

**INTERIM CONSOLIDATED
FINANCIAL STATEMENTS**
FOR THE FIRST 6 MONTHS OF THE FISCAL YEAR
ENDED 31 DECEMBER 2025

**F.I.T GROUP
JOINT STOCK COMPANY**

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of F.I.T Group Joint Stock Company (hereinafter referred to as “the Company”) presents this statement together with the Interim Consolidated Financial Statements for the first 6 months of the fiscal year ended 31 December 2025, including the Interim Financial Statements of the Company and its subsidiaries (hereinafter collectively referred to as “the Group”).

Business highlights

F.I.T Group Joint Stock Company is a joint stock company operating in accordance with the 1st Business Registration Certificate No. 0103016102 dated 8 March 2007 granted by Hanoi Authority for Planning and Investment. During the course of operation, the Company has been 37 times additionally granted with the amended Business Registration Certificates regarding the changes in business activities, charter capital, legal representative and others. In which, the 37th amended Business Registration Certificate No. 0102182140 dated 9 May 2025 regarded the change of the Company’s legal representative.

Head office

- Address : 5th Floor, Times Tower, No. 35 Le Van Luong, Thanh Xuan Ward, Hanoi City
- Tel. : 024.7309 4688
- Fax : 024.7309 4686

Principal business activities of the Company are:

- Trading real estate;
- Leasing offices;
- Services of: Investment consultancy, M&A consultancy, equitization consultancy, corporate governance consultancy, market development consultancy (not including legal and financial consultancy); Investment consultancy, business financial management consultancy, human resource development consultancy (not including legal and financial consultancy); Real estate brokerage; Parking areas and public facilities.

Board of Directors and Executive Officers

The members of the Board of Directors, the Board of Supervisors, the Board of Management and the Chief Accountant of the Company during the period and as of the date of this statement include:

Board of Directors

Full name	Position	Appointing date/Re-appointing date/ Resigning date
Mr. Nguyen Van Sang	Chairman	Re-appointed on 26 April 2024
Ms. Nguyen Thi Minh Nguyet	Vice Chairwoman	Re-appointed on 26 April 2024
Mr. Nguyen Ninh Dung	Member	Re-appointed on 26 April 2024
Ms. Vu Thi Minh Hoai	Member	Re-appointed on 26 April 2024
Mr. Vu Anh Trong	Independent member	Resigned on 22 April 2025
Mr. Dinh Quoc Hung	Independent member	Appointed on 24 May 2023
Ms. Nguyen Ngoc Mai	Member	Appointed on 26 April 2024
Mr. Do Van Tho	Independent member	Appointed on 22 April 2025

Board of Supervisors (“BOS”)

Full name	Position	Appointing date/Resigning date
Mr. Vo Dinh Bao	Head of BOS	Appointed on 22 April 2025
Ms. Nguyen Thi Thu Huong	Head of BOS	Resigned on 22 April 2025
Mr. Doan Xuan Duy	Member	Appointed on 22 April 2025
Ms. Nguyen Thi Hong Anh	Member	Appointed on 24 May 2023

Board of Management and the Chief Accountant

Full name	Position	Appointing date/Resigning date
Ms. Vu Thi Minh Hoai	General Director	Appointed on 1 May 2025
Mr. Nguyen Van Ban	General Director	Resigned on 1 May 2025
Mr. Le Viet Cuong	Chief Accountant	Appointed on 5 September 2022

Legal representative

The legal representatives of the Company during the period and as of the date of this statement are Mr. Nguyen Van Sang – Chairman, Mr. Nguyen Van Ban – General Director (to 8 May 2025) and Ms. Vu Thi Minh Hoai – General Director (from 9 May 2025).

Auditor

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the review on the Interim Consolidated Financial Statements for the first 6 months of the fiscal year ended 31 December 2025 of the Group.

Responsibilities of the Board of Management

The Company's Board of Management is responsible for the preparation of the Interim Consolidated Financial Statements to give a true and fair view on the consolidated financial position, the consolidated financial performance and the consolidated cash flows of the Group during the period. In order to prepare these Interim Consolidated Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Group are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Consolidated Financial Statements;
- prepare the Interim Consolidated Financial Statements of the Group on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate; and
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Interim Consolidated Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Group have been fully recorded and can fairly reflect the financial position of the Group at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Management is also responsible for managing the Group's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Interim Consolidated Financial Statements.

Approval on the Financial Statements

The Board of Management hereby approves the accompanying Interim Consolidated Financial Statements, which give a true and fair view of the consolidated financial position as at 30 June 2025, the consolidated financial performance and the consolidated cash flows for the first 6 months of the fiscal year ended 31 December 2025 of the Group, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

For and on behalf of the Board of Management, 
General Director



Vu Thi Minh Hoai
26 August 2025

No. 2.0537/25/TC-AC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT****F.I.T GROUP JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Consolidated Financial Statements of F.I.T Group Joint Stock Company (hereinafter referred to as "the Company") and its subsidiaries (hereinafter collectively referred to as "the Group"), which were prepared on 26 August 2025, from page 4 to page 53, including the Interim Consolidated Balance Sheet as at 30 June 2025, the Interim Consolidated Income Statement, the Interim Consolidated Cash Flow Statement for the first 6 months of the fiscal year ended 31 December 2025 and the Notes to the Interim Consolidated Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of the Interim Consolidated Financial Statements of the Group in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Interim Consolidated Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the consolidated financial position as at 30 June 2025 of the Group, its consolidated financial performance and its consolidated cash flows for the first 6 months of the fiscal year ended 31 December 2025, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

Other matter

The Report on review of the Group's Interim Consolidated Financial Statements for the first 6 months of the fiscal year ended 31 December 2025 has been prepared in both Vietnamese and English. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

For and on behalf of**A&C Auditing and Consulting Co., Ltd.****Hanoi Branch****Vu Minh Khôi - Partner***Audit Practice Registration Certificate: No. 2897-2025-008-1*

Authorized Signatory

Hanoi, 26 August 2025

F.I.T GROUP JOINT STOCK COMPANY

Address: 5th Floor, Times Tower - HACCI Complex Building, No. 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

INTERIM CONSOLIDATED BALANCE SHEET

(Full form)

As at 30 June 2025

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		5,727,560,723,825	5,351,692,520,963
I. Cash and cash equivalents	110	V.1	23,197,304,383	101,436,456,286
1. Cash	111		23,197,304,383	98,436,456,286
2. Cash equivalents	112		-	3,000,000,000
II. Short-term financial investments	120		962,429,333,333	887,299,541,667
1. Trading securities	121	V.2a	193,020,000,000	193,020,000,000
2. Provisions for diminution in value of trading securities	122	V.2a	(4,890,666,667)	(5,020,458,333)
3. Held-to-maturity investments	123	V.2b	774,300,000,000	699,300,000,000
III. Short-term receivables	130		4,062,693,605,049	3,861,942,225,341
1. Short-term trade receivables	131	V.3	401,815,893,051	428,564,441,476
2. Short-term prepayments to suppliers	132	V.4	63,657,467,906	122,138,612,325
3. Short-term inter-company receivables	133		-	-
4. Receivables based on the progress of construction contracts	134		-	-
5. Receivables for short-term loans	135	V.5a	133,373,595,050	80,524,595,050
6. Other short-term receivables	136	V.6a	3,533,076,996,384	3,298,809,973,909
7. Allowance for short-term doubtful debts	137	V.7	(69,230,347,342)	(68,095,397,419)
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140	V.8	564,430,945,655	409,152,086,811
1. Inventories	141		578,575,083,517	420,372,965,652
2. Allowance for devaluation of inventories	149		(14,144,137,862)	(11,220,878,841)
V. Other current assets	150		114,809,535,405	91,862,210,858
1. Short-term prepaid expenses	151	V.9a	6,083,130,054	5,518,412,693
2. Deductible VAT	152		106,213,712,538	85,095,067,945
3. Taxes and other receivables from the State	153	V.19a	2,512,692,813	1,248,730,220
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

F.I.T GROUP JOINT STOCK COMPANY

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Balance Sheet (cont.)

ASSETS	Code	Note	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	200		2,554,948,030,907	2,396,115,491,927
I. Long-term receivables	210		5,337,800,000	4,796,500,000
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215	V.5b	350,000,000	-
6. Other long-term receivables	216	V.6b	4,987,800,000	4,796,500,000
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		1,007,195,168,263	663,653,481,221
1. Tangible fixed assets	221	V.10	726,024,181,508	549,974,790,254
<i>Historical costs</i>	222		1,574,929,182,540	1,364,795,811,647
<i>Accumulated depreciation</i>	223		(848,905,001,032)	(814,821,021,393)
2. Finance lease assets	224	V.11	182,502,019,048	13,513,539,364
<i>Historical costs</i>	225		188,308,100,558	22,876,854,258
<i>Accumulated depreciation</i>	226		(5,806,081,510)	(9,363,314,894)
3. Intangible fixed assets	227	V.12	98,668,967,707	100,165,151,603
<i>Historical costs</i>	228		118,268,616,087	118,268,616,087
<i>Accumulated amortization</i>	229		(19,599,648,380)	(18,103,464,484)
III. Investment properties	230	V.13	106,251,959,675	106,788,696,185
Historical costs	231		122,172,433,422	122,172,433,422
Accumulated depreciation	232		(15,920,473,747)	(15,383,737,237)
IV. Long-term assets in progress	240		646,440,956,506	794,862,764,019
1. Long-term work in progress	241	V.14	4,943,466,796	4,627,105,857
2. Construction-in-progress	242	V.15	641,497,489,710	790,235,658,162
V. Long-term financial investments	250		356,583,854,410	359,934,009,742
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2c	287,051,643,160	290,401,798,492
3. Investments in other entities	253	V.2d	69,532,211,250	69,532,211,250
4. Provisions for diminution in value of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		433,138,292,053	466,080,040,760
1. Long-term prepaid expenses	261	V.9b	58,361,935,493	50,457,361,563
2. Deferred income tax assets	262	V.24a	2,182,186,566	5,213,703,667
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269	V.16	372,594,169,994	410,408,975,530
TOTAL ASSETS	270		8,282,508,754,732	7,747,808,012,890

F.I.T GROUP JOINT STOCK COMPANY

Address: 5th Floor, Times Tower - HACC1 Complex Building, No. 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Balance Sheet (cont.)

RESOURCES	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		2,283,061,846,377	1,806,932,964,486
I. Current liabilities	310		1,765,311,610,725	1,366,296,163,491
1. Short-term trade payables	311	V.17	160,428,511,897	108,239,994,256
2. Short-term advances from customers	312	V.18	19,179,448,611	23,793,973,340
3. Taxes and other obligations to the State Budget	313	V.19b	28,437,121,588	79,683,392,947
4. Payables to employees	314		32,609,399,241	37,438,812,333
5. Short-term accrued expenses	315	V.20	21,308,700,386	35,324,155,679
6. Short-term inter-company payables	316		-	-
7. Payables based on the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		357,231,483	116,562,537
9. Other short-term payables	319	V.21a	43,444,316,584	79,643,680,908
10. Short-term borrowings and finance leases	320	V.22a	1,446,655,701,983	990,095,796,598
11. Short-term provisions	321		-	-
12. Bonus and welfare funds	322	V.23	12,891,178,952	11,959,794,893
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		517,750,235,652	440,636,800,995
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337	V.21b	8,906,974,601	8,906,974,601
8. Long-term borrowings and finance leases	338	V.22b	482,142,819,705	403,148,637,153
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liabilities	341	V.24b	26,700,441,346	28,581,189,241
12. Long-term provisions	342		-	-
13. Science and technology development fund	343		-	-

F.I.T GROUP JOINT STOCK COMPANY

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Balance Sheet (cont.)

RESOURCES	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		5,999,446,908,355	5,940,875,048,404
I. Owner's equity	410	V.25	5,999,446,908,355	5,940,875,048,404
1. Owner's contribution capital	411		3,399,330,340,000	3,399,330,340,000
- Ordinary shares carrying voting right	411a		3,399,330,340,000	3,399,330,340,000
- Preferred shares	411b		-	-
2. Share premiums	412		74,895,139,513	74,895,139,513
3. Bond conversion options	413		-	-
4. Other sources of capital	414		80,481,887,391	80,481,887,391
5. Treasury shares	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		1,160,957,903	1,160,957,903
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421		306,185,121,213	278,532,985,676
- Retained earnings of the current period to the end of the previous period	421a		277,024,229,521	159,269,404,327
- Retained earnings of the current period	421b		29,160,891,692	119,263,581,349
12. Construction investment fund	422		-	-
13. Non-controlling interests	429		2,137,393,462,335	2,106,473,737,921
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL RESOURCES	440		8,282,508,754,732	7,747,808,012,890

Prepared by



Le Thi Thuong

Chief Accountant



Le Viet Cuong

Prepared on 26 August 2025

General Director



Vu Thi Minh Hoai

F.I.T GROUP JOINT STOCK COMPANY

Address: 5th Floor, Times Tower - HACC1 Complex Building, No. 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

INTERIM CONSOLIDATED INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year
1. Revenue from sales of merchandise and rendering of services	01	VI.1	1,072,126,480,438	888,969,929,053
2. Revenue deductions	02	VI.2	18,040,110,431	11,818,582,614
3. Net revenue from sales of merchandise and rendering of services	10		1,054,086,370,007	877,151,346,439
4. Costs of sales	11	VI.3	828,168,445,340	689,396,651,500
5. Gross profit/ (loss) from sales of merchandise and rendering of services	20		225,917,924,667	187,754,694,939
6. Financial income	21	VI.4	98,452,697,982	143,199,145,601
7. Financial expenses	22	VI.5	41,903,266,185	27,253,535,230
In which: Interest expenses	23		38,835,413,597	27,062,106,939
8. Profit/ (loss) in joint ventures, associates	24		(3,350,155,332)	(5,003,851,948)
9. Selling expenses	25	VI.6	68,871,506,983	61,557,489,988
10. General and administration expenses	26	VI.7	110,854,707,828	100,796,969,263
11. Net operating profit/ (loss)	30		99,390,986,321	136,341,994,111
12. Other income	31	VI.8	4,056,752,262	2,231,155,501
13. Other expenses	32	VI.9	13,690,138,843	571,744,540
14. Other profit/ (loss)	40		(9,633,386,581)	1,659,410,961
15. Total accounting profit/ (loss) before tax	50		89,757,599,740	138,001,405,072
16. Current income tax	51		26,153,666,420	22,304,229,373
17. Deferred income tax	52		1,150,769,207	(8,645,351,964)
18. Profit/ (loss) after tax	60		<u>62,453,164,113</u>	<u>124,342,527,663</u>
19. Profit/ (loss) after tax of the Parent Company	61		<u>29,160,891,692</u>	<u>90,200,249,831</u>
20. Profit/ (loss) after tax of non-controlling shareholders	62		<u>33,292,272,421</u>	<u>34,142,277,832</u>
21. Basic earnings per share	70	VI.10	<u>86</u>	<u>265</u>
22. Diluted earnings per share	71	VI.10	<u>86</u>	<u>265</u>

Prepared by



Le Thi Thuong

Chief Accountant



Le Viet Cuong

Prepared on 26 August 2025

General Director



Vu Thi Minh Hoai

F.I.T GROUP JOINT STOCK COMPANY

Address: 5th Floor, Times Tower - HACC1 Complex Building, No. 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

(Full form)

For the first 6 months of the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit/ (loss) before tax	01		89,757,599,740	138,001,405,072
2. Adjustments				
- Depreciation and amortization of fixed assets and investment properties	02		76,316,741,170	70,987,462,035
- Provisions and allowances	03		3,928,417,278	4,137,053,357
- Exchange (gain)/ loss due to revaluation of monetary items in foreign currencies	04		246,436,961	315,012,954
- (Gain)/ loss from investing activities	05		(21,745,654,308)	(20,984,582,374)
- Interest expenses	06		38,835,413,597	27,062,106,939
- Others	07		-	-
3. Operating profit/ (loss) before changes in working capital	08		187,338,954,438	219,518,457,983
- (Increase)/ decrease in receivables	09		(212,699,654,790)	(164,819,009,363)
- (Increase)/ decrease in inventories	10		(158,487,433,935)	(39,813,759,980)
- Increase/ (decrease) in payables	11		171,195,484,367	142,548,996,359
- (Increase)/ decrease in prepaid expenses	12		(8,469,291,291)	(1,453,127,957)
- (Increase)/ decrease in trading securities	13		-	(10,000,000,000)
- Interests paid	14		(38,538,266,282)	(27,844,597,714)
- Corporate income tax paid	15	V.19	(77,218,362,163)	(31,683,854,950)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		(2,949,920,105)	(4,135,589,051)
Net cash flows from operating activities	20		(139,828,489,761)	82,317,515,327
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(145,077,570,203)	(256,645,225,954)
2. Proceeds from disposals of fixed assets and other non-current assets	22		601,481,482	53,000,000
3. Cash outflows for lending, buying debt instruments of other entities	23		(241,644,945,205)	(199,845,945,205)
4. Cash recovered from lending, selling debt instruments of other entities	24		113,445,945,205	826,120,945,205
5. Investments in other entities	25	V.2c	-	(1,200,000,000)
6. Withdrawals of investments in other entities	26		-	-
7. Interests earned, dividends and profits received	27		12,635,822,235	46,384,063,873
Net cash flows from investing activities	30		(260,039,266,486)	414,866,837,919

F.I.T GROUP JOINT STOCK COMPANY

Address: 5th Floor, Times Tower - HACC1 Complex Building, No. 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.22	1,516,589,059,418	1,027,543,364,780
4. Repayment for loan principal	34	V.22	(1,181,133,332,035)	(1,519,573,222,426)
5. Payments for finance lease assets	35	V.22	(13,831,449,127)	(11,217,055,195)
6. Dividends and profits paid to the owners	36		-	-
Net cash flows from financing activities	40		321,624,278,256	(503,246,912,841)
Net cash flows during the period	50		(78,243,477,991)	(6,062,559,595)
Beginning cash and cash equivalents	60	V.1	101,436,456,286	43,305,574,290
Effects of fluctuations in foreign exchange rates	61		4,326,088	36,156,746
Ending cash and cash equivalents	70	V.1	23,197,304,383	37,279,171,441

Prepared on 26 August 2025

Prepared by

Chief Accountant

General Director



Le Thi Thuong



Le Viet Cuong



Vu Thi Minh Hoai

F.I.T GROUP JOINT STOCK COMPANYAddress: 5th Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

For the first 6 months of the fiscal year ended 31 December 2025

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**For the first 6 months of the fiscal year ended 31 December 2025****I. GENERAL INFORMATION****1. Ownership form**

F.I.T Group Joint Stock Company (hereinafter referred to as “the Company” or “the Holding Company”) is a joint stock company.

2. Operating fields

The Holding Company operates in the fields of financial investment, financial consultancy and services of leasing real estate.

3. Principal business activities

The principal business activities of the Holding Company are:

- Trading real estate;
- Leasing offices;
- Services of: Investment consultancy, M&A consultancy, equitization consultancy, business administration consultancy, market development consultancy (not including legal and financial consultancy); Investment consultancy, business financial management consultancy, human resource development consultancy (not including legal and financial consultancy); Real estate brokerage; Parking areas and public facilities.

4. Normal operating cycle

The normal operating cycle of the Group is within 12 months.

5. Structure of the Group

The Group includes the Holding Company and 16 subsidiaries under the control of the Holding Company. All subsidiaries are consolidated in the Interim Consolidated Financial Statements.

5a. List of consolidated subsidiaries***Subsidiaries level 1***

Name	Address of head office	Principal activity	Ending balance		Beginning balance	
			Benefit rate	Voting rate	Benefit rate	Voting rate
Techno - Agricultural Supplying Joint Stock Company (“TSC”) ⁽ⁱ⁾	No. 1D Pham Ngu Lao, Ninh Kieu Ward, Can Tho City	Trading agricultural products	41.07%	41.07%	41.07%	41.07%
Cuu Long Pharmaceutical Joint Stock Company (“DCL”)	No. 150, Road 14/9, Thanh Duc Ward, Vinh Long Province	Trading pharmaceuticals and medical equipment	58.05%	58.05%	58.05%	58.05%
F.I.T Viet Nam Trading and Import Export Co., Ltd. (“FXK”)	5 th Floor, Times Tower, No. 35 Le Van Luong, Thanh Xuan Ward, Hanoi City	Importing and exporting agricultural products	100%	100%	100%	100%
F.I.T. Land Investment Joint Stock Company (“FLD”)	5 th Floor, Times Tower, No. 35 Le Van Luong, Thanh Xuan Ward, Hanoi City	Trading real estate	99.90%	99.90%	99.90%	99.90%

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Notes to the Interim Consolidated Financial Statements (cont.)

- (i) Although the Company's ownership rate and voting rate at TSC's General Meeting of Shareholders are only 41.07%, the Company is still TSC's Holding Company due to having the right to cash a majority of votes at meetings of the BOD or the equivalent management level.

Subsidiaries level 2

Name	Address of head office	Principal activity	Ending balance		Beginning balance	
			Benefit rate	Voting rate	Benefit rate	Voting rate
<i>Subsidiaries of Techno - Agricultural Supplying Joint Stock Company</i>						
Westfood Exporting and Processing Joint Stock Company (“WFC”)(*)	Cai Son Hang Bang Industrial Zone, Hoang Quoc Viet Road, Zone 4, An Binh Ward, Can Tho City	Processing, importing and exporting agricultural products	18.48%	45.00%	18.48%	45.00%
TSC Seeds Joint Stock Company (“TSC Seeds”)	No. 1D Pham Ngu Lao, Ninh Kieu Ward, Can Tho City	Trading seeds	23.67%	57.63%	23.67%	57.63%
FIT Consumer Joint Stock Company (“FC”)(**)	No. 1D Pham Ngu Lao, Thoi Binh Ward, Ninh Kieu District, Can Tho City	Trading consumer goods	46.35%	100.00%	46.35%	100.00%
Nong Tin Seeds Corporation (“Nong Tin”)	No. 276 Nguyen Dinh Chieu, Xuan Hoa Ward, Ho Chi Minh City	Producing, trading plant varieties	31.90%	77.67%	31.90%	77.67%
<i>Subsidiaries of Cuu Long Pharmaceutical Joint Stock Company</i>						
Pharmaceutical and Medical Equipment Production Trading and Import-Export Joint Venture Company	No. 11, Lanexang Road, Hatsady Village, Chanthabory District, Laos	Introducing medicine	29.61%	51.00%	29.61%	51.00%
VPC - Saigon Pharmaceutical Co., Ltd. (“VPC - Saigon”)(**)	No. 150, Road 14/9, Thanh Duc Ward, Vinh Long Province	Trading pharmaceuticals and medical equipment	58.05%	100.00%	58.05%	100.00%
Benovas Pharmaceutical Joint Stock Company	No. 276 Nguyen Dinh Chieu, Xuan Hoa Ward, Ho Chi Minh City	Trading pharmaceuticals, capsules of all kinds	58.04%	99.98%	58.04%	99.98%
Benovas Medical Devices Joint Stock Company (“Benovas MD”)(**)	No. 68D, Group 05, Thanh My 1 Hamlet, Thanh Duc Ward, Vinh Long Province	Producing and trading medical devices and equipment	58.05%	100.00%	58.05%	100.00%
Benovas Oncology Joint Stock Company (“Benovas Oncology”)	5 th Floor, HACC1 Complex Building at Lot 2.6, Le Van Luong Road, Thanh Xuan Ward, Hanoi City	Producing medicine, pharmaceutical chemicals and medicinal herbs	48.76%	84.00%	48.76%	84.00%
<i>Subsidiary of F.I.T. Land Investment Joint Stock Company</i>						
Charlotte Real Estate Investment and Development JSC. (“Charlotte”)	5 th Floor, HACC1 Complex Building at Lot 2.6, Le Van Luong Road, Thanh Xuan Ward, Hanoi City	Trading real estate, land use right held by owner, user or lessee	98.61%	98.71%	98.61%	98.71%

(*) Although TSC's ownership rate and voting rate at WFC's General Meeting of Shareholders are only 45.00%, TSC is still WFC's Parent Company due to having the right to cash a majority of votes at meetings of the BOD or the equivalent management level.

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Notes to the Interim Consolidated Financial Statements (cont.)

(**) FC, Benovas MD, VPC - Saigon: All shareholders of these companies are the entities that belong to the Group. Therefore, the Group holds 100% of the voting rights in these companies.

Subsidiaries level 3

Name	Address of head office	Principal activity	Benefit rate	Voting rate	Benefit rate	Voting rate
<i>Subsidiary of Westfood Exporting and Processing Joint Stock Company</i>						
Westfood Hau Giang Joint Stock Company	Song Hau Industrial Zone – Phase 1, Chau Thanh Commune, Can Tho City	Processing agricultural products	18.39%	99.50%	18.38%	99.47%
<i>Subsidiary of FIT Consumer Joint Stock Company</i>						
Khanh Hoa Mineral Water Joint Stock Company ("Vikoda")	Cay Sung Village, Dien Tho Commune, Khanh Hoa Province	Producing mineral water and products from mineral water, providing services	44.27%	95.53%	44.27%	95.53%

Operation of subsidiaries during the period

- Pharmaceutical and Medical Equipment Production Trading and Import-Export Joint Venture Company has temporarily stopped its operation since 2013.
- The principal activity of the subsidiaries, including VPC – Saigon, Benovas Oncology, TSC, FLD, Charlotte, TSC Seeds, FC, and Nong Tin, during the period was financial investment, including investments in shares of unlisted companies, capital contributions and investment cooperation contracts.
- Benovas Medical Devices Joint Stock Company is currently in normal operation, whereas in the previous period, it was engaged in capital expenditures for the construction of its manufacturing facilities.

Other subsidiaries are in their normal business operation and have not experienced any significant change as compared to that of the previous year.

5b. List of associates accounted for in the Consolidated Financial Statements by using the equity method

The Group has only one associate, which is the associate of FIT Consumer Joint Stock Company (subsidiary level 2).

Name	Address of head office	Principal activity	Ownership rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
FIT Cosmetics Joint Stock Company	No. 276 Nguyen Dinh Chieu, Xuan Hoa Ward, Ho Chi Minh City	Distributing cosmetics	22.71%	22.71%	49.00%	49.00%

6. Statement on information comparability in the Interim Consolidated Financial Statements

The corresponding figures of the previous period are comparable to those of the current period.

7. Employees

As of the balance sheet date, there were 1,698 employees working for the companies in the Group (at the beginning of the year: 1,662 employees).

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Notes to the Interim Consolidated Financial Statements (cont.)

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Group is from 1 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is VND because payments and receipts of the Group are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 on guideline for accounting policies for enterprises, the Circular No. 202/2014/TT-BTC dated 22 December 2014 giving guidance on the preparation and presentation of Consolidated Financial Statements as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Consolidated Financial Statements.

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

The Board of Management ensures the compliance with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014, as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Consolidated Financial Statements.

IV. ACCOUNTING POLICIES

1. Basis of preparation of the Interim Consolidated Financial Statements

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

The Interim Consolidated Financial Statements are prepared in Vietnamese and English, in which the Interim Consolidated Financial Statements in Vietnamese are the official statutory financial statements of the Group. The Interim Consolidated Financial Statements in English have been translated from the Vietnamese version. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

2. Basis of consolidation

The Interim Consolidated Financial Statements include the Financial Statements of the Holding Company and the Financial Statements of its subsidiaries. A subsidiary is a business that is controlled by the Holding Company. The control exists when the Holding Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from share call options, debt or equity instruments that are convertible into ordinary shares as of the end of the fiscal year shall be taken into consideration.

The business performance results of the subsidiaries that are acquired or disposed of during the period are included in the Consolidated Income Statement from the date of acquisition or until the date of disposal of those subsidiaries.

The Financial Statements of the Holding Company and its subsidiaries used for consolidation are prepared for the same accounting period and apply consistent accounting policies for similar transactions and events in similar circumstances. In case the subsidiaries' accounting policies are different from those that are applied consistently within the Group, the appropriate adjustments should be made to the subsidiaries' Financial Statements before they are used to prepare the Interim Consolidated Financial Statements.

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Notes to the Interim Consolidated Financial Statements (cont.)

Intra-group balances in the balance sheet and intra-group transactions and unrealized intra-group gains or losses resulting from these transactions are eliminated when preparing the Interim Consolidated Financial Statements. Unrealized losses resulting from intra-group transactions are also eliminated unless costs that cause those losses cannot be recovered.

Non-controlling interests (“NCI”) include the gains or losses of the subsidiary’s business performance results and net assets that are not held by the Group and are presented in a specific item in the Consolidated Income Statement and the Consolidated Balance Sheet (as a part of the owner’s equity). NCI include the value of NCI at the date of initial business combination and those in the changes of owner’s equity commencing from that date. Losses arising in subsidiaries are allocated to NCI based on the non-controlling shareholders’ ownership rate in the subsidiaries, even if those losses exceed the non-controlling shareholders’ ownership in the net assets of the subsidiaries.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

4. Financial investments

Trading securities

Investments classified as trading securities are those held by the Group for the trading purpose with the aim of making profit.

Trading securities are recognized at original costs which include fair value of the payments made at the time of the transaction plus other attributable transaction costs.

The time of recognizing trading securities is when the Group acquires the ownership, as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of acquiring official ownership as stipulated by law.

Interest, dividends, and profit of the periods prior to the acquisition of trading securities are deducted from the cost of such securities. Interest, dividends and profit of the periods after the acquisition of such securities are recorded in the Group’s financial income. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for diminution in value of trading securities are made for each particular type of securities on the market of which the fair value is lower than its original costs. Fair value of trading securities is determined as follows:

- For shares traded on unlisted public Group market (UPCOM), their fair value is the average reference price in the last 30 consecutive transaction days prior to the balance sheet date, as disclosed by the Stock Exchange.
- For unlisted shares, provisions are made based on the losses suffered by investees, with the provision amount determined by the difference between owners’ actual contributed capital and total owners’ equity as of the balance sheet date multiplied (x) by the Group’s rate of charter capital owning in these investees.

Increases/ (decreases) in provisions for diminution in value of trading securities to be recognized as of the balance sheet date are recorded into “Financial expenses”.

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For the first 6 months of the fiscal year ended 31 December 2025

Notes to the Interim Consolidated Financial Statements (cont.)

Gain or loss on transfer of trading securities is recognized into financial income or financial expenses. Cost of trading securities transferred is determined by using the mobile weighted average method.

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. Held-to-maturity investments of the Group only include term deposits in banks. Interest income from these held-to-maturity investments after acquisition date is recognized in the Consolidated Income Statement on the accrual basis.

Loans

Loans are determined at original costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.

Investments in associates

An associate is an entity which the Group has significant influence but does not have the right to control its financial and operating policies. Significant influence is the right to participate in making resolution on the associate's financial and operating policies but not control those policies.

Investments in associates are recognized using the equity method. Accordingly, the investments in associates are presented in the Interim Consolidated Financial Statements at their initial costs and adjusted for changes in the associates' net assets after the investment date. If the Group's share of losses in an associate exceeds or equals the carrying amount of the investment, the carrying value of the investment presented in the Interim Consolidated Financial Statements will be reduced to zero, unless the Group has an obligation to make payments on behalf of the associate.

The Financial Statements of associates are prepared for the same accounting period of the Group. In case the accounting policies of an associate are different from those that are applied consistently within the Group, the Financial Statements of that associate will be suitably adjusted before being used to prepare the Interim Consolidated Financial Statements.

Unrealized gains and losses arising from transactions with associates are eliminated by the proportion belong to the Group when preparing the Interim Consolidated Financial Statements.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Group to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including cost of purchase or capital contributions plus other directly attributable transaction costs. Dividend and profit of the periods prior to the acquisition of investments are deducted from the cost of such investments. Dividend and profit of the periods after the acquisition of such investments are recorded in the Group's financial income. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or fair value of investments which is reliably measured, provisions are made based on the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provisions are made based on the losses suffered by investees, with the provision amount determined by the difference between owners' actual contributed capital and total owners' equity as of the balance sheet date multiplied (x) by the Group's rate of charter capital owning in these investees.

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Notes to the Interim Consolidated Financial Statements (cont.)

Increases/ (decreases) in provisions for impairment of investments in equity instruments of other entities to be recognized as of the balance sheet date are recorded into "Financial expenses".

5. Receivables

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

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

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

Allowance is made for each doubtful debt after being offset against liabilities (if any). The allowance rate is based on the estimated loss.

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

6. Inventories

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

Costs of inventories are determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- For work in progress: Costs comprise main materials, labor and other directly attributable costs.
- For finished goods: Costs comprise costs of materials, direct labor and directly attributable general manufacturing expenses allocated on the basis of normal operation.

For inventories serving pharmaceutical production and trading activities at Cuu Long Pharmaceutical Joint Stock Company, the cost of inventories is determined using the first-in first-out (FIFO) method. For other inventories, the cost of inventories is determined using the weighted average method and recorded in accordance with the perpetual inventory system.

Net realizable value is the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses to make the sale.

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

7. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several fiscal years. These prepaid expenses are amortized over the prepayment period or the period in which corresponding economic benefits are generated from these expenses.

Prepaid expenses of the Group mainly include:

Tools

Expenses for tools in use are amortized in accordance with the straight-line method for the maximum period of 36 months.

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Notes to the Interim Consolidated Financial Statements (cont.)

Expenses for acquiring water exploitation right

Expenses for acquiring exploitation right of Danh Thanh mineral water mine for a period of 20 years are paid in 10 installments starting from the date of licensing. Prepaid expenses in each payment are amortized in accordance with the straight-line method in 24 months over the exploitation term.

Expenses for acquiring exploitation right of Suoi Dau mineral water mine have not been amortized, as the exploitation has not yet started.

8. Tangible fixed assets

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

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

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

<u>Class of fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 50
Vehicles	05 – 20
Machinery and equipment	03 – 25
Office equipment	02 – 10
Other fixed assets	10 – 20

9. Finance lease assets

A lease is classified as a finance lease if substantially all the risks and rewards associated with the ownership of the asset are transferred to the lessee. Finance lease assets are determined by their historical costs less accumulated depreciation. Historical cost is the lower cost of the fair value of the leased asset at commencement of the lease term and the present value of the minimum lease payments. Discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in the lease or else mentioned in the lease. If the interest rate implicit in the lease cannot be determined, the incremental borrowing rate at commencement of the lease term will be applied.

Finance lease assets are depreciated using the straight-line method over their estimated useful lives. If there is no reasonable certainty that the Group will obtain ownership at the end of the lease, the fixed asset shall be depreciated over the shorter of the lease term and the estimated useful life of the asset. The depreciation years of the finance lease machinery and equipment are 5 years.

10. Intangible fixed assets

Intangible fixed assets are determined by their historical costs less accumulated amortization.

Historical costs of intangible fixed assets include all the costs paid by the Group to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operating costs during the period, otherwise, these costs are included into historical costs of fixed assets only if they are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of the asset.

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Notes to the Interim Consolidated Financial Statements (cont.)

When an intangible fixed asset is sold or disposed, its historical costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Intangible fixed assets of the Group include:

Land use right

Land use right includes all the actual expenses paid by the Group directly attributable to the land being used such as expenses to obtain the land use right, expenses for site clearance compensation and ground leveling, registration fees, etc. Land use right is amortized in accordance with the straight-line method over the land grant term (from 36 to 38 years). If the land use right is indefinite, it is not amortized.

Computer software

Costs to obtain computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Group until the date the software is put into use. Computer software is amortized in accordance with the straight-line method in 3 years.

11. Investment properties

Investment property is land use right, a building or part of a building held by the Group as the owner to earn rentals. Investment property for lease is measured at its historical costs less accumulated depreciation. Historical costs include all the expenses paid by the Group or the fair value of other considerations given to acquire the asset up to the date of its acquisition or construction.

Subsequent expenditure on an investment property is added to the investment property's carrying amount when it is probable that future economic benefits will flow to the entity. All other subsequent expenditure is expensed in the period in which it is incurred.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or net book value of investment property at the date of transfer.

Investment property held to earn rentals is depreciated using the straight-line method based on its estimated useful life. Investment properties, which are buildings and structures, are amortized in the period from 25 to 47 years.

Indefinite land use right and investment properties held for capital appreciation are not amortized or depreciated.

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant borrowing interest expenses following the accounting policies of the Group) directly attributable to the construction of plants and the installation of machinery and equipment to serve for production, leasing, and management as well as the repair of fixed assets, which have not been completed yet. Assets in the progress of construction and installation are recorded at historical costs and not depreciated.

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13. Business combination and goodwill

The business combination is accounted for using the purchase method. Costs of business combination include the fair value at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree plus any costs directly attributable to the business combination. The assets acquired, identifiable liabilities and contingent liabilities in a business combination are recognized at fair value as of the date of obtaining control.

For a business combination achieved in stages, the costs of the business combination include the consideration transferred at the date of obtaining control of the subsidiary and the previous consideration transferred which have been revaluated at fair value on the above-mentioned date. The difference between the investment's revaluated cost and its historical cost is recognized as the profit or loss if before the date of obtaining control, the Group does not have a significant influence on the investee, and the investment is accounted for using the cost method. If before the date of obtaining control, the Group has a significant influence on the investee, and the investment is accounted for using the equity method, the difference between the investment's revaluated cost and its value under the equity method is recognized into the profit or loss, and the difference between its value under the equity method and its historical cost is recognized directly into "Retained earnings" in the Consolidated Balance Sheet.

The excess of the business combination cost over the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities at the date of obtaining control of the subsidiary is recorded as goodwill. If the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities at the date of obtaining control of the subsidiary exceeds the cost of the business combination, the difference is recorded in the Consolidated Income Statement.

Goodwill is amortized over 10 years using the straight-line method. If there are indicators that the goodwill is impaired with the impairment loss exceeds the annually allocated amount, the higher amount will be recorded in the Consolidated Income Statement.

Non-controlling interests at the date of initial business combination are determined on the basis of the non-controlling shareholders' ownership in the net fair value of assets, liabilities and contingent liabilities recognized.

14. Payables and accrued expenses

Payables and accrued expenses are recorded based on the amounts payable for merchandise and services already used. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

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

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

Payables and accrued expenses are classified into short-term and long-term ones in the Consolidated Balance Sheet based on the remaining terms as of the balance sheet date.

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Notes to the Interim Consolidated Financial Statements (cont.)

15. Owner's equity

Owner's contribution capital

Owner's contribution capital is recorded according to the actual amounts contributed by the Company's shareholders.

Share premiums

The differences between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date are recognized into share premiums. Expenses directly attributable to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

16. Profit distribution

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

The distribution of profits to the shareholders is made in consideration of non-cash items in retained earnings that may affect cash flows and the ability to pay dividends such as gains from revaluation of assets invested in other entities, gains from revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

17. Recognition of revenue and income

Revenue from sales of merchandise, finished goods

Revenue from sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Group has transferred most of risks and benefits incident to the ownership of merchandise or products to the customer.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of revenue can be measured reliably. When the contract stipulates that the buyer has right to return merchandise, products purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer retains no right to return merchandise, products (except for the case that the customer has the right to return the merchandise or products in exchange for other merchandise or services).
- It is probable that the economic benefits associated with sale transactions will flow to the Group.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services rendered under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services rendered.
- The Group received or shall probably receive the economic benefits associated with the rendering of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion as of the balance sheet date.

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Notes to the Interim Consolidated Financial Statements (cont.)

Revenue from operating leases

Revenue from operating leases is recognized using the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenue in consistence with the lease term.

Interest

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

Dividend income

Income from dividends is recognized when the Group has the right to receive dividends from the investees. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

18. Revenue deductions

Revenue deductions include trade discounts, sales allowances, sales returns incurred in the same period of providing products, merchandise which are recorded as a deduction of revenue in such period.

In case of products, merchandise, services provided in the previous year but trade discounts, sales allowances, sales returns incurred in the current year, revenue deductions shall be recorded as follows:

- If trade discounts, sales allowances, sales returns incur prior to the release of the Interim Consolidated Financial Statements, such revenue deductions are recognized in the Interim Consolidated Financial Statements of the current year.
- If trade discounts, sales allowances, sales returns incur after the release of the Interim Consolidated Financial Statements, such revenue deductions are recognized in the Interim Consolidated Financial Statements of the following year.

19. Borrowing costs

Borrowing costs are interest expenses and other costs that the Group directly incurs in connection with the borrowings.

Borrowing costs are recorded as expenses when incurred. Borrowing costs are recorded as expenses when incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sale of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing costs are eligible for capitalization even if construction period is under 12 months. Investment income earned on the temporary investment of those borrowings is deducted from the costs of relevant assets.

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

20. Expenses

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

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

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Notes to the Interim Consolidated Financial Statements (cont.)

21. Corporate income tax

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

Current income tax

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

Deferred income tax

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

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

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

The Group shall offset deferred tax assets and deferred tax liabilities when:

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

22. Related parties

Parties are considered to be related parties in case that one party is able to control the other party or has significant influence on the financial and operating decisions of the other party. Parties are also considered to be related parties in case that they are under the common control or under the common significant influence.

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

23. Segment reporting

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

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Notes to the Interim Consolidated Financial Statements (cont.)

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

The segment information is prepared and presented in conformity with the accounting policy applied for the preparation and presentation of the Group's Interim Consolidated Financial Statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CONSOLIDATED BALANCE SHEET**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	202,144,905	374,389,306
Demand deposits at banks	22,995,159,478	98,062,066,980
Cash equivalents (term deposits of which the original maturity is within 3 months)	-	3,000,000,000
Total	23,197,304,383	101,436,456,286

2. Financial investments**2a. Trading securities**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original cost</u>	<u>Provision</u>	<u>Original cost</u>	<u>Provision</u>
UPCOM shares	6,125,000,000	(4,890,666,667)	6,125,000,000	(5,020,458,333)
Unlisted shares	186,895,000,000	-	186,895,000,000	-
Total	193,020,000,000	(4,890,666,667)	193,020,000,000	(5,020,458,333)

The fair value of UPCOM shares as at 30 June 2025 was VND 1,234,333,333 (beginning balance: VND 1,104,541,667).

The Group has not determined fair value of the unlisted shares because there have not been any specific instructions on determination of fair value of these shares.

Fluctuations in provisions for diminution in value of trading securities are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	5,020,458,333	5,347,708,334
Reversal of provision	(129,791,666)	(1,256,791,667)
Ending balance	4,890,666,667	4,090,916,667

2b. Short-term held-to-maturity investments

	<u>Ending balance</u>	<u>Beginning balance</u>
Term deposits	774,300,000,000	699,300,000,000

These are term deposits in commercial banks, with the carrying value equal to their original costs, terms ranging from 6 months to 12 months. As of the balance sheet date, their interest rates ranged from 2.9% to 5.2% per year (at the beginning of the year: from 2.9% to 5.5% per year). Among these, total value of the term deposits which have been pledged as collateral for the bank loans of the Holding Company and the subsidiaries is VND 774.1 billion.

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Notes to the Interim Consolidated Financial Statements (cont.)**2c. Investments in associates (FIT Cosmetics Joint Stock Company (“FIT Cosmetics”))**

	<u>Ending balance</u>	<u>Beginning balance</u>
Original costs	383,137,080,000	383,137,080,000
Loss after investment date	(96,085,436,840)	(92,735,281,508)
Total	<u>287,051,643,160</u>	<u>290,401,798,492</u>

The value of the Group’s ownership in the associate is as follows:

	<u>Current period</u>
Beginning balance	290,401,798,492
Loss during the period	(3,350,155,332)
Ending balance	<u>287,051,643,160</u>

Operation of associate

The principal activity of FIT Cosmetics during the period is the exclusive distribution of merchandise and cosmetics of Today Cosmetic JSC. FIT Cosmetics suffered losses during the period and had accumulated losses.

Transactions with associate: Note VIII.1

2d. Investments in other entities

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original cost</u>	<u>Provision</u>	<u>Original cost</u>	<u>Provision</u>
Tri Viet Investment JSC.	67,260,031,250	-	67,260,031,250	-
Vietnam Corn Products Investment & Development JSC.	2,272,180,000	-	2,272,180,000	-
Total	<u>69,532,211,250</u>	<u>-</u>	<u>69,532,211,250</u>	<u>-</u>

These are the investments of TSC and its subsidiaries (“TSC Group”), as follows:

- TSC Group held 3,065,000 shares, equivalent to 10.22% of the charter capital of Tri Viet Investment JSC.
- TSC Group owns 220,600 shares, equivalent to 4.42% of the charter capital of Vietnam Corn Products Investment & Development JSC.

Fair value

The Group has not determined fair value of the unlisted investments because there has not been enough necessary information or any specific instructions on determination of fair value of these investments.

3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties (Note VIII.1)</i>	<i>892,426,520</i>	<i>551,350,800</i>
<i>Receivables from other customers</i>	<i>400,923,466,531</i>	<i>428,013,090,676</i>
Receivables from customers related to pharmaceutical business	305,329,402,543	326,764,738,221
Other customers	95,594,063,988	101,248,352,455
Total	<u>401,815,893,051</u>	<u>428,564,441,476</u>

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Notes to the Interim Consolidated Financial Statements (cont.)**4. Short-term prepayments to suppliers**

	Ending balance	Beginning balance
Viet Nam Lotus Investment Trading JSC.	-	6,454,448,000
Trenwell Services LLC	12,066,253,779	16,339,862,500
Le Gia Phuc Trading and Construction Co., Ltd.	-	11,937,945,260
TST Co., Ltd.	6,516,172,149	5,735,746,872
Polyco Co., Ltd.	-	34,714,524,982
Confitech Cuu Long JSC.	-	7,250,000,000
Other suppliers	45,075,041,978	39,706,084,711
Total	63,657,467,906	122,138,612,325

5. Receivables for loans**5a. Receivables for short-term loans**

	Ending balance	Beginning balance
<i>Receivables from related parties (Note VIII.1) ⁽ⁱ⁾</i>	<i>69,199,000,000</i>	-
<i>Receivables from other organizations and individual</i>	<i>64,174,595,050</i>	<i>80,524,595,050</i>
PetroVietnam Securities JSC.	4,000,000,000	35,000,000,000
Saigon Investment - Construction & Real Estate JSC. ⁽ⁱⁱ⁾	45,174,595,050	45,174,595,050
Viet Thai International Joint Stock Company ⁽ⁱⁱⁱ⁾	15,000,000,000	-
Hau Giang Spring Agricultural JSC.	-	350,000,000
Total	133,373,595,050	80,524,595,050

⁽ⁱ⁾ These represent unsecured, free-interest loans to the related parties with a term of 12 months.

⁽ⁱⁱ⁾ This represents an unsecured loan arising from Agreement dated 24 August 2020 with Saigon Investment - Construction & Real Estate JSC., with the interest rate of 14.8% per year, the term of 36 months. The two parties have mutually agreed to transfer all principal and accrued interest of the previous agreement to a new loan with a term of 12 months, starting from 24 August 2024, and an interest rate of 14.8% per year. As at 30 June 2025, the total amount receivable from Saigon Investment - Construction & Real Estate JSC. was VND 45,174,595,050 (including the interest added to principal of VND 5,837,796,458).

⁽ⁱⁱⁱ⁾ This represents an unsecured loan granted to Viet Thai International Joint Stock Company ("the borrower") for the term of 12 months at the interest rate of 15% per year, to provide working capital for the borrower's core consumer business activities, primarily within the F&B platform.

5b. Receivables for long-term loans

This represents an unsecured, free-interest loan granted to Hau Giang Spring Agricultural Joint Stock Company with the maturity date of 23 July 2026.

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Notes to the Interim Consolidated Financial Statements (cont.)**6. Other receivables****6a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables for principal of investment cooperation contracts, investment trusts, business cooperation contracts	3,328,009,051,663	-	3,147,651,776,177	-
- <i>Related parties (Note VIII.1)</i>	143,610,000,000	-	43,610,000,000	-
- <i>Other organizations and individuals ⁽ⁱ⁾</i>	3,184,399,051,663	-	3,104,041,776,177	-
Receivables for profit from investment cooperation contracts, loans and investment trusts	119,169,063,697	-	73,542,922,508	-
- <i>Related parties (Note VIII.1)</i>	7,931,523,146	-	7,049,692,326	-
- <i>Other organizations and individuals ⁽ⁱⁱ⁾</i>	111,237,540,551	-	66,493,230,182	-
Other receivables from the related parties (Note VIII.1)	253,400,844	-	253,400,844	-
Accrued interest income of term deposits	17,262,725,636	-	9,099,663,689	-
Deposits	2,523,398,211	-	2,670,823,705	-
Advances to employees	42,112,352,716	-	41,328,929,507	-
VAT on finance lease assets	8,508,584,666	-	7,531,505,244	-
Advance for Binh Dinh Cassava Factory Project	3,500,000,000 (3,500,000,000)		3,500,000,000 (3,500,000,000)	
Other short-term receivables	11,738,418,951 (5,993,224,609)		13,230,952,235 (5,993,224,609)	
Total	3,533,076,996,384 (9,493,224,609)		3,298,809,973,909 (9,493,224,609)	

⁽ⁱ⁾ These are the receivables for principal of investment cooperation contracts, investment trusts, business cooperation contracts from other organizations and individuals, including:

	Ending balance	Beginning balance
Receivables for investment cooperation	3,038,932,687,621	2,958,575,412,135
Viet Nam Lotus Investment Trading JSC. ^(a)	498,437,000,000	589,267,000,000
Pho Hien Viet Nam Trading and Investment JSC. ^(a)	702,850,000,000	786,620,000,000
Tri Viet Investment JSC. ^(a)	436,355,000,000	376,285,000,000
Trong Dong Trading and Investment JSC. ^(a)	395,224,056,307	305,625,000,000
KVN Viet Nam Trading Service and Investment JSC. ^(a)	202,520,000,000	136,520,000,000
Hop Thanh Investment and Mineral JSC. ^(a)	-	38,811,780,821
Amigo Viet Nam Pharmaceuticals JSC. ^(a)	25,000,000,000	25,000,000,000
Hau Giang Spring Agricultural JSC.	196,776,000	196,776,000
Tan An Business Development Investment Co., Ltd. ^(c)	233,883,500,000	233,883,500,000
Viet Hoang Service Investment Co., Ltd. ^(c)	70,000,000,000	70,000,000,000
SJ Trading Development JSC. ^(a)	65,000,000,000	-
Mr. Cao Trong Hoan ^(b)	237,540,895,370	237,540,895,370
Ms. Bui Thi Nhu Quynh ^(c)	30,100,000,000	-
Mr. Pham Quoc Khanh ^(c)	5,900,000,000	-
Mr. Nguyen Van Dat ^(c)	-	22,900,000,000
Mr. Nguyen Ngoc Bich ^(d)	135,925,459,944	135,925,459,944

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	Ending balance	Beginning balance
Receivables for investment trusts	145,466,364,042	145,466,364,042
Ms. Le Hong Phuong ^(e)	141,161,410,142	141,161,410,142
Mr. Nguyen Thien An ^(f)	4,304,953,900	4,304,953,900
Total	3,184,399,051,663	3,104,041,776,177

- (a) These are the investment cooperation contracts with the individuals and organizations which are not related parties, including:
- Contracts with the cooperation terms from 6 months to 12 months. The Group is entitled to the profit at the end of the period ranging from 4.4% to 9.2% per year (at the beginning of the year: from 4.4% to 10.5% per year). These contracts are secured by Land use rights of real estate invested by the partners.
 - Investment Cooperation Contracts with undetermined terms to invest in real estate. Profit from these investments is shared in proportion to the parties' contribution rates. Among these, the Group's contribution rates in the contracts range from 94.52% to 95%. The dossiers related to real estate under investment cooperation contracts, including Transfer Contract, Land Use Right Certificate and others are held by the Group.
- (b) This is the Investment Cooperation Contract between Mr. Cao Trong Hoan and entities in the Group, to invest in real estate in Ho Chi Minh City. Collaterals are the cooperative projects as per the terms of the contract, and other assets owned by Mr. Cao Trong Hoan. Profit is shared at the end of the period when revenue is generated, or at an interest rate of 10% per year, depending on each contract.
- (c) This is the investment cooperation between the Holding Company and its partners to invest in securities listed on HOSE. The contribution rate of the two parties is 50:50. The cooperation term is 6 months, starting from the date of capital disbursement. The cooperation profit is periodically paid every 3 months, and principal is paid in a lump sum at the end of the cooperation term. The Contracts are secured by all of the shares purchased with the contributed capital of the two parties, managed in the securities trading account of the partners, and frozen by the securities company. The partners are not allowed to trade these securities in any form without the Company's written consent. The Company is entitled to profit based on the contributed capital and the actual number of contribution days, with the rate ranging from 9.5% to 12% per year.
- (d) This is the Investment Cooperation Contract between Mr. Nguyen Ngoc Bich and FLD, to invest in real estate in Ho Chi Minh City. Collaterals are the land use right owned by the guarantor and the future-formed assets attached to land. Profit is shared in proportion to the contribution rates when revenue is generated.
- (e) These are the Investments Trust Agreements of the entities in the Group with Ms. Le Hong Phuong, including:
- FLD's investment trust to Ms. Le Hong Phuong under Investment Trust Agreements in 2021 and their appendices to deposit for purchasing entrusted real estate, with the entrustment term starting from the date of contract signing to the date FLD decides to terminate the trust management. This contract is free of any trust fee. Collaterals are the land use rights owned by Ms. Phuong and the future-formed assets attached to land.
 - WFC's investment trust to Ms. Le Hong Phuong under Investment Trust Agreement in 2022, accordingly, the Trustee will act on behalf of WFC to transact, manage and transfer the entrusted shares (665,938 shares of Hau Giang Spring Agricultural JSC.), and the profit arising from these shares at WFC's request. WFC holds full ownership of the entrusted shares and any profits arising from them, and is entitled to all associated benefits and obligations during the contract term. This contract is free of any trust fee.
- (f) This is WFC's investment trust to Mr. Nguyen Thien An under Investment Trust Agreements in 2019 and 2020, accordingly, the Trustee will act on behalf of WFC to receive the transfer and hold the name of the land user on the Land Use Right Certificates of 4 land lots in An Binh Ward, Ninh Kieu District, Can Tho City. The Trustee has the obligation to manage the entrusted property at WFC's request. WFC is entitled to all benefits and obligations arising from the entrusted property during the contract term. The profit earned by the Trustee from this contract will be as agreed upon by the two parties at the contract termination date.

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- (ii) These are the receivables for profit from investment cooperation contracts, investment trusts, business cooperation contracts from other organizations and individuals, including:

	<u>Ending balance</u>	<u>Beginning balance</u>
Viet Nam Lotus Investment Trading JSC.	29,493,255,305	18,777,418,730
Pho Hien Viet Nam Trading and Investment JSC.	36,426,738,043	24,779,557,110
Tri Viet Investment JSC.	13,476,214,442	6,255,301,085
Trong Dong Trading and Investment JSC.	9,991,782,658	5,526,901,678
KVN Viet Nam Trading Service and Investment JSC.	4,721,501,911	852,164,378
Saigon Investment - Construction & Real Estate JSC.	5,696,702,121	2,381,258,145
Hop Thanh Investment and Mineral JSC.	-	1,823,717,096
Tan An Business Development Investment Co., Ltd.	4,078,543,774	4,139,417,562
Viet Hoang Service Investment Co., Ltd.	1,020,273,973	1,020,273,973
Amigo Viet Nam Pharmaceuticals JSC.	660,958,905	41,095,890
SJ Trading Development JSC.	214,706,849	-
Mr. Nguyen Van Dat	-	396,828,767
Mr. Cao Trong Hoan	5,456,862,570	499,295,768
Total	<u>111,237,540,551</u>	<u>66,493,230,182</u>

6b. Other long-term receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term deposits	4,987,800,000	4,796,500,000

7. Doubtful debts

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Trade receivables	62,627,803,882	(52,784,652,697)	61,012,622,391	(51,649,702,774)
Trung Dong Private Enterprise	3,520,000,000	(3,520,000,000)	3,520,000,000	(3,520,000,000)
Maxwill (Asia) Pte Ltd	3,508,884,959	(3,508,884,959)	3,508,884,959	(3,508,884,959)
Other customers	55,598,918,923	(45,755,767,738)	53,983,737,432	(44,620,817,815)
Prepayments to suppliers	6,952,470,036	(6,952,470,036)	6,952,470,036	(6,952,470,036)
Tan Thai Phong Agricultural Products Limited Company	2,640,025,020	(2,640,025,020)	2,640,025,020	(2,640,025,020)
Other suppliers	4,312,445,016	(4,312,445,016)	4,312,445,016	(4,312,445,016)
Other receivables	9,493,224,609	(9,493,224,609)	9,493,224,609	(9,493,224,609)
Mr. Do Van Tam	3,500,000,000	(3,500,000,000)	3,500,000,000	(3,500,000,000)
Receivables for advances	-	-	-	-
Receivables for payments on behalf	3,659,656,462	(3,659,656,462)	3,659,656,462	(3,659,656,462)
Receivables from other organizations and individuals	2,333,568,147	(2,333,568,147)	2,333,568,147	(2,333,568,147)
Total	<u>79,073,498,527</u>	<u>(69,230,347,342)</u>	<u>77,458,317,036</u>	<u>(68,095,397,419)</u>

Fluctuations in allowance for doubtful debts are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	68,095,397,419	68,938,779,131
Additional allowance/(Reversal of allowance) during the period	1,134,949,923	(168,956,105)
Use of allowance to write off debts	-	(727,433,517)
Ending balance	<u>69,230,347,342</u>	<u>68,042,389,509</u>

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Notes to the Interim Consolidated Financial Statements (cont.)**8. Inventories**

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
Goods in transit	32,770,277,408	-	29,242,530,353	-
Materials and supplies	256,898,495,035	(6,099,188,710)	171,846,870,761	(4,049,497,422)
Tools	11,934,668,570	-	13,608,349,604	-
Work in progress	1,636,363,963	-	1,641,711,260	-
Finished goods	182,669,738,104	(6,095,639,357)	143,703,058,889	(5,247,680,995)
Semi-finished goods	67,872,735,755	(640,938,898)	34,301,943,913	(640,938,898)
Merchandise	23,297,871,103	(1,308,370,897)	26,028,500,872	(1,282,761,526)
Goods on consignment	1,494,933,579	-	-	-
Total	578,575,083,517	(14,144,137,862)	420,372,965,652	(11,220,878,841)

Some materials and supplies, finished goods and merchandise in stock, with the book value of VND 301,658,596,478, have been pledged as collateral for the Group's bank loans (Note V.22).

Fluctuations in allowance for inventories are as follows:

	Current period	Previous period
Beginning balance	11,220,878,841	10,658,857,497
Additional allowance	2,923,259,021	2,965,579,289
Ending balance	14,144,137,862	13,624,436,786

9. Prepaid expenses**9a. Short-term prepaid expenses**

	Ending balance	Beginning balance
Expenses for tools	2,010,212,978	2,012,769,870
Insurance premiums	161,664,115	694,432,422
Expenses for software	909,657,500	895,061,277
Other expenses	3,001,595,461	1,916,149,124
Total	6,083,130,054	5,518,412,693

9b. Long-term prepaid expenses

	Ending balance	Beginning balance
Expenses for tools	27,389,529,705	24,117,837,826
Prepaid land rental	2,553,867,732	2,582,402,568
Expenses for acquiring exploitation right of mineral water mines	12,657,763,000	13,047,856,750
Expenses for consulting, management, and brand strategy development for Vikoda trademark	715,155,337	2,133,474,325
Other expenses	15,045,619,719	8,575,790,094
Total	58,361,935,493	50,457,361,563

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Notes to the Interim Consolidated Financial Statements (cont.)**10. Tangible fixed assets**

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical costs						
Beginning balance	370,228,518,897	893,845,260,490	78,589,781,619	22,034,840,995	97,409,646	1,364,795,811,647
New acquisition	5,252,322,514	1,689,000,000	436,233,111	1,746,145,455	-	9,123,701,080
Completed construction	164,350,565,976	31,325,307,113	650,000,000	356,481,481	-	196,682,354,570
Disposal and liquidation	-	(6,691,847,796)	-	-	-	(6,691,847,796)
Acquisition of financial leased assets	-	11,019,163,039	-	-	-	11,019,163,039
Ending balance	539,831,407,387	931,186,882,846	79,676,014,730	24,137,467,931	97,409,646	1,574,929,182,540
<i>In which:</i>						
Assets fully depreciated but still in use	97,261,135,471	310,405,759,418	25,391,718,215	9,076,613,584	97,409,646	442,232,636,334
Assets waiting for liquidation	-	13,337,109,819	-	90,000,000	-	13,427,109,819
Depreciation						
Beginning balance	176,058,124,058	577,506,329,274	46,887,350,693	14,271,807,722	97,409,646	814,821,021,393
Depreciation during the period	9,014,188,582	18,648,299,348	3,097,276,711	929,588,790	-	31,689,353,431
Disposal and liquidation	-	(6,691,847,796)	-	-	-	(6,691,847,796)
Acquisition of finance lease assets	-	9,086,474,004	-	-	-	9,086,474,004
Ending balance	185,072,312,640	598,549,254,830	49,984,627,404	15,201,396,512	97,409,646	848,905,001,032
Net book value						
Beginning balance	194,170,394,839	316,338,931,216	31,702,430,926	7,763,033,273	-	549,974,790,254
Ending balance	354,759,094,747	332,637,628,016	29,691,387,326	8,936,071,419	-	726,024,181,508

Certain tangible fixed assets with the net book value of VND 517,287,606,670 have been pledged as collateral for the Group's bank loans.

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Notes to the Interim Consolidated Financial Statements (cont.)**11. Finance lease assets**

These are machinery and equipment. Details are as follows:

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Net book value</u>
Beginning balance	22,876,854,258	9,363,314,894	13,513,539,364
Finance assets leased during the period	176,450,409,339	-	176,450,409,339
Acquisition of finance lease assets during the period	(11,019,163,039)	(9,086,474,004)	(1,932,689,035)
Depreciation during the period	-	5,529,240,620	(5,529,240,620)
Ending balance	188,308,100,558	5,806,081,510	182,502,019,048

12. Intangible fixed assets

	<u>Land use right</u>	<u>Brand identity (*)</u>	<u>Computer software</u>	<u>Total</u>
Historical costs				
Beginning balance	107,185,506,364	988,680,000	10,094,429,723	118,268,616,087
New acquisition	-	-	-	-
Ending balance	107,185,506,364	988,680,000	10,094,429,723	118,268,616,087
<i>In which:</i>				
Assets fully amortized but still in use	-	-	2,271,559,783	2,271,559,783
Amortization				
Beginning balance	13,877,788,553	425,682,210	3,799,993,721	18,103,464,484
Amortization during the period	1,020,052,002	24,717,000	451,414,894	1,496,183,896
Ending balance	14,897,840,555	450,399,210	4,251,408,615	19,599,648,380
Net book value				
Beginning balance	93,307,717,811	562,997,790	6,294,436,002	100,165,151,603
Ending balance	92,287,665,809	538,280,790	5,843,021,108	98,668,967,707

In which:

Assets temporarily not in use

-

-

-

-

Assets waiting for liquidation

-

-

-

-

(*) This is the brand identity of Cuu Long Pharmaceutical formed from 10 January 2016 with the amortization duration of 20 years.

Certain intangible fixed assets with the net book value of VND 75,885,918,142 have been pledged as collateral for the Group's bank loans.

13. Investment properties for lease

	<u>Land use right</u>	<u>Buildings and structures</u>	<u>Total</u>
Historical costs			
Beginning balance	71,280,104,730	50,892,328,692	122,172,433,422
Ending balance	71,280,104,730	50,892,328,692	122,172,433,422
<i>In which:</i>			
Assets fully depreciated but still in use	-	6,187,542,786	6,187,542,786
Depreciation			
Beginning balance	-	15,383,737,237	15,383,737,237
Depreciation during the period	-	536,736,510	536,736,510
Ending balance	-	15,920,473,747	15,920,473,747

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	<u>Land use right</u>	<u>Buildings and structures</u>	<u>Total</u>
Net book value			
Beginning balance	71,280,104,730	35,508,591,455	106,788,696,185
Ending balance	71,280,104,730	34,971,854,945	106,251,959,675

According to the Vietnamese Accounting Standard No. 5 “Investment property”, it is required to present fair value of investment property as of the balance sheet date. However, the Group has not measure fair value of its investment properties as there was no information on market price for measurement of fair value as at 30 June 2025.

List of investment properties as of the balance sheet date is as follows:

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Net book value</u>
5 th Floor - HACC1 Building	31,826,085,906	(6,336,444,145)	25,489,641,761
1 st Floor - CT1 Me Tri Building	12,878,700,000	(3,396,486,816)	9,482,213,184
Cai Son Hang Bang Warehouse	6,187,542,786	(6,187,542,786)	-
Land in Cai Son Hang Bang, An Binh Ward	1,389,654,116	-	1,389,654,116
Agricultural land in An Binh Ward	5,863,335,957	-	5,863,335,957
Land for rice cultivation in Hau Giang - 11 plots	2,478,114,657	-	2,478,114,657
Land for perennial plants in Long Hoa Ward, Binh Thuy District, Can Tho City	36,919,000,000	-	36,919,000,000
Land for rice cultivation in Long Hoa Ward, Binh Thuy District, Can Tho City	24,630,000,000	-	24,630,000,000
Total	122,172,433,422	(15,920,473,747)	106,251,959,675

14. Long-term work in progress

	<u>Ending balance</u>	<u>Beginning balance</u>
MD2 pineapple testing project in Hau Giang and Kien Giang Provinces	-	219,600,330
MD2 pineapple shoot nursery project ⁽ⁱ⁾	4,943,466,796	4,407,505,527
Total	4,943,466,796	4,627,105,857

- (i) MD2 pineapple shoot nursery project aims to develop the MD2 pineapple raw material area, with the investment value to be recovered based on the value of pineapples sold to farmers from this project.

15. Construction-in-progress

	<u>Beginning balance</u>	<u>Increase during the period</u>	<u>Transferred to fixed assets during the period</u>	<u>Other decrease</u>	<u>Ending balance</u>
Acquisition of fixed assets	2,019,767,657	15,652,635,489	(4,700,156,551)	-	12,972,246,595
Construction-in-progress	788,215,890,505	218,586,321,098	(373,132,763,909)	(5,144,204,579)	628,525,243,115
Factory Project in Hau Giang ⁽ⁱ⁾	272,875,463,337	131,500,198,032	-	-	404,375,661,369
Vikimco Factory Project ⁽ⁱⁱ⁾	169,724,302,338	36,203,525,728	(179,617,000,456)	(3,307,441,004)	23,003,386,606
Factory Project in Long An ⁽ⁱⁱⁱ⁾	186,066,914,053	9,208,913,607	-	-	195,275,827,660
Capsule Line 5 Project ^(iv)	152,392,172,368	32,752,963,443	(183,308,372,236)	(1,836,763,575)	-
Other projects	7,157,038,409	8,920,720,288	(10,207,391,217)	-	5,870,367,480
Total	790,235,658,162	235,213,030,661	(378,806,994,534)	(5,144,204,579)	641,497,489,710

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- (i) This is the Hau Giang Food and Agricultural Product Processing Complex Project at Song Hau Industrial Park - phase 1, Dong Phu Commune, Chau Thanh District, Hau Giang Province, being constructed on an area of 7 hectares, to produce processed agricultural products of all kinds. Total investment of the project is VND 666,000,000,000, including the Group's contribution capital of VND 218,234,000,000, accounting for 32.8%, and the loan capital of VND 447,766,000,000, accounting for 67.2%. The project's operation period is 41 years starting from 21 October 2015. Currently, the project has been under construction.
- (ii) This is the Vikimco Factory Project implemented in accordance with the Investment Certificate No. 2651067820 dated 12 August 2020 granted by the Department of Planning and Investment of Vinh Long Province, to produce medical equipment and devices, with the total investment capital of VND 373.9 billion. The project has been put into operation since March 2025.
- (iii) This is the Factory Project in Long An implemented in accordance with the Investment Certificate No. 6037037488 dated 30 June 2022 granted by the Management Board of Long An Economic Zone, to produce drugs, pharmaceuticals and medical supplies, with the total investment capital of VND 1,035 billion.

In which, the land use right at Huu Thanh Industrial Park, Long An Province, with the value of VND 161.7 billion, has been used as collateral for the loan from Vietnam Joint Stock Commercial Bank for Industry and Trade (Vietinbank) – Thanh An Branch (Note V.22).
- (iv) This is the Capsule Line - Phase 5 Project aimed at expanding empty capsule production and increasing the factory's production capacity with the total investment capital of VND 232.4 billion. The project has been put into operation since January 2025.

Total borrowing costs capitalized into construction-in-progress during the period are VND 4,062,174,187 (previous period: VND 11,241,458,269).

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Notes to the Interim Consolidated Financial Statements (cont.)**16. Goodwill**

	TSC	DCL	Nong Tin	Vikoda	WFC	Total
Historical costs						
Beginning balance	6,387,565,874	163,255,255,818	12,864,385,324	620,990,283,326	4,723,270,846	808,220,761,188
Ending balance	6,387,565,874	163,255,255,818	12,864,385,324	620,990,283,326	4,723,270,846	808,220,761,188
Amount allocated						
Beginning balance	6,387,565,874	157,133,183,717	12,221,166,056	217,346,599,165	4,723,270,846	397,811,785,658
Allocation during the period	-	6,122,072,101	643,219,268	31,049,514,167	-	37,814,805,536
Ending balance	6,387,565,874	163,255,255,818	12,864,385,324	248,396,113,332	4,723,270,846	435,626,591,194
Net book value						
Beginning balance	-	6,122,072,101	643,219,268	403,643,684,161	-	410,408,975,530
Ending balance	-	-	-	372,594,169,994	-	372,594,169,994

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Notes to the Interim Consolidated Financial Statements (cont.)**17. Short-term trade payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties (Note VIII.1)</i>	<i>7,916,005</i>	<i>-</i>
<i>Payables to other suppliers</i>	<i>160,420,595,892</i>	<i>108,239,994,256</i>
Lao TTL Agriculture and Industrial Development Sole Co., Ltd.	7,451,062,500	7,252,651,350
Van Lang Industrial Waste Treatment and Environmental Consulting Co., Ltd.	1,182,293,158	9,871,959,411
Le Gia Phuc Trading and Construction Co., Ltd.	16,908,892,587	
WW Investment JSC.	15,491,120,106	14,870,635,468
Nectar Lifesciences Company - India	-	9,790,632,180
Pho Hien Viet Nam Trading and Investment., JSC	-	5,470,745,553
Pharmascience INC	10,389,478,886	4,429,061,442
Shouguang Fukang Pharmaceutical Co., Ltd	-	3,285,858,600
Bach Dang Hai Phong Construction and Trading JSC.	4,500,000,000	3,328,001,511
Other suppliers	104,497,748,655	49,940,448,741
Total	<u>160,428,511,897</u>	<u>108,239,994,256</u>

18. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
IC FOOD Co., Ltd	-	2,628,478,800
Sagophar Pharmaceutical Corporation	-	1,500,000,000
VKD Trading and Investment JSC.	11,686,727,174	10,762,027,121
Other customers	7,492,721,437	8,903,467,419
Total	<u>19,179,448,611</u>	<u>23,793,973,340</u>

19. Taxes and other obligations to the State Budget**19a. Receivables**

	<u>Beginning balance</u>	<u>Incurred during the period</u>	<u>Amount offset during the period</u>	<u>Ending balance</u>
VAT on local sales and imports	1,033,825,557	2,153,308,619	(1,027,656,493)	2,159,477,683
Import-export duties	124,235,899	566,215,197	(424,274,730)	266,176,366
Personal income tax	74,075,119	650,000	(4,280,000)	70,445,119
Fees, legal fees, and other duties	16,593,645	-	-	16,593,645
Total	<u>1,248,730,220</u>	<u>2,720,173,816</u>	<u>(1,456,211,223)</u>	<u>2,512,692,813</u>

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Notes to the Interim Consolidated Financial Statements (cont.)**19b. Payables**

	<u>Beginning balance</u>	<u>Amount payable during the period</u>	<u>Amount already paid during the period</u>	<u>Ending balance</u>
VAT on local sales and imports	1,481,444,353	16,366,921,147	(17,183,977,453)	664,388,047
Import-export duties	-	3,810,411	(3,810,411)	-
Corporate income tax	77,005,396,405	26,153,666,420	(77,218,362,163)	25,940,700,662
Personal income tax	961,883,589	3,859,958,874	(3,943,466,995)	878,375,468
Natural resource tax	214,934,600	1,253,180,300	(1,233,378,900)	234,736,000
Property tax, land rental	-	1,102,511,040	(405,153,629)	697,357,411
Other taxes, fees, legal fees, and other duties	19,734,000	798,081,481	(796,251,481)	21,564,000
Total	<u>79,683,392,947</u>	<u>49,538,129,673</u>	<u>(100,784,401,032)</u>	<u>28,437,121,588</u>

Value added tax ("VAT")

The Group has to pay VAT in accordance with the deduction method. VAT rates applied to merchandise, finished goods, services provided by the Group are in compliance with the prevailing Law on value added tax.

Corporate income tax ("CIT")

Westfood Exporting and Processing JSC. has to pay CIT for the activity of processing agricultural products at the rate of 15%.

Taxable income of the Holding Company and other subsidiaries in the Group is subject to CIT rate of 20%.

The determination of CIT liability of the Holding Company and its subsidiaries is based on the prevailing regulations on taxes. However, these regulations may change from time to time and regulations applicable to variety of transactions can be interpreted differently. Therefore, the tax amount presented in the Interim Consolidated Financial Statements could change when being inspected by the Tax Office.

Other taxes

The Group declares and pays these taxes according to prevailing regulations.

20. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	2,477,995	-
Payables to other organizations and individuals	21,306,222,391	35,324,155,679
Accrued loan interest expenses	1,228,974,341	1,163,778,259
Expenses for investment cooperation contracts	846,212,873	348,925,442
Expenses for Vikoda trademark identity	865,370,001	3,782,278,240
Expenses for sale support, promotion, discount, store rentals	7,989,727,694	21,763,677,031
Expenses for transportation	54,696,770	967,760,831
Other expenses	10,321,240,712	7,297,735,876
Total	<u>21,308,700,386</u>	<u>35,324,155,679</u>

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Notes to the Interim Consolidated Financial Statements (cont.)**21. Other payables****21a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Excessive assets awaiting resolution	172,739,856	172,739,856
Trade Union's expenditure, social insurance, health insurance and unemployment insurance premiums	2,949,418,701	2,621,248,602
Minh Tam Investment and Development Trading Co., Ltd.	303,207,123	71,255,890
- Loan interest payable	286,489,736	286,489,736
Short-term deposits received	83,802,660	83,802,660
Dividends payable	35,275,791,859	72,275,791,859
Payables for investment cooperation contracts	6,775,791,859	6,775,791,859
<i>Mr. Nguyen Duy Thanh</i> ⁽ⁱ⁾	9,000,000,000	9,000,000,000
<i>TDN Viet Nam Business Trading Co., Ltd.</i> ⁽ⁱⁱ⁾	11,700,000,000	51,700,000,000
<i>Prosperity Agricultural Investment JSC.</i> ⁽ⁱⁱⁱ⁾	7,800,000,000	4,800,000,000
<i>Minh Tam Investment and Development Trading Co., Ltd.</i> ⁽ⁱⁱⁱ⁾	1,838,604,108	1,908,150,000
Payables for profit for investment cooperation contracts	1,566,713,699	1,847,130,822
<i>Prosperity Agricultural Investment JSC.</i>	271,890,409	61,019,178
<i>Minh Tam Investment and Development Trading Co., Ltd.</i>	2,534,262,541	2,224,202,305
Other short-term payables	43,444,316,584	79,643,680,908
Total	43,444,316,584	79,643,680,908

- (i) This is the investment cooperation with Mr. Nguyen Duy Thanh under Investment Cooperation Contract dated 24 August 2020. The cooperation term is 36 months starting from 24 August 2020 and is extended for 12 months starting from 24 August 2023 under the appendix on extension. The Group shall pay a minimum profit at the rate of 14.8% per year, regardless of its business results.
- (ii) According Investment Cooperation Contract dated 9 May 2018, Khanh Hoa Mineral Water JSC. ("VKD") and TDN Viet Nam Business Trading Co., Ltd. would cooperate to invest in the F.I.T Tower Nha Trang Apartment Project, constructed on the land lot at No. 28 Road 2/4, Vinh Hai Ward, Nha Trang City, Khanh Hoa Province (Note VIII.3).
- (iii) These are Investment Cooperation Contracts of Westfood Exporting and Processing JSC. (the subsidiary), with the cooperation terms from 6 to 12 months. The subsidiary shall pay profit at fixed rates ranging from 6% to 6.5% per year.

21b. Other long-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Deposits received	8,906,974,601	8,906,974,601

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Notes to the Interim Consolidated Financial Statements (cont.)**22. Borrowings and finance leases****22a. Short-term borrowings and finance leases**

	Ending balance	Beginning balance
Short-term loans from banks ⁽ⁱ⁾	1,287,062,994,339	882,510,088,454
Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV")	209,642,972,436	77,041,198,112
Public Bank Vietnam Limited ("PBVN")	233,552,313,642	94,972,435,420
Joint Stock Commercial Bank for Foreign Trade of Vietnam ("Vietcombank")	275,856,921,155	222,328,747,867
Vietnam Bank for Agriculture and Rural Development ("Agribank")	23,581,228,938	21,058,263,472
Military Commercial Joint Stock Bank ("MBBank")	97,413,660,342	70,835,140,456
Kasikornbank Public Company Limited – Ho Chi Minh City Branch ("KBank")	49,473,873,593	-
Vietnam Joint Stock Commercial Bank for Industry and Trade ("Vietinbank")	397,542,024,233	396,274,303,127
Short-term loans from other organizations		
- Minh Tam Investment and Development Trading Co., Ltd. ⁽ⁱⁱ⁾	57,340,000,000	5,140,000,000
Current portions of long-term loans (Note V.22b)	77,877,624,004	77,901,624,004
Vietinbank	41,425,000,004	39,425,000,004
BIDV	8,840,624,000	8,840,624,000
Vietcombank	25,336,000,000	27,636,000,000
Agribank	2,276,000,000	2,000,000,000
Current portions of finance leases		
- Vietinbank Leasing Co., Ltd. (Note V.22b)	24,375,083,640	24,544,084,140
Total	1,446,655,701,983	990,095,796,598

The Group has solvency to repay short-term borrowings and finance leases.

Details of increases/ (decreases) in short-term borrowings and finance leases during the period are as follows:

	Short-term loans from banks	Short-term loans from other organizations	Current portions of long-term loans	Current portions of finance leases	Total
Beginning balance	882,510,088,454	5,140,000,000	77,901,624,004	24,544,084,140	990,095,796,598
Amount of loans incurred	2,855,759,028,458	93,700,000,000	-	-	2,949,459,028,458
Transfer from long-term borrowings and finance leases	-	-	39,425,812,002	13,662,448,627	53,088,260,629
Amount of loans repaid	(2,451,206,122,573)	(41,500,000,000)	(39,449,812,002)	(13,831,449,127)	(2,545,987,383,702)
Ending balance	1,287,062,994,339	57,340,000,000	77,877,624,004	24,375,083,640	1,446,655,701,983

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Notes to the Interim Consolidated Financial Statements (cont.)**22b. Long-term borrowings and finance leases**

	Ending balance	Beginning balance
Long-term loans from banks⁽ⁱⁱⁱ⁾	396,534,963,997	306,275,814,318
Vietinbank	94,769,108,579	112,309,717,642
BIDV	276,842,044,172	151,117,861,455
Vietcombank	23,603,508,617	40,527,932,592
Agribank	1,320,302,629	2,320,302,629
Finance leases – Vietinbank Leasing Co., Ltd.^(iv)	85,607,855,708	96,872,822,835
Total	482,142,819,705	403,148,637,153

Repayment schedule of long-term borrowings and finance leases is as follows:

	Total	Within 1 year	Over 1 year to 5 years	Over 5 years
Ending balance				
Loans from banks	474,412,588,001	77,877,624,004	285,438,722,752	111,096,241,245
Finance leases	109,982,939,348	24,375,083,640	83,453,457,958	2,154,397,750
Total	584,395,527,349	102,252,707,644	368,892,180,710	113,250,638,995
Beginning balance				
Loans from banks	384,177,438,322	77,901,624,004	243,977,817,166	62,297,997,152
Finance leases	121,416,906,975	24,544,084,140	90,437,418,960	6,435,403,875
Total	505,594,345,297	102,445,708,144	334,415,236,126	68,733,401,027

Total finance leases payable is as follows:

	Within 1 year	Over 1 year to 5 years	Over 5 years	Total
Ending balance				
Principal	24,375,083,640	83,453,457,958	2,154,397,750	109,982,939,348
Interest	9,091,971,329	14,930,171,010	64,053,551	24,086,195,890
Finance leases payable	33,467,054,969	98,383,628,968	2,218,451,301	134,069,135,238
Beginning balance				
Principal	24,544,084,140	90,437,418,960	6,435,403,875	121,416,906,975
Interest	10,479,546,246	19,262,617,901	221,730,399	29,963,894,546
Finance leases payable	35,023,630,386	109,700,036,861	6,657,134,274	151,380,801,521

Details of increases/ (decreases) in long-term borrowings and finance leases are as follows:

	Long-term loans from banks	Finance leases	Total
Beginning balance	306,275,814,318	96,872,822,835	403,148,637,153
Amount of loans incurred	137,058,131,606	2,397,481,500	139,455,613,106
Amount of loan repaid	(7,373,169,925)	-	(7,373,169,925)
Transfer to short-term borrowings and finance leases	(39,425,812,002)	(13,662,448,627)	(53,088,260,629)
Ending balance	396,534,963,997	85,607,855,708	482,142,819,705

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22c. Information on the Group's borrowings and finance leases

(i) These are the short-term bank loans to supplement working capital for the Group's business activities, including:

<i>Bank</i>	<i>Credit limit</i>	<i>Term</i>	<i>Interest rate/year</i>	<i>Collateral</i>
I. Loans at the Holding Company				
Vietinbank – Thanh An Branch	Total credit limit of VND 300 billion	Within 6 months	4.6%	Term deposit contracts, with the total value of VND 302 billion as of the balance sheet date.
BIDV – Thanh Xuan Branch	Total credit limit of VND 100 billion	06 – 11 months	5% - 5.2%	Term deposit contracts, with the total value of VND 100 billion as of the balance sheet date.
II. Loans at TSC Group				
Vietcombank – Can Tho Branch (at WFC)	VND 50 billion	3 - 6 months	4.7-5%	Fixed assets.
Vietcombank – Khanh Hoa Branch (at VKD)	VND 30 billion	Within 4 months	4.4%	Term deposits, inventories, mineral exploitation right, fixed assets.
Agribank – Dien Khanh District Branch (at VKD)	VND 25 billion	Within 5 months	4%	Fixed assets.
PBVN – Thanh Xuan Branch (at WFC)	VND 35 billion	6 months	5.7%	Fixed assets.
III. Loans at DCL Group				
BIDV – Vinh Long Branch	VND 100 billion	Within 12 months	5% - 5.7%	Term deposit contracts.
Vietcombank – Vinh Long Branch	VND 300 billion	Within 12 months	4.7% - 4.9%	All assets, including construction works, machinery and equipment, circulating inventories with a value of VND 65 billion, and term deposit contracts
MBBank – Can Tho Branch	VND 100 billion	Within 12 months	5.5% -5.81%	Term deposit contracts and inventories.
Vietinbank – Thanh An Branch	VND 200 billion	Within 12 months	5.0%	Term deposit contracts, merchandise and assets.
KBank – Ho Chi Minh Brach	VND 50 billion		4.5% - 5%	Term deposit contracts and receivable claims

(ii) Including the following loans:

- The unsecured loan at WFC to supplement working capital with the term of 12 months and the interest rate from 5.5% to 6% per year.
- The unsecured loan at the Holding Company with the term of 12 months and the interest rate of 14% per year for the purpose of on-lending to Viet Thai International Joint Stock Company.

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(iii) The long-term loans as of the balance sheet date include:

<i>Bank</i>	<i>Purpose</i>	<i>Credit limit</i>	<i>Term</i>	<i>Interest rate/year</i>	<i>Collateral</i>
<i>I. Long-term loans at DCL Group</i>					
Vietinbank – Thanh An Branch (at DCL)	Paying land rental at Huu Thanh Industrial Park, Long An Province	VND 121.7 billion	48 months in maximum	9.2%	Land use right at the Industrial Park
Vietinbank – Thanh An Branch (at Benovas MD)	Financing legal and valid investment costs for the Benovas Medical Device Production Factory Project	VND 281 billion	84 months starting from the first disbursement date	7% - 7.8%	Land use right and assets financed by the loan
BIDV (at DCL)	Constructing the Pharmaceutical Warehouse and GSP/GLP standard R&D Building	VND 59 billion	60 months starting from the first disbursement date	7.8%	Real estate and assets financed by the loan
Vietcombank (at DCL)	Investing in Capsule Production Factory - Phase 4	VND 140 billion	72 months in maximum starting from the first disbursement date	7.3%	Assets, including construction works, future-formed machinery and equipment from the Capsule 3 Project
<i>II. Long-term loans at TSC Group</i>					
BIDV – Thanh Xuan (at WHG)	Investing in the Hau Giang Food and Agricultural Product Processing Complex Project	VND 393.515 billion	108 months, grace period of 24 months (starting from 28 June 2024)	6.6%	Project's assets, TSC's term deposits, Ms. Le Hong Phuong's land use right
Vietcombank – Can Tho Branch (at WFC)	Purchasing machinery and equipment	VND 20.238 billion	60 months	9.3%-11%	Assets financed by the loan
Vietcombank – Khanh Hoa Branch (at VKD)	Purchasing machinery and equipment	VND 9.6 billion	36 months (starting from 11 September 2024)	7%	VKD's term deposits, inventories, mineral exploitation right and fixed assets
Agribank – Dien Khanh District Branch (at VKD)	Financing Vikoda Workshop floor painting	VND 10 billion	60 months	6%	VKD's fixed assets

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- (iv) This is the finance lease from Vietinbank Leasing Co., Ltd. arising from the agreements signed in 2022 and 2023 to lease machinery and equipment, capsule production line, refrigerator trucks and HVAC system for DCL's Capsule Factory - Phase 5, with the lease term from 5 to 7 years, the interest rate ranging from 9.2% per year.

23. Bonus and welfare funds

	Current period	Previous period
Beginning balance	11,959,794,893	14,090,527,363
Increase due to appropriation from profit	3,881,304,164	2,352,735,007
Disbursement	(2,949,920,105)	(4,135,589,051)
Ending balance	12,891,178,952	12,307,673,319

24. Deferred income tax**24a. Deferred income tax assets**

Deferred income tax assets are related to temporary differences due to the business combination. Details of increases/ (decreases) during the period are as follows:

	Current period	Previous period
Beginning balance	5,213,703,667	5,145,010,093
Transferred to business results	(3,031,517,101)	1,063,251,565
Ending balance	2,182,186,566	6,208,261,658

24b. Deferred income tax liabilities

Deferred income tax liabilities are related to temporary differences due to the business combination. Details of increases/ (decreases) during the period are as follows:

	Current period	Previous period
Beginning balance	28,581,189,241	35,868,629,617
Transferred to business results	(1,880,747,895)	(7,582,100,397)
Ending balance	26,700,441,346	28,286,529,220

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Notes to the Interim Consolidated Financial Statements (cont.)**25. Owner's equity****25a. Statement of changes in owner's equity**

	Owner's contribution capital	Share premiums	Other sources of capital	Investment and development fund	Retained earnings	Non-controlling interests	Total
Balance as at 1 January 2024	3,399,330,340,000	74,895,160,642	80,481,887,391	646,388,781	176,726,308,021	2,054,861,042,399	5,786,941,127,234
Profit of the period	-	-	-	-	90,200,249,831	34,142,277,832	124,342,527,663
Appropriation for funds in the subsidiaries	-	-	-	-	(1,226,253,647)	(1,126,481,360)	(2,352,735,007)
Balance as at 30 June 2024	3,399,330,340,000	74,895,160,642	80,481,887,391	646,388,781	265,700,304,205	2,087,876,838,871	5,908,930,919,890
Balance as at 1 January 2025	3,399,330,340,000	74,895,139,513	80,481,887,391	1,160,957,903	278,532,985,676	2,106,473,737,921	5,940,875,048,404
Profit of the period	-	-	-	-	29,160,891,692	33,292,272,421	62,453,164,113
Appropriation for funds in the subsidiaries	-	-	-	-	(1,508,756,155)	(2,372,548,007)	(3,881,304,162)
Balance as at 30 June 2025	3,399,330,340,000	74,895,139,513	80,481,887,391	1,160,957,903	306,185,121,213	2,137,393,462,335	5,999,446,908,355

25b. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	339,933,034	339,933,034
Number of ordinary shares already sold to the public	339,933,034	339,933,034
Number of outstanding ordinary shares	339,933,034	339,933,034
Face value per outstanding share: VND 10,000.		

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Notes to the Interim Consolidated Financial Statements (cont.)**26. Off-Consolidated Balance Sheet items****26a. Foreign currencies**

	<u>Ending balance</u>	<u>Beginning balance</u>
USD	108,833.45	550,529.43
EUR	103.50	138.36

26b. Resolved doubtful debts from 1 January 2023 to 30 June 2025

	<u>Ending balance</u>	<u>Beginning balance</u>
Thien Son Pharmaceutical Co., Ltd.	16,428,897,499	16,428,897,499
MSC Joint Venture Company (Laos)	6,409,912,464	6,409,912,464
Hai Tam Pharmaceutical Co., Ltd.	4,975,554,629	4,975,554,629
Medical Supply Pharm Enterprise (Cambodia)	3,416,271,572	3,416,271,572
Drug Sivilay Import Export Co. (Laos)	1,310,050,560	1,310,050,560
Others	6,700,962,687	6,700,962,687
Total	39,241,649,411	39,241,649,411

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT**1. Revenue from sales of merchandise and rendering of services**

	<u>Accumulated from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of merchandise	349,781,596,938	212,872,584,111
Revenue from sales of finished goods	720,606,503,648	655,856,251,670
Revenue from property leased	1,738,379,852	2,016,680,774
Revenue from business cooperation	-	18,224,412,498
Total	1,072,126,480,438	888,969,929,053

Revenue from sales of merchandise and rendering of services to the related parties: Note VIII.1

2. Revenue deductions

	<u>Accumulated from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Trade discounts	12,147,428,784	10,557,938,574
Sales returns	5,892,064,503	1,244,851,706
Sales allowances	617,144	15,792,334
Total	18,040,110,431	11,818,582,614

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Notes to the Interim Consolidated Financial Statements (cont.)**3. Costs of sales**

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Costs of merchandise sold	314,651,885,780	192,345,845,983
Costs of finished goods sold	509,672,413,202	480,059,543,601
Costs of property leased	920,887,337	1,211,377,094
Costs of business cooperation	-	12,814,305,533
Allowance for inventories	2,923,259,021	2,965,579,289
Total	828,168,445,340	689,396,651,500

4. Financial income

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Interests from bank deposits and loans	24,114,308,158	25,935,394,322
Gain on investment of trading securities and financial investments	-	36,737,711,100
Dividends and profit received	20,000	40,000
Exchange gain	2,892,570,358	2,256,864,173
Profit from investment cooperation contracts	71,445,799,466	78,269,136,006
Total	98,452,697,982	143,199,145,601

5. Financial expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Interest expenses	38,835,413,597	27,062,106,939
Loss on investment of trading securities and financial investments	-	213,019,400
Exchange loss	854,388,331	595,713,849
Expenses for investment cooperation contracts	2,343,255,923	483,543,569
Reversal of provision for diminution in value of trading securities and impairment of investments	(129,791,666)	(1,256,791,667)
Other financial expenses	-	155,943,140
Total	41,903,266,185	27,253,535,230

6. Selling expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Labor costs	24,524,676,838	21,298,133,881
Materials, packaging, office supplies	2,038,883,841	2,666,651,338
Depreciation/amortization of fixed assets	2,032,702,074	1,142,879,647
Expenses for external services	30,683,802,210	29,440,892,387
Other expenses	9,591,442,020	7,008,932,735
Total	68,871,506,983	61,557,489,988

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Notes to the Interim Consolidated Financial Statements (cont.)**7. General and administration expenses**

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Labor costs	32,122,637,382	28,490,949,647
Office supplies	1,702,608,376	932,340,403
Depreciation/amortization of fixed assets	5,555,182,778	4,808,587,685
Allowance/(Reversal of allowance) for doubtful debts	1,134,949,923	(168,956,105)
Expenses for external services	15,522,241,556	17,787,126,646
Allocation of goodwill	37,814,805,536	40,982,713,729
Other expenses	17,002,282,277	7,964,207,258
Total	110,854,707,828	100,796,969,263

8. Other income

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Compensation receivable as per court judgment in the case involving Confitech Cuu Long (*)	2,301,548,171	-
Gain on disposal of fixed assets	981,481,482	53,000,000
Proceeds from disposal of scraps	122,007,989	568,796,603
Recovery of bad debts previously written off	-	1,294,351,429
Other income	651,714,620	315,007,469
Total	4,056,752,262	2,231,155,501

(*) In January 2025, Benovas Medical Devices Joint Stock Company (the subsidiary/ "BMD") received Appellate Judgment No. 04/2024/KDTM-PT dated 24 June 2024 issued by the People's Court of Vinh Long Province, regarding the lawsuit with Confitech Cuu Long Joint Stock Company ("Confitech"). Accordingly,

- Confitech is requested to refund BMD with VND 7,250,000,000 (Note V.4), and to pay BMD an additional VND 2,301,548,171 (including an interest of VND 667,942,500, a contractual penalty of VND 1,542,383,000, and an interest on delayed execution of VND 91,222,671).
- BMD is requested to pay Confitech VND 5,073,875,400 (including a contractual penalty of VND 4,811,437,800, and a compensation for damages of VND 123,953,600 (Note VI.9). In addition, BMD is also obligated to pay court fees of VND 138,484,000.

9. Other expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Tax/Insurance fines and tax collected in arrears	7,951,259,840	105,206,566
Compensation payable as per court judgment in the case involving Confitech Cuu Long (Note V.8)	5,073,875,400	-
Other expenses	665,003,603	466,537,974
Total	13,690,138,843	571,744,540

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Notes to the Interim Consolidated Financial Statements (cont.)**10. Earnings per share (“EPS”)****10a. Basic and diluted earnings per share**

	<u>Current period</u>	<u>Previous period</u>
Accounting profit after corporate income tax of the Holding Company’s shareholders	29,160,891,692	90,200,249,831
Profit used to calculate basic/diluted EPS	29,160,891,692	90,200,249,831
Weighted average number of ordinary shares outstanding during the period	339,933,034	339,933,034
Basic/diluted EPS	86	265

The Group does not estimate the amount appropriated for bonus and welfare funds at the subsidiaries due to its immaterial nature.

10b. Other information

There have not been any transactions of ordinary shares or potential transactions of ordinary shares from the balance sheet date to the disclosure date of these Interim Consolidated Financial Statements.

11. Operating costs by factors

	Accumulated from the beginning of the year to the end of the current period	
	<u>Current year</u>	<u>Previous year</u>
Materials and supplies	525,638,801,113	487,174,641,753
Labor costs	133,192,226,921	117,214,450,820
Depreciation/amortization of fixed assets	38,501,935,634	27,756,107,533
Expenses for external services	101,293,834,267	45,555,901,654
Allowance expenses	905,280,762	539,017,900
Other expenses in cash	31,381,657,136	69,082,059,428
Total	830,913,735,833	747,322,179,088

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

The related parties of the Group include the key managers, their related individuals and other related parties.

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

The key managers include the members of the Board of Directors (“BOD”), the Board of Supervisors (“BOS”) and the Executive Officers (the Board of Management (“BOM”) and the Chief Accountant). The key managers’ related individuals are their close family members.

During the period, in addition to the transactions and outstanding balances presented in Note VIII.1c, the Group has no transactions or balances with the key managers and their related individuals.

1b. Compensation of the key managers

	<u>Current period</u>	<u>Previous period</u>
Allowance for BOD, BOS	414,000,000	210,000,000
Compensation of BOM and Chief Accountant	1,176,184,121	1,402,776,962
Total	1,590,184,121	1,612,776,962

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Full Name	Position	Current period	Previous period
Nguyen Van Sang	Chairman	60,000,000	30,000,000
Nguyen Thi Minh Nguyet	Vice Chairwoman	48,000,000	24,000,000
Nguyen Ninh Dung	BOD Member	48,000,000	24,000,000
Vu Thi Minh Hoai	BOD Member	48,000,000	24,000,000
Vu Anh Trong	Independent BOD Member	29,600,000	24,000,000
Pham Tuan Son	BOD Member (to 26 April 2024)	-	15,333,333
Nguyen Ngoc Mai	BOD Member (from 26 April 2024)	48,000,000	8,666,667
Dinh Quoc Hung	Independent BOD Member	48,000,000	24,000,000
Do Van Tho	Independent BOD Member (from 22 April 2025)	18,400,000	-
Ngo Thu Trang	Head of BOS (to 26 April 2024)	-	11,500,000
Nguyen Thi Thu Huong	Head of BOS (from 26 April 2024)	18,500,000	6,500,000
Vo Dinh Bao	BOS Member	22,600,000	9,000,000
Nguyen Thi Hong Anh	BOS Member	18,000,000	9,000,000
Doan Xuan Duy	BOS Member (from 22 April 2025)	6,900,000	-
Nguyen Van Ban	General Director (to 30 April 2025)	517,651,460	839,977,190
Vu Thi Minh Hoai	General Director (from 01 May 2025)	329,665,631	205,814,560
Le Viet Cuong	Chief Accountant	328,867,030	356,985,212
Total		1,590,184,121	1,612,776,962

1c. Transactions with other related parties

Other related parties of the Group include:

Name	Relationship
FIT Cosmetics JSC.	Associate
Today Cosmetics JSC.	Related party of the key manager
JJK Holdings Investment JSC.	Major shareholder of the Group/ Related party of the key manager
HHM Vietnam., JSC	Related party of the key manager
Nhat Thien Tam JSC.	Related party of the key manager

Transactions with other related parties

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
<i>FIT Cosmetics JSC.</i>		
Purchase of merchandise and services	27,807,457	279,913,277
Profit from investment cooperation contract	140,547,945	284,219,178
Revenue from sales of merchandise and rendering of services	309,210,000	250,614,000
<i>Today Cosmetics JSC.</i>		
Profit from investment cooperation contract	726,762,327	2,097,948,899
<i>JJK Holdings Investment JSC.</i>		
Revenue from rendering of services	91,369,898	91,423,244
<i>Mr. Le Viet Cuong – Chief Accountant</i>		
Business cooperation	100,000,000,000	-
Profit receivable under Business cooperation contract	14,520,548	

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Notes to the Interim Consolidated Financial Statements (cont.)*Outstanding balances with other related parties*

	Ending balance	Beginning balance
Trade receivables (Note V.3)	892,426,520	551,350,800
FIT Cosmetics JSC.	891,481,800	551,350,800
JJK Holdings Investment JSC.	944,720	-
Loan receivables (Note V.5a)	69,199,000,000	-
FIT Cosmetics JSC.	63,374,000,000	-
Today Cosmetics JSC.	5,825,000,000	-
Receivables for principal from investment cooperation contracts (Note V.6)	143,610,000,000	43,610,000,000
FIT Cosmetics JSC.	7,600,000,000	7,600,000,000
Today Cosmetics JSC.	36,010,000,000	36,010,000,000
Mr. Le Viet Cuong ^(*)	100,000,000,000	-
Receivables for profit from investment cooperation contracts and loan interests (Note V.6)	7,931,523,146	7,049,692,326
FIT Cosmetics JSC.	1,179,945,205	1,039,397,260
Today Cosmetics JSC.	6,737,057,393	6,010,295,066
Mr. Le Viet Cuong ^(*)	14,520,548	-
Receivables for payments and receipts on behalf (Note V.6)	253,400,844	253,400,844
FIT Cosmetics JSC.	253,400,844	253,400,844
Trade payables (Note V.17)	7,916,005	-
FIT Cosmetics JSC.	7,916,005	-
Accrued expenses (Note V.20)	2,477,995	-
FIT Cosmetics JSC.	2,477,995	-

Receivables from the related parties are unsecured and will be paid in cash. No allowance has been made for the receivables from the related parties.

(*) After the reporting date and up to the date of preparing the Interim Consolidated Financial Statements, Mr. Le Viet Cuong has paid to the Group VND 100,000,000,000 of principal and VND 101,643,836 of interest by cash at bank.

2. Segment information**2a. Geographical segments**

	Northern segment	Southern segment	Deductions	Total
Ending balance				
Segment assets	6,323,612,376,441	5,644,116,022,782	(3,685,219,644,491)	8,282,508,754,732
Total assets				8,282,508,754,732
Segment liabilities	1,441,173,512,364	1,638,555,865,444	(796,667,531,431)	2,283,061,846,377
Total liabilities				2,283,061,846,377
Beginning balance				
Segment assets	6,012,840,645,515	5,364,241,252,417	(3,629,273,885,042)	7,747,808,012,890
Total assets				7,747,808,012,890
Segment liabilities	1,158,917,474,799	1,397,617,291,440	(749,601,801,753)	1,806,932,964,486
Total liabilities				1,806,932,964,486

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Notes to the Interim Consolidated Financial Statements (cont.)

	Northern segment	Southern segment	Deductions	Total
<i>Current period</i>				
Net external revenue	26,916,511,258	1,027,169,858,749	-	1,054,086,370,007
Net inter-segment revenue	8,894,580,012	25,673,310,114	(34,567,890,126)	
Gross revenue	35,811,091,270	1,052,843,168,863	(34,567,890,126)	1,054,086,370,007
Costs of sales	24,908,988,845	838,552,440,598	(35,292,984,103)	828,168,445,340
Gross profit	10,902,102,425	214,290,728,265	725,093,977	225,917,924,667
Profit/ (loss) in joint ventures, associates	-	(3,350,155,332)	-	(3,350,155,332)
Selling expenses and general administration expenses	18,850,314,818	157,291,741,508	3,584,158,485	179,726,214,811
Other profit/ (loss)	(4,466,867,526)	(5,166,519,055)	-	(9,633,386,581)
Financial income	73,937,981,116	45,285,701,679	(20,770,984,813)	98,452,697,982
Financial expenses	25,717,439,383	30,232,512,773	(14,046,685,971)	41,903,266,185
Total accounting profit/ (loss) before tax	35,805,461,814	63,535,501,276	(9,583,363,350)	89,757,599,740
Current income tax	7,289,768,453	18,863,897,967	-	26,153,666,420
Deferred income tax	-	1,854,102,784	(703,333,577)	1,150,769,207
Profit after tax	28,515,693,361	42,817,500,525	(8,880,029,773)	62,453,164,113
<i>Previous period</i>				
Net external revenue	65,713,749,593	811,437,596,846	-	877,151,346,439
Net inter-segment revenue	8,018,176,948	45,921,565,413	(53,939,742,361)	
Gross revenue	73,731,926,541	857,359,162,259	(53,939,742,361)	877,151,346,439
Costs of sales	49,433,592,406	681,360,535,249	(41,397,476,155)	689,396,651,500
Gross profit	24,298,334,135	175,998,627,010	(12,542,266,206)	187,754,694,939
Profit/ (loss) in joint ventures, associates	-	(5,003,851,948)	-	(5,003,851,948)
Selling expenses and general administration expenses	20,081,603,737	136,968,914,322	5,303,941,192	162,354,459,251
Other profit/ (loss)	39,546,722	1,658,642,219	(38,777,980)	1,659,410,961
Financial income	103,673,649,286	53,320,787,703	(13,795,291,388)	143,199,145,601
Financial expenses	(15,351,263,240)	17,693,912,911	24,910,885,559	27,253,535,230
Total accounting profit/ (loss) before tax	123,281,189,646	71,311,377,751	(56,591,162,325)	138,001,405,072
Current income tax	2,906,506,452	19,397,722,921	-	22,304,229,373
Deferred income tax	-	821,139,893	(9,466,491,857)	(8,645,351,964)
Profit after tax	120,374,683,194	51,092,514,937	(47,124,670,468)	124,342,527,663

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Notes to the Interim Consolidated Financial Statements (cont.)**2b. Business segments**

For the management purposes, the Group's organizational structure is divided into 3 operating segments, including: Segment of consultancy and investment, Segment of producing and trading import-export of agricultural products and agricultural technical supplies; and Segment of producing and trading medicines, medical equipment. The Group has prepared the segment reporting according to these 3 business segments.

Below is an analysis of the Group's revenue from sales of merchandise and rendering of services by business segments, regardless of the origin of merchandise and services:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Segment of consultancy and investment	11,133,573,196	11,160,904,313
Segment of producing and trading import-export of agricultural products and agricultural technical supplies	414,265,787,832	340,786,825,517
Segment of producing and trading medicines, medical equipment	663,254,899,105	579,143,358,970
Excluded from inter-segment revenue	(34,567,890,126)	(53,939,742,361)
	1,054,086,370,007	877,151,346,439

Below is an analysis of the net book value of segment assets, increase in tangible fixed assets and intangible fixed assets by business segments:

	Net book value of segment assets		Increase in tangible fixed assets, intangible fixed assets and investment properties	
	Ending balance	Beginning balance	Current period	Previous period
Segment of consultancy and investment	62,568,672,070	64,117,777,318	66,145,455	689,171,909
Segment of producing and trading import-export of agricultural products and agricultural technical supplies	247,336,372,196	250,124,354,369	8,983,555,625	22,176,248,234
Segment of producing and trading medicines, medical equipment	803,542,083,672	456,200,045,719	207,775,517,609	247,889,058
Total	1,113,447,127,938	770,442,177,406	216,825,218,689	23,113,309,201

3. Contingent liabilities

Khanh Hoa Mineral Water JSC. ("VKD") and TDN Vietnam Business Trading Co., Ltd. signed Business Cooperation Contract No. 01/HTDT/2018 dated 9 May 2018 to implement the F.I.T Tower Nha Trang Apartment Project on the land lot at No. 28 2/4 Road, Vinh Hai Ward, Nha Trang City, Khanh Hoa Province. However, the project could not be implemented, as this land lot was recovered under Decision No. 1081/QD-UBND dated 16 May 2023 of the People's Committee of Khanh Hoa Province.

The Group's Interim Consolidated Financial Statements are reflecting the balances related to the above Contract, including: (i) The value of trademark right that VKD received when implementing the Project, amounting to VND 9,000,000,000, recorded in the item "Other payables"; (ii) Expenses related to the project, recorded in the items "Work in progress" and "Construction-in-progress", amounting to VND 1,636,363,636 and VND 61,609,091, respectively.

As of the date of these Statements, the aforementioned Business Cooperation Contract had not been liquidated, therefore, the Group is unable to determine whether there are any expenses to be covered by the Group due to the failure to implement the Project.

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Notes to the Interim Consolidated Financial Statements (cont.)

4. Subsequent events

There have been no material events after the balance sheet date, which require to make adjustments on the figures or to be disclosed in the Interim Consolidated Financial Statements.

Prepared on 26 August 2025

Prepared by



Le Thi Thuong

Chief Accountant



Le Viet Cuong

General Director



Vu Thi Minh Hoai

