

CONSOLIDATED FINANCIAL STATEMENTS

Quarter II 2026

**BEN THANH TRADING & SERVICE JOINT
STOCK COMPANY**

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Note	June 30, 2026	January 01, 2026 Reclassified under Circular 99/2025
A. CURRENT ASSETS	100		337.113.086.480	204.941.667.149
I. Cash and cash equivalents	110	V.1	46.663.220.419	35.073.176.979
1. Cash on hand	111		19.441.209.121	17.751.038.122
2. Cash equivalents	112		27.222.011.298	17.322.138.857
II. Short-term financial investments	120		269.710.956.710	142.950.284.792
1. Trading securities	121		-	-
Allowance for diminution in the value of trading				
2. securities	122		-	-
3. Short-term held-to-maturity investments	123	V.2a	269.710.956.710	142.950.284.792
4. Allowance for short-term held-to-maturity investments	124		-	-
5. Other short-term investments	125		-	-
6. Allowance for impairment of other short-term investments	126		-	-
III. Short-term accounts receivables	130		2.903.541.056	6.543.535.731
1. Trade accounts receivable	131	V.3	1.500.644.809	1.962.499.084
2. Prepayments to suppliers	132	V.4	718.600.000	967.856.000
3. Intercompany receivables	133		-	-
4. Construction contract-in-progress receivables	134		-	-
5. Other receivables	135	V.5a	2.715.054.311	12.315.323.550
6. Allowance for doubtful debts	136	V.5	(2.030.758.064)	(8.702.142.903)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140	V.6	15.637.258.617	17.075.930.181
1. Inventories	141		15.637.258.617	17.075.930.181
2. Allowance for inventories	142		-	-
V. Short-term biological assets	150		-	-
1. Short-term livestock yielding one-off products	151		-	-
Short-term seasonal crops or crops yielding one-off				
2. products	152		-	-
Allowance for impairment of short-term biological				
3. assets	153		-	-
VI. Other current assets	160		2.198.109.678	3.298.739.466
1. Short-term prepaid expenses	161	V.11a	544.343.388	1.714.333.835
2. Deductible value added tax	162		1.558.499.971	1.584.405.631
3. Taxes and other receivables from State Treasury	163	V.13b	95.266.319	-
4. Repurchase and sale of Government's bonds	164		-	-
5. Other current assets	165		-	-

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Note	June 30, 2026	January 01, 2026 Reclassified under Circular 99/2025
B. LONG-TERM ASSETS	200		290.839.192.013	322.025.468.023
I. Long-term receivables	210		110.000.000	115.000.000
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital from sub-units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Allowance for doubtful long-term receivables	216	V.5b	110.000.000	115.000.000
II. Fixed assets	220		13.322.661.665	13.283.111.650
1. Tangible fixed assets	221	V.8	12.743.589.441	13.283.111.650
- Cost	222		49.158.578.221	49.581.700.401
- Accumulated depreciation	223		(36.414.988.780)	(36.298.588.751)
2. Finance lease fixed asset	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.9	579.072.224	-
- Cost	228		1.099.162.500	469.962.500
- Accumulated amortisation	229		(520.090.276)	(469.962.500)
III. Long-term biological assets	230		-	-
1. Livestock yielding recurring products	231		-	-
2. Long-term livestock yielding one-off products	236		-	-
3. Long-term seasonal crops or crops yielding one-off products	237		-	-
Allowance for impairment of long-term biological				
4. assets	238		-	-
IV. Investment properties	240	V.10	223.700.838.705	226.666.062.993
- Costs	241		311.730.037.636	311.730.037.636
- Accumulated depreciation	242		(88.029.198.931)	(85.063.974.643)
V. Long-term work in progress	250	V.7	730.531.819	1.170.771.819
1. Long-term work in progress	251		-	-
2. Construction in progress	252		730.531.819	1.170.771.819
VI. Long-term financial investments	260	V.2b	34.476.890.596	60.781.429.661
1. Investments in subsidiaries	261		-	-
2. Investments in associates and joint-ventures	262		17.314.226.888	18.135.995.545
3. Investments in equity of other entities	263		22.970.400.000	74.597.900.000
Allowance for diminution in the value of long-term				
4. financial investments	264		(5.807.736.292)	(31.952.465.884)
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for long-term held-to-maturity investments	266		-	-

CONSOLIDATED STATEMENT OF FINANCIAL POSITION*As at June 30, 2026**Unit: VND*

ASSETS	Code	Note	June 30, 2026	January 01, 2026 Reclassified under Circular 99/2025
VII. Other long-term assets	270		18.498.269.228	20.009.091.900
1. Long-term prepaid expenses	271	V.11b	18.498.269.228	20.009.091.900
2. Deferred tax assets	272		-	-
3. Equipment, materials, spare parts	273		-	-
4. Other long-term assets	274		-	-
5. Goodwill	275		-	-
TOTAL ASSETS	280		627.952.278.493	526.967.135.172

RESOURCES	Code	Note	June 30, 2026	January 01, 2026 Reclassified under Circular 99/2025
C. LIABILITIES	300		154.575.653.234	111.079.125.101
I. Current liabilities	310		89.981.668.279	40.180.643.266
1. Short-term trade payable	311	V.12	18.299.427.136	19.348.790.932
2. Advances from customers	312		93.548	-
3. Dividends and profits payables	313		40.901.211.720	435.890.520
4. Short-term taxes and other payables to State Treasury	314	V.13a	10.220.531.073	9.425.879.543
5. Payables to employees	315		9.979.034.409	8.100.928.483
6. Short-term accrued expenses	316	V.14a	2.145.667.489	1.695.488.866
7. Short-term intracompany payables	317		-	-
8. Construction contract-in-progress payables	318		-	-
9. Short-term unearned revenues	319	V.15	4.698.687.088	90.000.000
10. Other short-term payables	320	V.16a	3.726.413.414	663.062.520
11. Short-term borrowings and financial lease liabilities	321		-	-
12. Allowance for short-term payables	322		-	-
13. Bonus and welfare funds	323		10.602.402	420.602.402
14. Price stabilization fund	324		-	-
15. Repurchase and sale of Government's bond	325		-	-
II. Long-term liabilities	330		64.593.984.955	70.898.481.835
1. Long-term trade payable	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to State Treasury	333		-	-
4. Long-term accrued expenses	334	V.14b	7.493.298.335	7.493.298.335
5. Inter-company payables for operating capital received	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term unearned revenues	337		-	-
8. Other long-term payables	338	V.16b	57.100.686.620	63.405.183.500
9. Long-term borrowings and financial lease liabilities	339		-	-

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

RESOURCES	Code	Note	June 30, 2026	January 01, 2026 Reclassified under Circular 99/2025
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Allowance for long-term payables	343		-	-
14. Fund for science and technology development	344			
D. OWNERS' EQUITY	400	V.17	473.376.625.259	415.888.010.071
1. Share capital	411		135.000.000.000	135.000.000.000
- Ordinary shares with voting rights	411a		135.000.000.000	135.000.000.000
- Preferred shares	411b		-	-
2. Share premium	412		86.632.090.000	86.632.090.000
3. Bond conversion option	413		-	-
4. Other owners' capital	414		-	-
5. Treasury shares	415		-	-
6. Difference upon assets revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development funds	418		62.134.819.149	62.134.819.149
9. Other funds	419		-	-
10. Retained earnings	420		184.618.324.183	127.049.886.485
- Retained earnings accumulated to the end of prior period	420a		86.549.886.485	60.398.698.453
- Retained earnings of the current period	420b		98.068.437.698	66.651.188.032
11. Non-controlling interest	429		4.991.391.927	5.071.214.437
TOTAL RESOURCES	440		627.952.278.493	526.967.135.172

Ho Chi Minh City, July 28, 2026

PREPARED BY



Pham Thi Kim Khoa

CHIEF ACCOUNTANT



Nguyen Thanh Nhut

LEGAL REPRESENTATIVE

GENERAL DIRECTOR



Nguyen Ngoc Hanh

CONSOLIDATED STATEMENT OF INCOME

Quarter II 2026

Unit: VND

ITEMS	Code	Note	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1. Sales	01	VI.1	51.592.494.753	60.171.236.396	112.987.993.024	139.393.731.026
2. Less sales deductions	02		94.393.217	1.982.407	162.542.403	1.982.407
3. Net sales	10	VI.2	51.498.101.536	60.169.253.989	112.825.450.621	139.391.748.619
4. Cost of sales	11	VI.3	17.668.733.169	27.140.255.065	41.524.693.452	71.239.473.944
5. Gross profit (20 = 10 - 11)	20		33.829.368.367	33.028.998.924	71.300.757.169	68.152.274.675
6. Gain/loss from sale and disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.4	5.584.195.956	1.713.033.022	76.573.621.951	3.048.665.216
8. Financial expenses	23	VI.5	(13.510.323)	(521.002.518)	(276.023.463)	196.581.052
Including: Interest expenses	24		-	-	-	-
9. Profit or loss in joint ventures and associates	25		(473.051.734)	(710.133.647)	(821.768.657)	(1.501.354.888)
10. Selling expenses	26	VI.6a	9.755.256.449	12.515.721.921	22.069.826.774	25.411.038.819
11. General and administration expenses	27	VI.6b	4.515.947.260	4.423.109.270	2.838.039.605	8.476.407.787
12. Net operating profit (30 = 20 + 21 + 22 - 23 + 25 - (26 + 27))	30		24.682.819.203	17.614.069.626	122.420.767.547	35.615.557.345
13. Other incomes	31	VI.7	176.786.087	120.687.930	259.936.999	282.306.373
14. Other expenses	32		-	-	556.266	-
15. Other profits (40 = 31 - 32)	40		176.786.087	120.687.930	259.380.733	282.306.373
16. Net accounting profit before tax (50 = 30 + 40)	50		24.859.605.290	17.734.757.556	122.680.148.280	35.897.863.718

The notes to the financial statements form an integral part of this report.

CONSOLIDATED STATEMENT OF INCOME

Quarter II 2026

Unit: VND

ITEMS	Code	Note	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
17. Corporate income tax - current	51	VI.9	5.109.497.055	3.561.770.126	24.691.533.092	7.222.970.936
18. Corporate income tax - deferred	52		-	(16.164.447)	-	(41.593.014)
19. Net profit after tax (60 = 50 - 51 - 52)	60		19.750.108.235	14.189.151.877	97.988.615.188	28.716.485.796
20. Net profit after tax of the parent company	61		19.857.563.032	14.144.189.661	98.068.437.698	28.629.142.635
21. Equity holders of NCI	62		(107.454.797)	44.962.216	(79.822.510)	87.343.161
22. Earnings per share	70	VI.10	1.471	1.048	7.264	2.121
23. Diluted earnings per share	71	VI.11	1.471	1.048	7.264	2.121

PREPARED BY



Pham Thi Kim Khoa

CHIEF ACCOUNTANT



Nguyen Thanh Nhut

LEGAL REPRESENTATIVE
GENERAL DIRECTOR

Nguyen Ngoc Hanh

Ho Chi Minh City, July 28, 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

For the accounting period ended June 30, 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
I. CASH FLOW FROM BUSINESS ACTIVITIES				
1. Profit before taxes	01		122.680.148.280	35.897.863.718
2. Adjustment for :				
- Depreciation of fixed assets and investment properties	02	V.8,9,10	3.657.228.818	3.653.674.974
- Allowances and Provisions	03	VI.5,6	(7.016.053.174)	(296.145.756)
- Foreign exchange gains/ losses arisen from revaluation of monetary accounts denominated in foreign currencies	04	VI.4	(1.152.919)	(2.252.867)
- Gains/losses from investing activities	05		(142.895.964.049)	(1.549.589.790)
- Borrowing costs	06		-	-
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		(23.575.793.044)	37.703.550.279
- Increase (-), decrease (+) in accounts receivables	09		80.666.979.996	(440.941.341)
- Increase (-), decrease (+) in inventory	10		1.438.671.564	8.101.758.694
- Increase (-), decrease (+) in accounts payable (excluding payable loan interest and enterprise income tax)	11		2.240.512.131	13.525.649.946
- Increase (-), decrease (+) in prepaid expenses	12		2.698.413.119	1.992.993.952
- Increase (-), decrease (+) in securities trading	13		-	-
- Borrowing costs paid	14		-	-
- Income tax paid	15		(23.775.378.290)	(5.314.615.511)
- Other receipts from operating activities	16		-	-
- Other payment for operating activities	17		(410.000.000)	-
Net cash flows from operating activities	20		39.283.405.476	55.568.396.019
II. CASH FLOW FROM INVESTMENT ACTIVITIES				
1. Purchases of fixed assets and other long-term assets	21		(291.314.545)	(188.390.909)
2. Proceeds from disposals of fixed assets and other long-term assets	22		52.272.727	4.545.455
3. Loans granted, purchases of debt instruments of other entities	23		(241.144.532.601)	(102.500.000.000)

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

For the accounting period ended June 30, 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		114.400.000.000	38.547.100.000
5. Investments in other entities	25		-	-
6. Proceeds from divestment in other entities	26		93.204.000.000	-
7. Dividends and interest received	27		6.119.738.264	2.714.411.233
Net cash flows from investing activities	30		(27.659.836.155)	(61.422.334.221)
III. CASH FLOW FROM FINANCIAL ACTIVITIES				
1. Proceeds from issue of shares and capital contribution	31		-	-
2. Payments for shares returns and repurchases	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayments of borrowings	34		-	-
5. Payments for finance lease liabilities	35		-	-
6. Dividends paid	36		(34.678.800)	(10.037.937)
Net cash flows from financing activities	40		(34.678.800)	(10.037.937)
Net cash flows during the period (50 = 20+ 30 + 40)	50		11.588.890.521	(5.863.976.139)
Cash and cash equivalents at the beginning of the year	60		35.073.176.979	73.533.142.843
Effect of exchange rate fluctuation	61		1.152.919	2.252.867
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	V.1	46.663.220.419	67.671.419.571

Ho Chi Minh City, July 28, 2026

PREPARED BY



Pham Thi Kim Khoa

CHIEF ACCOUNTANT



Nguyen Thanh Nhut

LEGAL REPRESENTATIVE
GENERAL DIRECTOR

Nguyen Ngoc Hanh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***I. CHARACTERISTICS OF BUSINESS OPERATIONS****1. Establishment**

Ben Thanh Trading & Service Joint Stock Company (referred to as “the Company”) was converted from a State-owned enterprise, formerly known as the Ben Thanh General Trading Company, under Decision No. 5435/QDUB dated December 16, 2003, issued by the People’s Committee of Ho Chi Minh City. On April 21, 2004, the Department of Planning and Investment of Ho Chi Minh City granted the Ben Thanh Trading & Service Joint Stock Company a Business Registration Certificate for a joint stock company, with registration number 4103002274. After multiple changes to the business registration certificate, the Company now operates under Business Registration Certificate for a joint stock company No. 0301164065, updated for the 27th time on April 02, 2026, regarding changes to the legal representative.

Structure of ownership: Joint Stock company.

English name: BEN THANH TRADING & SERVICE JOINT STOCK COMPANY

Short name: BEN THANH TSC.

Security code: BTT - Listed and traded on HOSE, Ho Chi Minh City Stock Exchange.

Head office: 2-4 Luu Van Lang, Ben Thanh Ward, HCM City.

2. Business Sectors: Trade and services.**3. Business lines**

Trading in souvenirs, lacquer paintings, bamboo and rattan products, embroidery, watches, eye wear, photographic supplies, protective equipment, handicrafts; Retail in food and chemicals for aquaculture (excluding highly toxic chemicals), wheat flour, cassava flour, blood meal, fish meal, shrimp meal, squid meal, soybean meal, coconut residue (excluding activities at the registered headquarters); Retail in production materials; Retail in fire protection, telecommunications, and mechanical equipment for production, scratch cards; Retail in metalware, household electrical appliances, spare parts, consumer goods, and fuels (excluding gasoline, oil, and liquefied petroleum gas); Retail in textiles and fibers; Short-term accommodation services (must meet star-rated standards and not operate at the registered headquarters); Tourism accommodation business: hotels (not operating at the registered headquarters), resorts (not conducting business in Ho Chi Minh City); Trading in vehicles and spare parts; Trading in refrigeration and household electrical appliances; Trading in household goods, handheld electrical tools, various locks, raw materials, finished and semi-finished metals for construction and household use; Trading in beverages; Trading in alcohol; Trading in garments, leather, and imitation leather products; Trading in small hardware items; Trading in construction materials; Selling CDs and tapes (with permitted content for circulation), blank tapes, and blank CDs/VCDs; Real estate business; leasing houses, offices, apartments, and warehouses; Customs brokerage services; parking services (excluding car parking lot business); airline ticket agency; Vehicle leasing; Construction of civil and industrial works; House repair; Commercial brokerage activities; Restaurant business (not operating at the registered headquarters); Food and beverage services: restaurants (not operating at the registered headquarters); Real estate services; Trading in trailers, semi-trailers, cranes, forklifts; Trading in landline phones, mobile phones, and phone components; Investment consulting, bidding consulting (excluding financial, accounting, and legal consulting); Preparing construction projects and cost estimates; Trading in spare parts and equipment for industrial-agricultural-aquatic machinery; Trading in office equipment; Domestic and international travel services; Trading in finished and semi-finished metals for construction and production; Laundry services (not operating at the registered headquarters).

4. Normal operating cycle

The Company's production and business cycle is generally within 12 months according to the ordinary fiscal year starting from January 1st to December 31st.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***5. Group structure (including Ben Thanh Trading & Service Joint Stock Company and its subsidiaries)****5.1. List of consolidated subsidiaries:**

As at June 30, 2026, the Group directly owns one (01) subsidiary as follows:

<i>Company name and address</i>	<i>Main. business</i>	<i>Capital contribution</i>	<i>Equity share</i>	<i>Vote rights</i>
Ben Thanh - Sun Ny Company Limited <i>Address: 2-4 Luu Van Lang, Ben Thanh Ward, Ho Chi Minh City.</i>	- Real estate business - Sale of spare parts and accessories for automobiles and other motor vehicles	100%	100%	100%

As at June 30, 2026, the Group indirectly owns one (1) subsidiary as follows:

<i>Company name and address</i>	<i>Main. business</i>	<i>Capital contribution</i>	<i>Equity share</i>	<i>Vote rights</i>
Ben Thanh - Hieu Uyen Company Limited <i>Address: 2-4 Luu Van Lang, Ben Thanh Ward, Ho Chi Minh City.</i>	Machining; metal treatment and coating	75%	75%	75%

5.2. List of significant associate companies reflected in the consolidated financial statements using the equity method:

As at June 30, 2026, the Group has one (01) significant associate reflected in the consolidated financial statements using the equity method, as follows:

<i>Company name and address</i>	<i>Main. business</i>	<i>Capital contribution</i>	<i>Equity share</i>	<i>Vote rights</i>
Thinh Vuong Investment Joint Stock Company	Real estate leasing, retail sales	46,2%	46,2%	46,2%

6. Disclosure on comparability of information in the Financial Statements

The selection of data and information to be presented in the financial statements is performed in accordance with the principle of comparability across corresponding accounting periods.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY**1. Fiscal year**

The fiscal year begins on January 01 and ends December 31 annually.

2. Reporting currency

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***III. APPLIED ACCOUNTING STANDARDS AND SYSTEMS****1. Applicable Accounting System**

The Group applies Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting financial statements.

The Group applies Circular 202/2014/TT-BTC ("Circular 202") issued by the Ministry of Finance of Vietnam on December 22, 2014, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 202 replaces the previous guidelines under Section XIII of Circular 161/2007/TT-BTC issued by the Ministry of Finance on December 31, 2007.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System

The Group has performed accounting, preparation, and presentation of interim consolidated financial statements in compliance with Vietnamese Accounting Standard No. 27 - *Interim Financial Statements*, the Vietnamese Enterprise Accounting System, and other relevant legal regulations. The consolidated financial statements have been presented to provide a true and fair view of the consolidated financial position, consolidated business results, and cash flows of the business.

The selection of data and information to be included in the Notes to Consolidated Financial Statement follows the materiality principle as defined in Vietnamese Accounting Standard No. 21 "Presentation of Financial Statements."

IV. APPLICABLE ACCOUNTING POLICIES**1. Basis of Financial Statements Consolidation**

The financial statements are prepared on an accrual basis (excluding cash flow information).

The consolidated financial statements include the financial statements of Ben Thanh Trading & Services Joint Stock Company ("Parent Company") and its subsidiaries: Ben Thanh - Sun Ny Company Limited and Ben Thanh - Hieu Uyen Company Limited for the fiscal year ending June 30, 2026.

Subsidiaries are fully consolidated from the acquisition date, which is the date when the Group obtains actual control of the Subsidiaries, and cease to be consolidated from the date on which the Group ceases to control the Subsidiaries.

The financial statements of Subsidiaries are prepared for the same accounting period as those of the Parent Company, using uniform accounting policies. Adjusting entries are made to eliminate any differences in accounting policies to ensure uniformity across the Subsidiaries and the Parent Company.

All inter-Group balances and revenue, income, expenses incurred from transactions of the Group, including unrealized gains incurred from inter-Group transactions in the assets' value are completely eliminated.

Unrealized losses arising from intra-group transactions, reflected in the value of assets, are also eliminated unless the expense causing the loss cannot be recovered.

Non-controlling interests represent the portion of profit or loss and net assets of Subsidiaries not held by the Group. These are presented separately on the Consolidated Income Statement and distinctly from the Group's equity on the Equity section of the Consolidated Balance Sheet.

Losses incurred by Subsidiaries are allocated in proportion to the ownership interests of non-controlling shareholders, even if such losses exceed the non-controlling shareholders' interest in the Subsidiaries' net assets.

Goodwill (or a bargain purchase gain) arising from the acquisition of a Subsidiary is the difference between the cost of the investment and the fair value of the identifiable net assets of the Subsidiary at the acquisition date. Goodwill is amortized on a straight-line basis over its estimated useful life, not exceeding 10 years. Periodically, the Group reassesses goodwill for impairment; If evidence shows that the impairment loss exceeds the annual amortization amount, the goodwill is immediately written down to the impairment value in the period it arised.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***2. Transactions in Foreign Currencies**

Foreign currency transactions are converted using the exchange rate on the transaction date. Monetary items denominated in foreign currencies at the end of the accounting period are translated at the exchange rates as of that date.

Principles for determining the actual exchange rate for foreign currency transactions during the period

The actual exchange rate for foreign currency buying and selling transactions (spot, forward contracts, futures, options, and swaps): Is the rate agreed upon in the contract of foreign currency buying and selling between the business and the commercial bank.

Principles for determining the actual exchange rate at the time of preparing the financial statements

The actual exchange rate used to revalue monetary items classified as assets: the average foreign exchange rate for buying and selling via bank which the business frequently transacts at the time of preparing the Financial Statements. For foreign currency balances held in bank accounts, the revaluation rate is the average foreign exchange rate for buying and selling via bank where the business maintains its Foreign currency account. The exchange rates for June 30, 2026, were 26.293 VND/USD at Vietnam Export-Import Commercial Joint Stock Bank, 26.285 VND/USD at Bank for Foreign Trade of Vietnam, and 26.208 VND/USD at Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 1.

Exchange rate differences arising during the period from foreign currency transactions are recognized in finance income or finance expenses. Foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the accounting period, after offsetting increases and decreases, are recognized in finance income or finance expenses.

Principles for determining recorded exchange rate

For recovering receivables, deposits and collaterals or and settling liabilities in foreign currency, the Company applies the specific actual recorded exchange rate.

For foreign currency payments, the Group uses the weighted average moving exchange rate.

3. Principles for determining the effective interest rate for discounting cash flows

The effective interest rate used for discounting cash flows related to accrued expenses and other payables recognized at present value is the commonly applied interest rate of commercial banks at the time of the transaction.

4. Principles for recognizing cash and cash equivalents

Cash includes cash on hand and demand deposits in banks.

Cash equivalents include term deposits and short-term investments with original maturities of no more than three months from the investment date, are highly liquid and easily convertible into known amounts of cash with an insignificant risk of value changes.

5. Accounting principles for financial investments**Accounting principles for held-to-maturity Investments**

Investments are classified as held-to-maturity if the Group has the intention and ability to hold them until maturity.

Held-to-maturity investments include: fixed-term bank deposits and other Held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, including purchase price and any transaction costs incurred in connection with the acquisition of the investments. After initial recognition, unless allowance for doubtful accounts is required by law, these investments are measured at recoverable value. If there is evidence that part or all of an investment may not be recoverable, the loss is recognized in finance expenses for the year, reducing the investment value.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND*

When there is conclusive evidence that part or all of an investment is unlikely to be recovered and the loss can be reliably determined, the loss is recognized in financial expenses during the period and directly reduces the investment value.

Accounting principles for loans

Loans are recognized at cost, less allowance for doubtful accounts. Allowance for doubtful accounts is based on estimated potential losses.

Accounting principles for investments in associates

Investments in associates are recognized when the Group holds 20% to less than 50% of the voting rights in the investee companies, has significant influence but does not control financial and operational policies in these companies. Investments in associates are reflected in the consolidated financial statements using the equity method.

Under the equity method, initial contributions are recognized at cost and adjusted based on changes in the Group's share of the net assets of the associate after acquisition. The consolidated income statement reflects the Group's share of Associates' post-acquisition results as a separate item.

Goodwill from investment in Associates is included in the carrying value of the investment. The Group does not amortize this goodwill but assesses it annually for impairment.

The financial statements of the Associate are prepared for the same accounting period as the Group's financial statements and using consistent accounting policies. Appropriate consolidation adjustments have been made to ensure consistency with the Group's accounting policies where necessary.

Accounting principles for equity investments in other entities

Equity investments in other entities refer to the Group's investment in equity instruments of entities over which the Group does not have control, joint control, or significant influence.

Investments are recognized at cost, including purchase price and directly related transaction costs. For investments made with non-monetary assets, the cost is recognized at the fair value of the non-monetary assets at the time of occurrence. Dividends and profits from periods prior to the acquisition of an investment are accounted for as a reduction in the value of the investment itself. Dividends and profits from subsequent periods are recognized as income. Dividends received in the form of shares are recognized only as an increase in the number of shares, without recognizing the value of the shares received.

Allowance for losses on equity investments in other entities is made as follows:

Allowance for investment devaluation is recognized when the investee incurs losses that leads to a potential loss of capital, except when there is evidence that the investment's value has not declined. Allowance for investment devaluation is reversed when the investee subsequently generates profits to offset prior losses for which the allowance had been made. Allowance is reversed only to the extent that the carrying value of investments does not exceed their carrying value assuming no allowance was previously recognized.

6. Principles for recognizing trade receivables and other receivables:

Receivables are presented at book value less allowance for doubtful accounts

Receivables are classified according to the following principles:

- **Account receivables** reflect commercial receivables arising from buying or selling transactions between the Group and independent buyers.
- **Internal receivables** reflect receivables from dependent units without independent legal entities that are accounted for under the parent entity.
- **Other receivables** reflect non-commercial receivables not related to buying or selling transactions.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND*

Allowance for doubtful accounts is made for each doubtful account based on overdue periods or expected potential losses, as follows:

- For overdue receivables: The Group estimates the loss and makes allowance following current regulations.
- For receivables not yet overdue but likely to be uncollectible: Allowance is made based on estimated losses.

Increases or decreases in the balance of allowance for doubtful accounts at the end of the fiscal year are recorded as general and administrative expenses

7. Principles for recognizing inventory:

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

Inventory costs are determined as follows:

- Raw materials, supplies, and goods: Include purchase price, transportation costs, and other directly attributable expenses incurred to bring the inventory to its current location and condition.

Inventory valuation method: Weighted average calculated for each period.

Inventory record: Perpetual method.

Methods of setting up allowance for inventory obsolescence: Allowance for inventory obsolescence are made for each inventory item where the cost exceeds the net realizable value. Net realizable value is the estimated selling price of inventory during normal production and business operations, less the estimated costs of completion and the estimated costs necessary to make the sale.

Changes in the balance of allowance for inventory obsolescence at the end of the fiscal year are recognized as cost of goods sold.

8. Principles for recognizing and depreciating fixed assets:**8.1 Principles for recognizing tangible fixed assets:**

Tangible fixed assets are recognized at cost less (-) accumulated depreciation. Cost includes all expenditures incurred by the business to acquire a fixed asset up to the point where the asset is ready for its intended use. Subsequent expenditures are added to the cost of the fixed asset only if they are certain to increase future economic benefits from using the asset. Expenditures not meeting the above conditions are recognized as expenses in the period.

When a fixed asset is sold or liquidated, its cost and accumulated depreciation are removed from the books, and any resulting gain or loss is recognized as income or expense for the period.

Determining the cost in specific cases

Purchased tangible fixed assets

The cost of fixed assets includes the purchase price (minus (-) any trade discounts or reductions), taxes (excluding refundable taxes), and directly attributable expenses to prepare the asset for use, such as installation, trial operation, consultancy fees, and other directly attributable expenses.

For fixed assets of buildings and structures attached to land use rights, the value of land use rights is separately determined and recognized as intangible fixed assets.

8.2 Principles for recognizing intangible fixed assets:

Intangible fixed assets are recognized at cost less (-) accumulated depreciation. The cost of intangible fixed assets includes all expenses spent by the business to acquire the intangible fixed asset up to the date the asset is expected to be put to use.

Determining the cost in specific cases

Separate purchase of intangible fixed assets

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND*

The cost of a separately acquired intangible fixed asset includes the purchase price (minus (-) trade discounts or reductions), taxes (excluding refundable taxes), and directly attributable costs to prepare the asset for use. When land-use rights are purchased with buildings or structures on the land, the value of land-use rights is separately identified and recognized as an intangible fixed asset.

Intangible fixed assets formed from exchanges settled using instruments related to the entity's equity ownership are initially recognized at the fair value of the issued instruments related to the equity ownership.

Land-use rights as intangible fixed assets

Land-use right includes all actual expenses incurred by the Group directly related to the use of land, including acquisition costs, compensation, site clearance, leveling, registration fees, etc. If land-use rights are purchased with buildings or structures, their value is separately determined and recognized as intangible fixed assets.

Software programs

Costs related to standalone software programs not integrated with associated hardware are capitalized. The cost of software programs includes all expenses spent by the Group up to the point of software utilization.

8.3 Depreciation methods for fixed assets

Fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful life is the period during which the asset is useful for production and business.

Estimated useful lives of fixed assets are as follows:

<i>Buildings and structure</i>	<i>06–50 years</i>
<i>Machinery and equipment</i>	<i>03–08 years</i>
<i>Motor vehicle</i>	<i>05–15 years</i>
<i>Office equipment</i>	<i>03–20 years</i>
<i>Accounting software</i>	<i>03 years</i>

Indefinite land-use rights are recognized at cost and not depreciated.

9. Principles for investment properties for lease*Cost*

Investment properties include rental properties and properties held for appreciation.

Investment properties are presented at their cost less accumulated depreciation.

The cost of an investment property is the total cost in cash or cash equivalents that a business incurs, or the fair value of any amounts offered in exchange for acquiring the investment property, up to the time of purchase or completion of construction.

Costs related to investment properties incurred after initial recognition are recognized as production and business expenses in the period, unless these costs are likely to cause the investment property to generate more future economic benefits than initially assessed, in which case they are added to the original cost of the investment property.

Depreciation

Investment properties for lease are depreciated using a depreciation policy consistent with that of similar assets owned by the Company. The depreciation period is as follows:

<u>Type of investment properties</u>	<u>Years</u>
<i>Land use rights (without time limit)</i>	<i>no depreciation</i>
<i>Buildings, structures</i>	<i>06 - 30 years</i>
<i>Other assets</i>	<i>03 - 10 years</i>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***10. Principles for recognizing construction in progress:**

Construction in progress reflects directly attributable costs (including interest expense) following the Group's accounting policies for assets under construction, machinery and equipment being installed for leasing and management purposes as well as costs related to repairs of fixed assets in progress. These assets are recognized at cost and not depreciated.

These costs are capitalized to increase the value of the asset when the project is completed, overall acceptance is finalized, and the asset is handed over and ready for use.

11. Accounting for business cooperation contract (BCC)

The Group invests in a Business Cooperation Contract (BCC) under an agreement that stipulates profit sharing, whereby the Group receives a fixed profit regardless of the business performance of the contract.

The BCC partner is granted the right to use fixed assets, including factory premises and architectural structures, for the production and business activities of the BCC. The Group does not record the value of the fixed assets as part of its capital contribution to the BCC but continues to track and depreciate the fixed assets in the Group's accounting records. The fixed income received is recognized as revenue from BCC activities.

12. Principles for recognizing prepaid expenses

Prepaid expenses at the Group include actual expenses that have been incurred but are related to the business performance of many accounting periods. Prepaid expenses of the Group include the followings: Costs for tools, repairs of fixed assets, rental expenses, etc.

Method of allocating prepaid expenses: Prepaid expenses are calculated and allocated to operating costs of each period on a straight-line basis. Allocation periods depend on the nature and scale of each expense: Short-term prepaid expenses are allocated within 12 months; Long-term prepaid expenses are allocated over 12-36 months. Rental expenses for Lot C7-2, D7 Road, Le Minh Xuan Industrial Park 3, are allocated based on the lease term.

13. Principles for recognizing liabilities

Liabilities are recognized as amounts to be paid in the future for goods and services already received.

Classification of payables as trade payables, internal payables and other payables is carried out according to the following principles:

- Trade payables reflects commercial payables involving goods, services, and assets from independent suppliers.
- Internal payables reflects payables between the parent entity and its dependent units without independent legal entities.
- Other payables reflects non-commercial payables unrelated to transactions of buying, selling, and providing goods and services.

14. Principles for recognizing accrued expenses

Accrued expenses reflect payables for goods and services already received from the seller but not yet paid due to lack of invoices or insufficient accounting records and documents, and payables to employees for paid leave, as well as anticipated production or business expenses. Such expenses are recognized based on reasonable estimates of payables under specific contracts or agreements. Accrued expenses of the Group include infrastructure usage costs, electricity costs at centers, and other accrued expenses.

15. Principles for recognizing unearned revenue

Unearned revenue is the revenue that will be recognized corresponding to the obligations the Group must fulfill in one or more subsequent accounting periods.

Unearned revenue includes amounts customers have prepaid for one or more accounting periods for asset leases.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND*

The allocation of unearned revenue is based on the principle of aligning with the obligations the Group will have to perform in one or more subsequent accounting periods.

16. Principles for recognizing owners' equity**Principles for recording owner's paid-in capital**

The paid-in capital is the amount that is contributed by members and supplemented from the profit after tax. Owner's contributed capital is recorded based on the actual capital contributed either in cash or in assets valued at the par value of the shares issued when the Group was newly established, or additional funds raised to expand the Group's operations.

Principles for recognizing share premium

Share premium: Reflects the excess between the issuance price of shares and their par value during initial or additional issuance as well as differences between proceeds from reissuing treasury shares and their repurchase price. In cases where shares are repurchased for immediate cancellation on the purchase date, the value of the shares is deducted from equity capital at the actual repurchase cost on that date. Additionally, equity capital is reduced in detail by the par value and the share premium of the repurchased shares.

Principles for recognizing undistributed profits

Profits after corporate income tax are distributed to shareholders after allocating funds per the Group's charter and legal requirements, as approved by the Share Holder Meeting.

Distribution of profits to shareholders considers non-monetary items in after-tax undistributed profits that may impact cash flow and dividend payout capability, such as revaluation gains from contributed assets, interest on revaluation of monetary items, financial instruments, and other non-monetary items.

Profit distribution follows the Group's charter and is approved annually by the Share Holder Meeting.

17. Principles and methods for recognizing Revenue and other income**Principles and methods for recognizing revenue from sale of goods**

Revenue from sale of goods is recognized when all five (5) conditions are met: 1. The business has transferred the significant risks and rewards of ownership of the product or goods to the buyer; 2. The business no longer retains management over the goods as the owner of the goods or the right to control the goods; 3. Revenue can be measured quite reliably. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is recognized only after specific return conditions no longer exist and the buyer are not allowed to return products and goods (except in cases where the customer has the right to return the goods in exchange for other goods or services); 4. The business has obtained or will obtain economic benefits from the sale transaction; 5. Costs related to the sale transaction can be estimated.

Principles for recognizing revenue from rendering of services

Revenue from a services transaction is recognized when the outcome of the transaction can be measured reliably. For services are performed over several periods, revenue is recognized in a period based on the results of the work completed at the end of the accounting period.

The outcome of the service transaction is identified when all four (4) conditions are met: 1. Revenue can be measured quite reliably. If a contract allows buyers to return purchased services under specific conditions, revenue can only be recognized once those specific conditions no longer exist and the buyer no longer has the right to return the provided services; 2. The business has received or will receive economic benefits from the service transaction; 3. The portion of work completed as of the Balance Sheet date can be determined; 4. Costs incurred for the transaction and the costs of completing the transaction to provide that service can be measured.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND*

If the result of the contract cannot be reliably determined, revenue is recognized only to the extent of recoverable recognized expenses.

Principles for recognizing operating lease revenue

Operating lease revenue is recognized on a straight-line basis over the lease term. Prepaid multi-period lease amounts are allocated to revenue over the lease duration.

Principles and methods for recognizing finance income

Finance income is recognized when both conditions are met: 1. The economic benefits are probable from that transaction; 2. Revenue can be measured quite reliably.

Finance income reflects income from interest, dividends, distributed profits and other finance income of the business (other capital investments); exchange rate gains.

Interest is recognized on an accrual basis using the effective interest rate for each period.

Dividends and profit sharing are recognized when the Group gains entitlement to these distributions from capital contribution. Dividends received in the form of shares are recognized only as an increase in the number of shares, without recognizing the value of the shares received/recorded at par value.

If a previously recognized revenue amount is deemed uncollectible or uncertain, that uncollectible or doubtful amount must be recorded as an expense in the period rather than reducing revenue.

18. Principles and methods for recognizing the cost of sales

Cost of sales reflects the cost of goods, products, or services incurred during the period, along with other costs recognized or adjusted during the reporting period. Cost of goods sold is recognized at the time the transaction occurs or when it is reasonably certain to occur in the future, regardless of whether payment has been made. Cost of goods sold and revenue are recognized simultaneously, adhering to the matching principle.

19. Principles and methods for recognizing finance expenses

Finance expenses include: Expenses or losses related to financial investment activities; Allowance for financial investment devaluation, losses incurred when selling foreign currency, foreign exchange losses, and other finance expenses.

Finance expenses are detailed for each type of cost when they are actually incurred during the period and can be reliably determined with sufficient evidence.

20. Principles and methods for recognizing corporate income tax expenses

Corporate income tax expenses include current corporate income tax expenses and deferred corporate income tax expenses incurred during the year, which serve as the basis for determining the Group's after-tax business performance for the current fiscal year.

Corporate income tax - current is the amount of corporate income tax payable, calculated based on taxable income for the year and the prevailing corporate income tax rate. The difference between taxable income and accounting profit arises from adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income, and losses carried forward.

Corporate income tax - deferred is the corporate income tax that will be paid or refunded due to temporary differences between the carrying value of assets and liabilities for Financial Statement preparation and income tax basis. Deferred income tax payables are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is certain that there will be taxable profits in the future to utilize the deductible temporary differences.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND*

The book value of deferred corporate income tax assets is reviewed at the end of the fiscal year and adjusted to ensure that sufficient taxable profits are available to utilize the benefits of the deferred corporate income tax assets fully or partially. Previously unrecognized deferred tax assets are reviewed at the end of the fiscal year and recognized if it is certain that sufficient taxable profits are available to utilize these assets.

Deferred tax assets and deferred tax liabilities are determined based on the rates expected to apply to the year when the asset is realized or the liability is settled, in accordance with the tax rates effective as of the fiscal year-end. Deferred income tax is recognized in the Income Statement and directly in equity only if the tax relates to items recognized directly in equity.

The Group offsets deferred tax assets and deferred tax liabilities only when the Group has a legal right to offset current tax assets against current tax liabilities; and the deferred corporate income tax assets and liabilities are related to income taxes levied by the same tax authority for: the same taxable entity; or entities intending to settle current tax liabilities and assets on a net basis or to realize the asset and settle the liability simultaneously in each future period when significant deferred corporate income tax liabilities or assets are settled or recovered.

Taxes payable to the state budget are finalized specifically with the tax authorities. Differences between the tax payable per records and finalization audits are adjusted upon the official settlement with the tax authorities.

The Group applies a current corporate income tax rate of 20%.

21. Principles for recognizing earnings per share

Earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Group after deducting the amount appropriated for Reward and welfare funds during the period by the weighted average number of ordinary shares circulating during the period.

Diluted earnings per share is calculated by dividing the after-tax profit or loss attributable to ordinary shareholders of the Group (adjusted for dividends on convertible preferred shares) by the sum of the weighted average number of ordinary shares circulating during the period and the weighted average number of potential ordinary shares that would be issued if all dilutive potential ordinary shares were converted into ordinary shares.

22. Financial Instruments**Initial recognition****Financial assets**

In accordance with Circular No. 210/2009/TT-BTC dated November 6, 2009 ("Circular 210"), financial assets are classified appropriately for disclosure in financial statements as financial assets recognized at fair value through the Income Statement, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The Group determines the classification of these financial assets at the time of initial recognition.

Upon initial recognition, financial assets are measured at cost plus directly attributable transaction costs.

Financial assets of the Group include cash, short-term and long-term deposits, loans, accounts receivables, and other receivables.

Financial liabilities

Under the scope of Circular 210, financial liabilities are classified appropriately for disclosure in financial statements as financial liabilities recognized through the Income Statement and financial liabilities measured at amortized cost.

The Group determines the classification of financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at cost plus directly attributable transaction costs.

The financial liabilities of the Group include trade payables, other payables, and accrued expenses.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***Subsequent measurement**

There is currently no requirement for the remeasurement of financial instruments after initial recognition.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is presented in the financial statements if and only if the entity has a legal right to offset the recognized amounts and intends to settle on a net basis or realize the assets and settle the liabilities simultaneously.

23. Related Parties

Information about related parties in the Group is as follows:

- (i) Enterprises that control, controlled by, or are under common control with the Group, either directly or indirectly through one or more intermediaries, including management companies and companies within the same group;
- (ii) Associates;
- (iii) Individuals who hold direct or indirect voting rights in the Group, resulting in significant influence over the Group, including close family members of such individuals. Close family members are individuals who can influence or be influenced by the person in transactions with the Group, such as: Parents, spouse, children, siblings;
- (iv) Key management personnel who have the authority and responsibility for planning, managing, and controlling the activities of the Group, including Group executives, managers, and their close family members;
- (v) Enterprises in which individuals mentioned in (iii) or (iv) directly or indirectly hold a significant voting interest or have significant influence over the Group through such interests. This includes enterprises owned by executives or principal shareholders of the reporting entity and enterprises with shared key management personnel with the Group.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents	June 30, 2026	January 01, 2026
Cash	19.441.209.121	17.751.038.122
Cash on hand	486.590.798	446.115.000
Non - term bank deposits	18.954.618.323	17.203.456.979
+ VND	16.900.743.838	15.899.651.533
+ Foreign currencies	92.612.628	106.089.130
Cash in transit	-	101.466.143
Cash equivalents	27.222.011.298	17.322.138.857
3-month term deposits (or less than 3 months)	27.222.011.298	17.322.138.857
Total	46.663.220.419	35.073.176.979

2. Financial investments: Details can be found on pages 36-37

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

3. Trade accounts receivable

	June 30, 2026		January 01, 2026	
	Amount	Allowance (*)	Amount	Allowance
Domestic customers	1.500.644.809	(719.758.064)	1.962.499.084	(514.112.903)
<i>Nhat Minh Production Import and Export Co., Ltd</i>	1.028.225.806	(719.758.064)	1.028.225.806	(514.112.903)
- <i>Thang Long Central Investment Co., Ltd.</i>	-	-	620.461.789	-
- <i>Other Domestic Customers</i>	472.419.003	-	313.811.489	-
Total	1.500.644.809	(719.758.064)	1.962.499.084	(514.112.903)

4. Prepayments to suppliers

	June 30, 2026		January 01, 2026	
	Amount	Allowance	Amount	Allowance
Domestic suppliers	718.600.000	-	967.856.000	-
- <i>Hoa Sen Law Firm LLC</i>	150.000.000	-	150.000.000	-
- <i>ICP International Construction Project management and Consultancy JSC</i>	126.600.000	-	126.600.000	-
- <i>VTT Project Management Company Limited</i>	432.000.000	-	432.000.000	-
- <i>Other suppliers</i>	10.000.000	-	259.256.000	-
Total	718.600.000	-	967.856.000	-

5. Other receivables

	June 30, 2026		January 01, 2026	
	Amount	Allowance (**)	Amount	Allowance
a. Short-term	2.715.054.311	(1.311.000.000)	12.315.323.550	(8.188.030.000)
- Short-term capital support receivables	1.311.000.000	(1.311.000.000)	10.936.900.000	(8.188.030.000)
- Short-term interest support receivable on working capital	-	-	783.825.429	-
- Payment on the behalf	555.008.670	-	351.402.842	-
- Other receivables	239.145.641	-	75.195.279	-
- Advance payment	601.900.000	-	160.000.000	-
- Deposits	8.000.000	-	8.000.000	-
b. Long term	110.000.000	-	115.000.000	-
Collaterals and deposits	110.000.000	-	115.000.000	-
Total	2.825.054.311	(1.311.000.000)	12.430.323.550	(8.188.030.000)

Total provision for doubtful short-term receivables (*) + (**) (2.030.758.064) VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

6. Inventories	June 30, 2026		January 01, 2026	
	Cost	Allowance	Cost	Allowance
Merchandise inventory	15.637.258.617	-	17.075.930.181	-
Total	15.637.258.617	-	17.075.930.181	-

- Value of inactive, deteriorated inventories which are not possibly consumed at the period end: Not applicable.

- The carrying amount of inventories pledged as security for liabilities: Not applicable.

7. Long-term work in progress	June 30, 2026		January 01, 2026	
	Value	Allowance	Value	Allowance
- Purchase of fixed assets	-	-	569.240.000	-
+ <i>Computer software</i>	-	-	569.240.000	-
- Works in progress	730.531.819	-	601.531.819	-
+ <i>Project at 220-226 Le Thanh Ton</i>	601.531.819	-	601.531.819	-
+ <i>Repairing business premises at Ben Thanh Market.</i>	129.000.000	-	-	-
Total	730.531.819	-	1.170.771.819	-

8. **Tangible fixed assets:** Details can be found on page 38.

9. **Intangible fixed assets**

	Land use rights	Management software, computer	Total
Original cost			
Opening balance	-	469.962.500	469.962.500
<i>New purchases</i>	-	629.200.000	629.200.000
Closing balance	-	1.099.162.500	1.099.162.500
Accumulated amortization			
Opening balance	-	469.962.500	469.962.500
<i>Depreciation during the period</i>	-	50.127.776	50.127.776
Closing balance	-	520.090.276	520.090.276
Net book value			
Opening balance	-	-	-
Closing balance	-	579.072.224	579.072.224

* The remaining value of the Intangible fixed assets used as mortgage and pledge to secure loans: Not applicable.

* Cost of intangible fixed assets fully depreciated but still in use at year-end: VND 469.962.500.

* Commitments on purchasing and selling intangible fixed assets of big value in the future: Not applicable.

* Other changes in intangible fixed assets: Reclassify the intangible asset, which is the land use right, to investment property, encompassing assets currently being leased out.

10. **Investment properties:** (page 39)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

11. Prepaid expenses	June 30, 2026	January 01, 2026
a. Short-term prepaid expenses	544.343.388	1.714.333.835
Tools and supplies awaiting allocation	22.744.104	57.747.757
Cost of repairing fixed assets	98.476.144	370.506.340
Rental cost	242.105.269	968.421.055
Other expenses	181.017.871	317.658.683
b. Long-term prepaid expenses	18.498.269.228	20.009.091.900
Tools and supplies awaiting allocation	309.262.158	415.773.655
Cost of repairing fixed assets	2.320.907.453	3.421.415.543
Rental cost of Lot C7-2, D7 road, Le Minh Xuan 3 Industrial Park (*)	15.522.842.797	15.725.314.663
Other expenses	345.256.820	446.588.039
Total	19.042.612.616	21.723.425.735

(*) The total cost for using the infrastructure of the Factory Lot C7-2, D7 Street, Le Minh Xuan 3 Industrial Park under land lease contract No. 22/SVL.HD.2018 is VND 18,642,347,804, including a late payment interest rate of 7%/year over 20 years. The lease period is 46 years and 2 months, starting from September 03, 2018 to November 03, 2064. The allocation into operating costs began on September 30, 2018.

12. Short-term trade payable	June 30, 2026		January 01, 2026	
	Amount	Debt Service Coverage	Amount	Debt Service Coverage
Domestic suppliers	18.299.427.136	18.299.427.136	19.348.790.932	19.348.790.932
Nhan Tam Fashion				
- business household	1.173.476.892	1.173.476.892	1.946.572.376	1.946.572.376
Song Huy business				
- household	1.342.454.738	1.342.454.738	2.302.390.857	2.302.390.857
- Other domestic suppliers	15.783.495.506	15.783.495.506	15.099.827.699	15.099.827.699
Total	18.299.427.136	18.299.427.136	19.348.790.932	19.348.790.932

13. Taxes and other payables to State Treasury	January 01, 2026		June 30, 2026	
	Payable amount	Paid amount		
a. Payables				
Value-added tax	1.383.914.679	9.091.179.299	9.227.969.658	1.247.124.320
Corporate income tax	7.972.182.751	24.769.352.292	23.775.378.290	8.966.156.753
Personal income tax	69.782.113	1.202.836.868	1.265.368.981	7.250.000
Property tax and land rent	-	2.871.299.197	2.871.299.197	-
Total	9.425.879.543	37.934.667.656	37.140.016.126	10.220.531.073
b. Receivables				
	January 01, 2026	Arising during the period	Offset during the period	June 30, 2026
Overpaid personal income tax	-	215.090.899	119.824.580	95.266.319
Total	-	215.090.899	119.824.580	95.266.319

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

14. Accrued expenses	June 30, 2026	January 01, 2026
a. Short-term	2.145.667.489	1.695.488.866
Infrastructure fees and late payment interest (*)	819.713.621	819.713.621
Accrued cost of electricity	221.221.415	207.484.752
Allocated expense for 2025 team reward	-	527.400.000
Other accrued expenses	1.104.732.453	140.890.493
b. Long-term	7.493.298.335	7.493.298.335
Infrastructure fees and late payment interest (*)	7.493.298.335	7.493.298.335
Total	9.638.965.824	9.188.787.201

(*) This refers to unpaid infrastructure usage fees and late payment interest under contract No. 22/SVI.HD.2018 for leasing Lot C7-2, D7 Street, Le Minh Xuan 3 Industrial Park, Le Minh Xuan Commune, Binh Chanh District. The payment period is 20 years with an interest rate of 7%/year, starting from September 2018.

15. Short-term unearned revenue	June 30, 2026	January 01, 2026
Unearned revenue from leasing premises	4.698.687.088	90.000.000
Total	4.698.687.088	90.000.000

16. Other payables	June 30, 2026	January 01, 2026
a. Short-term		
Union fee	-	-
Social, health, unemployment insurance	-	-
Short-term security deposits received	3.508.653.000	-
Other charges and payables	217.760.414	663.062.520
Total	3.726.413.414	663.062.520
b. Long-term		
Long-term deposits and collaterals received	57.100.686.620	63.405.183.500
Specifically:		
- Assets leasing deposit of The Nhu Co., Ltd.	27.233.040.000	30.288.596.000
- Assets leasing deposit of Vision Hotel Management - Investment Joint Stock Company	4.500.000.000	4.500.000.000
- Assets leasing deposit of Thang Long Central Investment Co., Ltd	4.500.000.000	4.500.000.000
- Assets leasing deposit from other customers	20.867.646.620	24.116.587.500
Total	57.100.686.620	63.405.183.500

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

17. Owners' equity

a. Comparison schedule for changes in Owner's Equity (see page 40).

b. Details of owners' shareholding

	% of shareholding	June 30, 2026	January 01, 2026
Paid-in capital of a State-owned enterprise	41,39%	55.881.570.000	55.881.570.000
Paid-in capital of other shareholders	58,61%	79.118.430.000	79.118.430.000
Total	100,00%	135.000.000.000	135.000.000.000

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

	The year 2026	The year 2025
Owners' equity	135.000.000.000	135.000.000.000
At the beginning of the year	135.000.000.000	135.000.000.000
At the end of the year	135.000.000.000	135.000.000.000
Dividends	Not yet declared	30%

According to Resolution No. 01/NQ-2026 dated March 31, 2026, the Company's 2026 Annual General Meeting of Shareholders approved the distribution of profits for 2025 with a dividend payout ratio of 30% for shareholders.

19. Owners' equity (continued)

d. Shares

	June 30, 2026	January 01, 2026
Number of shares registered to be issued	13.500.000	13.500.000
Number of shares sold out to the public	13.500.000	13.500.000
Common shares	13.500.000	13.500.000
Number of shares in circulation	13.500.000	13.500.000
Common shares	13.500.000	13.500.000
Par value per share in circulation: Vietnamese Dong/share.	10.000	10.000

e. Funds

	June 30, 2026	January 01, 2026
Development and investment fund	62.134.819.149	62.134.819.149
Total	62.134.819.149	62.134.819.149

Investment and development fund is established from the profit after tax of the enterprise and used for expanding the operating scale or investing further in the enterprise.

20. Off balance sheet items

Foreign currencies

	June 30, 2026		January 01, 2026	
	Amount (USD)	Amount (VND)	Amount (USD)	Amount (VND)
USD	\$ 4.082,05	92.612.628	\$ 4.088,65	106.089.130
Total	\$ 4.082,05	92.612.628	\$ 4.088,65	106.089.130

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***VI. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED INCOME STATEMENT**

	Quarter II		Accumulated from the beginning of the year to the end of this quarter
	Curent year	Prior year	
1. Sales			
Revenue from sales of goods	22.516.752.969	32.473.437.013	54.848.262.555
Revenue from rendering of services	29.075.741.784	27.697.799.383	58.139.730.469
Total	51.592.494.753	60.171.236.396	112.987.993.024
2. Net sales			
Net revenue from sales of goods	22.422.359.752	32.471.454.606	54.685.720.152
Net revenue from rendering of services	29.075.741.784	27.697.799.383	58.139.730.469
Total	51.498.101.536	60.169.253.989	112.825.450.621
3. Cost of sales			
Costs of goods sold	13.509.482.389	23.997.856.434	33.220.292.704
Costs of services rendered	4.159.250.780	3.142.398.631	8.304.400.748
Total	17.668.733.169	27.140.255.065	41.524.693.452

3. Cost of sales

Costs of goods sold

Costs of services rendered

Total

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
	Curent year	Prior year	Curent year	Prior year
4. Financial income				
Interest income from deposits, loans	5.584.012.635	1.710.924.078	9.480.445.436	3.046.399.223
Realised foreign exchange gains	92	1.598	448	1.904
Profits from selling securities	-	-	67.092.021.257	-
Other income from financing activities	-	5.642	1.891	11.222
Foreign exchange gain due to revaluation	183.229	2.101.704	1.152.919	2.252.867
Total	5.584.195.956	1.713.033.022	76.573.621.951	3.048.665.216
5. Financial expenses				
Realised foreign exchange losses	-	-	-	496
Allowance for diminution in investments	(47.823.759)	(555.315.954)	(344.668.335)	127.791.341
Other financial expenses	34.313.436	34.313.436	68.644.872	68.789.215
Total	(13.510.323)	(521.002.518)	(276.023.463)	196.581.052

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
	Curent year	Prior year	Curent year	Prior year
6. Selling expenses and administration expenses				
a. Selling expenses				
Labor costs	8.225.460.460	10.629.633.693	19.146.650.770	22.147.129.819
Tools and supplies expenses	146.876.822	48.757.715	259.206.726	124.243.597
Outsourced service expenses	916.453.391	1.163.299.909	1.681.964.999	2.321.091.692
Other cash expenses	466.465.776	674.030.604	982.004.279	818.573.711
Total	9.755.256.449	12.515.721.921	22.069.826.774	25.411.038.819
b. General and administrative expenses				
Labor costs	1.787.847.728	2.227.062.652	4.057.274.312	4.590.611.263
Office supplies expenses	47.782.602	64.965.716	130.979.436	157.986.854
Fixed asset depreciation costs	159.043.073	150.473.441	315.256.100	299.255.928
Taxes, fees, and charge	11.239.136	9.773.163	22.478.276	28.546.326
Allowance for doubtful accounts	(27.354.839)	(10.354.839)	(6.671.384.839)	(423.937.097)
Outsourced service expenses	1.305.895.258	1.332.947.535	2.309.749.065	2.511.920.831
Other cash expenses	1.231.494.302	648.241.602	2.673.687.255	1.312.023.682
Total	4.515.947.260	4.423.109.270	2.838.039.605	8.476.407.787

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
	Curent year	Prior year	Curent year	Prior year
7. Other income				
Proceeds from liquidation, disposal of fixed assets	-	-	52.272.727	-
Fines, compensation received	175.403.980	101.382.891	205.286.747	249.741.526
Other income	1.382.107	19.305.039	2.377.525	32.564.847
Total	176.786.087	120.687.930	259.936.999	282.306.373
8. Operating expenses by element				
Labor costs	10.013.308.188	14.669.696.345	23.203.925.082	28.550.741.082
Fixed asset depreciation costs	1.830.029.432	1.827.682.964	3.657.228.818	3.653.674.974
Outsourced service expenses	5.094.714.349	4.332.195.847	9.722.516.692	7.458.119.692
Other cash expenses	1.997.319.346	2.650.758.604	4.255.373.134	4.857.015.446
Total	18.935.371.315	23.480.333.760	40.839.043.726	44.519.551.194

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***9. Corporate income tax - current**

1. Corporate income tax expenses based on taxable income for the current year

Total corporate income tax expenses for the current year

5.109.497.055	3.561.770.126	24.691.533.092	7.222.970.936
5.109.497.055	3.561.770.126	24.691.533.092	7.222.970.936

Quarter II

Accumulated from the beginning of the year to the end of this quarter

Curent year

Prior year

10. Earnings per share

Accounting profit after corporate income tax

Profit or loss attributable to ordinary equity holders

Average ordinary shares outstanding during the period

19.857.563.032	14.144.189.661	98.068.437.698	28.629.142.635
19.857.563.032	14.144.189.661	98.068.437.698	28.629.142.635

Earnings per share

13.500.000	13.500.000	13.500.000	13.500.000
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11. Diluted earnings per share

Profit or loss allocated to shareholders owning ordinary shares

Profit or loss allocated to shareholders owning ordinary shares after adjusting dilution factors

Average outstanding ordinary shares in the period

Average outstanding ordinary shares in the period after adjusting dilution factors

1.471	1.048	7.264	2.121
1.471	1.048	7.264	2.121

Profit or loss allocated to shareholders owning ordinary shares

Profit or loss allocated to shareholders owning ordinary shares after adjusting dilution factors

19.857.563.032	14.144.189.661	98.068.437.698	28.629.142.635
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Average outstanding ordinary shares in the period

Average outstanding ordinary shares in the period after adjusting dilution factors

13.500.000	13.500.000	13.500.000	13.500.000
13.500.000	13.500.000	13.500.000	13.500.000

Diluted earnings per share

1.471	1.048	7.264	2.121
1.471	1.048	7.264	2.121

These notes form an integral part of the financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***12. Financial risk management objective and policies**

Key risks from financial instruments include market risk, credit risk and liquidity risk

The Group's Board of Directors considers and applies 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. Market risk includes three types of risk: interest rate risk, currency risk, and other price risks, such as equity price risk. Financial instruments affected by market risk include loans and borrowings, deposits, and held-to-maturity investments.

The sensitivity analyses presented below relate to the Group's financial position as of June 30, 2026, and December 31, 2025.

These sensitivity analyses have been prepared based on the value of net debt, the ratio of fixed-rate debt to floating-rate debt, and the correlation between foreign currency-denominated financial instruments remaining unchanged.

In calculating the sensitivity analyses, the Board of Directors assumes that the sensitivity of the debt instruments classified as available-for-sale on the consolidated balance sheet and the related items in the consolidated statement of profit or loss are affected by changes in assumptions about the corresponding market risks. This analysis is based on the financial assets and liabilities held by the Group as of June 30, 2026, and December 31, 2025.

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 interest rates. The market risk arising from interest rate changes for the Group primarily relates to the Group's loans and borrowings, cash, and short-term deposits.

The Group manages interest rate risk by analyzing market competition to secure favorable interest rates for the Group's objectives while staying within its risk management limits.

Foreign currency risk

Currency risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in exchange rates. The Group is exposed to risk from fluctuations in foreign exchange rates directly related to the Group's business operations conducted in currencies other than the Vietnamese Dong.

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

Sensitivity to foreign currencies

The Group did not conduct a sensitivity analysis on foreign currencies because the foreign currencies change risk as at the consolidated financial statement date is insignificant.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND***12.2 Credit risk**

Credit risk is the risk that one party to a financial instrument or customer contract fails to meet its obligations, resulting in a financial loss. The Group is exposed to credit risk through its business operations (mainly related to accounts receivables) and its financial activities, including loan receivables, bank deposits, and other financial instruments.

Customer receivables

The Group mitigates credit risk by transacting only with entities that have strong financial standing. The Group regularly monitors receivables closely to ensure timely collection. Based on this, and the fact that the Group's receivables are spread across multiple customers, credit risk is not concentrated with any single customer.

Loan receivables

The Group mitigates credit risk by lending only to entities in which the Group has an equity interest, with specific lending limits, time, and purposes aligned with the business activities of these entities under individual agreements. Allowance for impairment are made for doubtful accounts

Bank deposits

The Group primarily maintains deposits with well-known banks in Vietnam. The Group evaluates the concentration of credit risk related to bank deposits to be low.

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulties in meeting financial obligations due to shortage of funds. The Group's liquidity risk primarily arises from the mismatch in the maturity dates of its financial assets and financial liabilities.

The Group monitors liquidity risk by maintaining a level of cash, cash equivalents and payables that the Board of Directors considers sufficient to meet the Group's operational needs and to mitigate the impact of cash flow fluctuations.

The table below summarizes the payment terms of the Group's financial liabilities based on the expected contractual payments on an undiscounted basis:

June 30, 2026	<i>Under 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Trade payables	18.299.427.136	-	-	18.299.427.136
Other current payables and liabilities	7.061.969.414	29.834.870.620	23.930.260.000	60.827.100.034
Accrued expenses	2.935.339.249	2.858.268.438	3.845.358.137	9.638.965.824
Total	28.296.735.799	32.693.139.058	27.775.618.137	88.765.492.994

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT*For the accounting period ended June 30, 2026**Unit: VND*

December 31, 2025	<i>Under 1 year</i>	<i>From 1-5 years</i>	<i>Over 5 years</i>	<i>Total</i>
Trade payables	19.348.790.932	-	-	19.348.790.932
Other current payables and liabilities	4.313.028.528	29.423.262.060	30.118.892.912	63.855.183.500
Accrued expenses	1.957.760.626	2.858.268.438	3.845.358.137	8.661.387.201
Total	25.619.580.086	32.281.530.498	33.964.251.049	91.865.361.633

The Group has adequate access to funding sources, loans and liabilities due within the next 12 months will be repaid on time.

Collateral

The Group did not hold any collateral from third parties at June 30, 2026, and December 31, 2025.

13. Financial assets and financial liabilities (page 41).

The fair value of financial assets and financial liabilities is reflected at the value that the financial instrument could be exchanged for in a current transaction between market participants, except in cases where forced sale or liquidation is required.

The Group used the following methods and assumptions to estimate the fair value:

The fair value of cash and short-term deposits, trade receivables, loans, trade payables, and other current liabilities is equivalent to the carrying value, as these instruments have short-term maturities.

The fair value of financial investments for which the fair value cannot be reliably determined due to the absence of an active market for these investments is presented at their carrying value .

The fair value of other payables and accrued expenses with significant balances is estimated by discounting the cash flows using the current interest rate applicable to similar conditional liabilities, credit risk, and remaining maturity.

Except for the items mentioned above, the fair value of other long-term financial assets and liabilities has not been formally assessed and determined as of June 30, 2026, and December 31, 2025. However, the Group's Board of Directors believes that the fair value of these financial assets and liabilities is not materially different from their carrying amounts as of the end of the reporting period.

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS: None.**VIII. OTHER INFORMATION****1. Contingent liabilities, commitments, and other financial information**

The Group currently holds 32 land leases from the State, located in Ben Thanh ward and Binh Chanh District, Ho Chi Minh City. The lease payments are made annually at the rates prescribed by regulations.

Additionally, the Group has no contingent liabilities or other financial information that requires adjustments or disclosures in the financial statements.

2. Subsequent events occurring after the end of the fiscal year

No significant events have occurred since the end of the accounting period that would require adjustments or disclosures in the financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

3. Transactions and balances with related parties

The related parties of the Group include: key management members, individuals related to key management members, and other related parties.

The significant transactions and balances with related parties arising cumulatively to the end of this period are as follows:

Related party	Relationship	Transaction type	Increase/(decrease) during the period	Receivable (payable) ending balance
Thinh Vuong Investment Joint Stock Company	Associate company	Receivables for capital support	(463.000.000)	1.311.000.000
		Interest receivable for capital support	45.279.615	-
Katinat Café Joint Stock Company	Related company	Revenue from Leasing Services	163.636.362	-
		Deposit of assets rental	-	(90.000.000)
Phe La Joint Stock Company	Related company	Revenue from Leasing Services	3.180.000.000	-
		Deposit of assets rental	-	(2.400.000.000)
Ben Thanh Group	Related company	Revenue from Goods Sales	-	-
		Paying dividends	-	-

4. Comparative information:

Some comparative indicators on the Consolidated Balance Sheet for the accounting period of December 31, 2025 are presented again in the Consolidated Statement of Financial Position for the accounting period of March 31, 2026, using opening balance data as of January 1, 2026, to conform with the guidance of the Enterprise Accounting System under Circular 99/2025/TT-BTC dated October 27, 2025.

Items	Presented December 31, 2025		Reclassified January 01, 2026		Difference
	Code	Amount	Code	Amount	
Short-term held-to-maturity investments	123	141.500.000.000	123	142.950.284.792	1.450.284.792
Receivables from short-term loans	135	10.936.900.000		-	(10.936.900.000)
Other receivables	136	2.828.708.342	135	12.315.323.550	9.486.615.208
Fixed assets	220	239.949.174.643	220	13.283.111.650	(226.666.062.993)
Tangible fixed assets	221	131.657.831.155	221	13.283.111.650	(118.374.719.505)
- Costs	222	253.020.394.549	222	49.581.700.401	(203.438.694.148)
- Accumulated depreciation	223	(121.362.563.394)	223	(36.298.588.751)	85.063.974.643

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

Items	Presented December 31, 2025		Reclassified January 01, 2026		Difference
	Code	Amount	Code	Amount	
Intangible fixed assets	227	108.291.343.488	227	-	(108.291.343.488)
- Costs	228	108.761.305.988	228	469.962.500	(108.291.343.488)
- Accumulated depreciation	229	(469.962.500)	229	(469.962.500)	-
Investment properties	230	-	240	226.666.062.993	226.666.062.993
- Costs		-	241	311.730.037.636	311.730.037.636
- Accumulated depreciation		-	242	(85.063.974.643)	(85.063.974.643)
Dividends and profits payables		-	313	435.890.520	435.890.520
Other short-term payables	319	1.098.953.040	320	663.062.520	(435.890.520)

5. Information on going-concern operation: The Group will continue its operation in the future.

Ho Chi Minh City, July 28, 2026

PREPARED BY



Pham Thi Kim Khoa

CHIEF ACCOUNTANT



Nguyen Thanh Nhut

LEGAL REPRESENTATIVE
GENERAL DIRECTOR


Nguyen Ngoc Hanh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

V.2. Financial investments

a. Short-term financial investments

	June 30, 2026		January 01, 2026	
	Cost	Carrying value	Cost	Carrying value
Held-to-maturity investments				
- Term deposits over 3 months to 12 months	264.100.000.000	264.100.000.000	141.500.000.000	141.500.000.000
- Accrued interest on time deposits up to 12 months	5.610.956.710	5.610.956.710	1.450.284.792	1.450.284.792
Total	269.710.956.710	269.710.956.710	142.950.284.792	142.950.284.792

b. Long-term financial investments

	June 30, 2026			January 01, 2026		
	% of owners' equity / % of voting rights	Cost	Allowance / Profit (Loss) from associates and other entities	% of owners' equity / % of voting rights	Cost	Allowance / Profit (Loss) from associates and other entities
b1. Investments in associates and joint-ventures		61.000.000.000	(43.685.773.112)		61.000.000.000	(42.864.004.455)
- <i>Thinh Vuong Investment Joint Stock Company</i>	46,2%	61.000.000.000	(43.685.773.112)	46,2%	61.000.000.000	(42.864.004.455)
b2. Investment in other entities		22.970.400.000	(5.807.736.292)		74.597.900.000	(31.952.465.884)
- <i>Ben Thanh - Non Nuoc Resort Corporation (*)</i>	-	-	-	17,3%	51.627.500.000	(25.800.061.257)
- <i>Ben Thanh - Mui Ne Corporation</i>	10,5%	19.570.400.000	(4.679.158.895)	10,5%	19.570.400.000	(5.100.223.564)
- <i>Vinh Loc - Ben Thanh Services Joint Stock Company</i>	4,4%	3.400.000.000	(1.128.577.397)	4,4%	3.400.000.000	(1.052.181.063)
Total		83.970.400.000	(49.493.509.404)		135.597.900.000	(74.816.470.339)

(*) In Q1/2026, the Company successfully conducted a competitive bidding process for shares of Ben Thanh Trading and Service Joint Stock Company in Ben Thanh - Non Nuoc Tourism Joint Stock Company (the competitive bidding organization was Bao Viet Securities Joint Stock Company - Ho Chi Minh City Branch).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

V.2. Financial investments (continued)

- Summary of the performance of joint ventures, associates, and other long-term investments during the period

+ **Thinh Vuong Investment Joint Stock Company:** Established under Business Registration Certificate No. 3500813640 dated August 23, 2007 issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province. As of June 30, 2026, the Company owns 6.100.000 common shares of this company, accounting for 46,2% of ownership and voting rights. In the first six months of 2026, net revenue from providing services is VND 4,94 billion, loss after tax is VND 1,78 billion, decreased in loss compared to the same period last year. The main transactions of the Company during the period with this company were the recovery of a portion of the principal and the arising of interest receivable on short-term capital support.

+ **Ben Thanh - Non Nuoc Resort Corporation:** Established under Business Registration Certificate No. 0400403042 dated September 10, 2007 issued by the Department of Planning and Investment of Da Nang City. As of December 31, 2025, the Company owns 3.882.750 common shares of this company, accounting for 17,3% of ownership and voting rights. In January 2026, the Company successfully completed a competitive bidding process for all of its shares in Ben Thanh - Non Nuoc, finalized the share transfer procedures to the winning bidder, and also recovered all principal and interest related to the financial support provided to Ben Thanh - Non Nuoc

+ **Ben Thanh - Mui Ne Corporation:** Established under Business Registration Certificate No. 3400383497 dated April 21, 2008 issued by the Department of Planning and Investment of Binh Thuan Province. As of June 30, 2026, the Company owns 1.490.000 common shares of this company, accounting for 10,5% of ownership and voting rights. In the first six months of 2026, this company has normal operating revenue and is profitable.

+ **Vinh Loc - Ben Thanh Service Joint Stock Company:** Established under Business Registration Certificate No. 0315958861 dated October 14, 2019 issued by the Department of Planning and Investment of Ho Chi Minh City. As of June 30, 2026, the Company owns 340.000 common shares of this company, accounting for 4,4% of ownership and voting rights. No related transactions occurred during the period.

- Principle of recognizing fair value of long-term financial investments.

At the time of preparing these financial statements, the Group has not determined the fair value of these investments for disclosure in the financial statements because there are no quoted prices on the market, and the Vietnamese Accounting Standards and the Vietnamese Accounting System currently do not provide guidance on how to calculate fair value using valuation techniques.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

V.8. Tangible fixed assets

Items	Buildings, structures	Machinery and Equipment	Means of transportation	Management equipment	Total
Original cost					
Opening balance	17.295.030.502	26.090.230.044	4.131.092.983	2.065.346.872	49.581.700.401
<i>New purchases</i>	-	35.454.545	-	66.900.000	102.354.545
<i>Disposal, sale</i>	-	(525.476.725)	-	-	(525.476.725)
Closing balance	17.295.030.502	25.600.207.864	4.131.092.983	2.132.246.872	49.158.578.221
Accumulated depreciation					
Opening balance	5.905.328.621	25.393.990.391	3.621.642.074	1.377.627.665	36.298.588.751
<i>Depreciation during the period</i>	366.763.848	60.466.180	117.165.606	97.481.120	641.876.754
<i>Disposal, sale</i>	-	(525.476.725)	-	-	(525.476.725)
Closing balance	6.272.092.469	24.928.979.846	3.738.807.680	1.475.108.785	36.414.988.780
Net book value					
Opening balance	11.389.701.881	696.239.653	509.450.909	687.719.207	13.283.111.650
Closing balance	11.022.938.033	671.228.018	392.285.303	657.138.087	12.743.589.441

* Remaining value of tangible fixed assets used as collateral for loans: Not applicable.

* Original cost of tangible fixed assets fully depreciated but still in use at the end of the period: VND 28.298.065.462

* Historical cost of tangible fixed assets held for disposal at the end of the period: Not applicable.

* Commitments to purchase and sell significant tangible fixed assets in the future: Not applicable.

* Other changes in tangible fixed assets: Reclassify assets currently being leased from tangible fixed assets to investment properties.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

V.10. Investment properties

Items	Land use rights	Buildings, structures	Other assets	Total
Original cost				
Opening balance	108.291.343.488	203.438.694.148	-	311.730.037.636
New purchases	-	-	-	-
Disposal, sale	-	-	-	-
Closing balance	108.291.343.488	203.438.694.148	-	311.730.037.636
Accumulated depreciation				
Opening balance	-	85.063.974.643	-	85.063.974.643
Depreciation during the period	-	2.965.224.288	-	2.965.224.288
Disposal, sale	-	-	-	-
Closing balance	-	88.029.198.931	-	88.029.198.931
Net book value				
Opening balance	108.291.343.488	118.374.719.505	-	226.666.062.993
Closing balance	108.291.343.488	115.409.495.217	-	223.700.838.705

* Remaining value of investment properties used as collateral for loans: Not applicable.

* Original cost of investment properties fully depreciated but still in use at the end of the period: VND 5.522.183.236

* Original cost of investment properties held for disposal at the end of the period: Not applicable.

* Commitments to purchase and sell significant investment properties in the future: Not applicable.

* Other changes in investment properties: Reclassify assets currently being leased from tangible fixed assets to investment properties.

* Value of land use rights includes long-term land use rights at locations in Ben Thanh ward, Cau Ong Lanh ward (District 1 prior to the merger) and Binh Thanh ward (Binh Thanh District prior to the merger), Ho Chi Minh City.

According to Vietnamese Accounting Standard No. 05 - Investment Properties, the fair value of investment properties at the date of the financial statements must be presented. However, the Company has not yet determined this fair value, therefore the fair value of investment properties as of March 31, 2026 has not been presented in the Notes to the Financial Statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

V.17. Owners' equity

a. Comparison schedule for changes in Owner's Equity

Items	Paid-in capital	Share premium	Exchange rate differences	Investment and development fund	Retained earnings	Non-controlling interest	Total
As at January 01, 2025	135.000.000.000	86.632.090.000	-	62.134.819.149	100.898.698.453	4.930.678.309	389.596.285.911
Profit	-	-	-	-	28.629.142.635	87.343.161	28.716.485.796
Other increases	-	-	2.252.867	-	-	-	2.252.867
Other decreases	-	-	(2.252.867)	-	-	-	(2.252.867)
As at June 30, 2025	135.000.000.000	86.632.090.000	-	62.134.819.149	129.527.841.088	5.018.021.470	418.312.771.707
Profit	-	-	-	-	38.022.045.397	53.192.967	38.075.238.364
Other increases	-	-	587.382	-	-	-	587.382
Dividend 2024	-	-	-	-	(40.500.000.000)	-	(40.500.000.000)
Other decreases	-	-	(587.382)	-	-	-	(587.382)
As at December 31, 2025	135.000.000.000	86.632.090.000	-	62.134.819.149	127.049.886.485	5.071.214.437	415.888.010.071
As at January 01, 2026	135.000.000.000	86.632.090.000	-	62.134.819.149	127.049.886.485	5.071.214.437	415.888.010.071
Profit	-	-	-	-	98.068.437.698	(79.822.510)	97.988.615.188
Other increases	-	-	1.152.919	-	-	-	1.152.919
Dividend 2025	-	-	-	-	(40.500.000.000)	-	(40.500.000.000)
Other decreases	-	-	(1.152.919)	-	-	-	(1.152.919)
As at June 30, 2026	135.000.000.000	86.632.090.000	-	62.134.819.149	184.618.324.183	4.991.391.927	473.376.625.259

These notes form an integral part of the financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

VI.13. Financial assets and financial liabilities:

The table below presents the carrying value and fair value of the financial instruments presented in the Group's financial statements.

	Book value		Fair value	
	June 30, 2026	December 31, 2025	June 30, 2026	December 31, 2025
	Amount	Allowance	Amount	Allowance
Financial assets				
- Held-to-maturity investments	269.710.956.710	-	141.500.000.000	-
- Trade receivables	1.500.644.809	(719.758.064)	1.962.499.084	(514.112.903)
- Other receivables	2.715.054.311	(1.311.000.000)	13.294.010.221	(8.188.030.000)
- Cash and cash equivalents	46.663.220.419	-	35.073.176.979	-
TOTAL	320.589.876.249	(2.030.758.064)	191.829.686.284	(8.702.142.903)
Financial liabilities				
- Trade payables	18.299.427.136	-	19.348.790.932	-
- Other payables	60.827.100.034	-	63.855.183.500	-
- Accrued expenses	9.638.965.824	-	8.661.387.201	-
TOTAL	88.765.492.994	-	91.865.361.633	-