

**INTERIM 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 Financial Statements for the first 6 months of the fiscal year ended 31 December 2025.

**Business highlights**

F.I.T Group Joint Stock Company is a joint stock company operating in accordance with the 1<sup>st</sup> 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 37<sup>th</sup> amended Business Registration Certificate No.0102182140 dated 9 May 2025 regarded the change of the Company’s legal representative.

**Head office**

- Address : 5<sup>th</sup> Floor, Times Tower- HACC 1 Complex Building, No. 35 Le Van Luong, Thanh Xuan Ward, Hanoi City, Vietnam
- 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 and 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/<br>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  |

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

### **STATEMENT OF THE BOARD OF MANAGEMENT (cont.)**

#### ***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 Financial Statements for the first 6 months of the fiscal year ended 31 December 2025 of the Company.

#### **Responsibilities of the Board of Management**

The Board of Management is responsible for the preparation of the Interim Financial Statements to give a true and fair view on the financial position, the financial performance and the cash flows of the Company during the year. In order to prepare these 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 Company are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Financial Statements;
- prepare the Interim Financial Statements of the Company 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 Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Company have been fully recorded and can fairly reflect the financial position of the Company 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 Company'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 Financial Statements.

#### **Approval on the Interim Financial Statements**

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

For and on behalf of the Board of Management, 

**General Director**



**Vu Thi Minh Hoai**

26 August 2025

# A&C AUDITING AND CONSULTING CO., LTD.

Head Office : 02 Trương Sơn St., Tân Bình Dist., Hồ Chí Minh City, Vietnam

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No. 2.0536/25/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 audited the accompanying Interim Financial Statements of F.I.T Group Joint Stock Company (hereinafter referred to as “the Company”), which were prepared on 26 August 2025, from page 04 to page 31, including the Interim Balance Sheet as at 30 June 2025, the Interim Income Statement, the Interim Cash Flow Statement for the first 6 months of the fiscal year ended 31 December 2025 and the Notes to the Interim 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 Company’s Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Financial Statements; and responsible for the internal control as the Board of Management determines is necessary to enable the preparation and presentation of the Interim 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 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 Financial Statements do not give a true and fair view, in all material respects, of the financial position as at 30 June 2025 of F.I.T Group Joint Stock Company, its financial performance and its 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 Financial Statements.

#### Other matter

The Report on review of the Company’s Interim 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 Khoi – 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 - HACC1 Complex Building, No. 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

**INTERIM FINANCIAL STATEMENTS**

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

**INTERIM BALANCE SHEET**

(Full form)

As at 30 June 2025

Unit: VND

| ASSETS   | Code       | Note       | Ending balance           | Beginning balance        |
|--|------------|------------|--------------------------|--------------------------|
| <b>A - CURRENT ASSETS</b>                                      | <b>100</b> |            | <b>1,349,233,663,801</b> | <b>1,246,379,946,946</b> |
| <b>I. Cash and cash equivalents</b>                            | <b>110</b> | <b>V.1</b> | <b>1,567,234,646</b>     | <b>16,842,086,167</b>    |
| 1. Cash  | 111        |            | 1,567,234,646            | 16,842,086,167           |
| 2. Cash equivalents  | 112        |            | -                        | -                        |
| <b>II. Short-term financial investments</b>                    | <b>120</b> |            | <b>409,600,000,000</b>   | <b>359,600,000,000</b>   |
| 1. Securities dealing  | 121        | V.2a       | 7,500,000,000            | 7,500,000,000            |
| 2. Provisions for diminution in value of trading securities    | 122        |            | -                        | -                        |
| 3. Held-to-maturity investments                                | 123        | V.2b       | 402,100,000,000          | 352,100,000,000          |
| <b>III. Short-term receivables</b>                             | <b>130</b> |            | <b>937,977,352,384</b>   | <b>869,697,975,368</b>   |
| 1. Short-term trade receivables                                | 131        | V.3        | 7,340,440,766            | 12,756,387,804           |
| 2. Short-term prepayments to suppliers                         | 132        |            | 846,012,852              | 325,236,845              |
| 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.4        | 15,000,000,000           | -                        |
| 6. Other short-term receivables                                | 136        | V.5a       | 914,790,898,766          | 856,616,350,719          |
| 7. Allowance for short-term doubtful debts                     | 137        |            | -                        | -                        |
| 8. Shortage of assets awaiting resolution                      | 139        |            | -                        | -                        |
| <b>IV. Inventories</b>   | <b>140</b> |            | <b>-</b>                 | <b>-</b>                 |
| 1. Inventories   | 141        |            | -                        | -                        |
| 2. Allowance for devaluation of inventories                    | 149        |            | -                        | -                        |
| <b>V. Other current assets</b>                                 | <b>150</b> |            | <b>89,076,771</b>        | <b>239,885,411</b>       |
| 1. Short-term prepaid expenses                                 | 151        |            | 72,257,854               | 223,291,766              |
| 2. Deductible VAT  | 152        |            | 225,272                  | -                        |
| 3. Taxes and other receivables from the State                  | 153        |            | 16,593,645               | 16,593,645               |
| 4. Trading Government bonds                                    | 154        |            | -                        | -                        |
| 5. Other current assets  | 155        |            | -                        | -                        |

**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 FINANCIAL STATEMENTS**

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

**Interim Balance Sheet (cont.)**

| ASSETS   | Code       | Note       | Ending balance           | Beginning balance        |
|--|------------|------------|--------------------------|--------------------------|
| <b>B - NON-CURRENT ASSETS</b>  | <b>200</b> |            | <b>2,698,518,698,493</b> | <b>2,693,381,481,641</b> |
| <b>I. Long-term receivables</b>  | <b>210</b> |            | <b>1,004,500,000</b>     | <b>1,004,500,000</b>     |
| 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        |            | -                        | -                        |
| 6. Other long-term receivables   | 216        | V.5b       | 1,004,500,000            | 1,004,500,000            |
| 7. Allowance for long-term doubtful debts                                | 219        |            | -                        | -                        |
| <b>II. Fixed assets</b>  | <b>220</b> |            | <b>27,596,817,125</b>    | <b>28,609,185,863</b>    |
| 1. Tangible fixed assets   | 221        | V.6        | 15,089,186,299           | 15,855,611,731           |
| <i>Historical costs</i>  | 222        |            | 32,177,216,632           | 32,111,071,177           |
| <i>Accumulated depreciation</i>  | 223        |            | (17,088,030,333)         | (16,255,459,446)         |
| 2. Finance lease assets  | 224        |            | -                        | -                        |
| <i>Historical costs</i>  | 225        |            | -                        | -                        |
| <i>Accumulated depreciation</i>  | 226        |            | -                        | -                        |
| 3. Intangible fixed assets   | 227        | V.7        | 12,507,630,826           | 12,753,574,132           |
| <i>Historical costs</i>  | 228        |            | 13,276,838,825           | 13,276,838,825           |
| <i>Accumulated amortization</i>  | 229        |            | (769,207,999)            | (523,264,693)            |
| <b>III. Investment properties</b>  | <b>230</b> | <b>V.8</b> | <b>34,971,854,945</b>    | <b>35,508,591,455</b>    |
| Historical costs   | 231        |            | 44,704,785,906           | 44,704,785,906           |
| Accumulated depreciation   | 232        |            | (9,732,930,961)          | (9,196,194,451)          |
| <b>IV. Long-term assets in progress</b>                                  | <b>240</b> |            | <b>244,080,615</b>       | <b>244,080,615</b>       |
| 1. Long-term work in progress  | 241        |            | -                        | -                        |
| 2. Construction-in-progress  | 242        |            | 244,080,615              | 244,080,615              |
| <b>V. Long-term financial investments</b>                                | <b>250</b> |            | <b>2,634,246,444,152</b> | <b>2,627,485,766,658</b> |
| 1. Investments in subsidiaries   | 251        | V.2c       | 2,739,234,557,861        | 2,739,234,557,861        |
| 2. Investments in joint ventures and associates                          | 252        |            | -                        | -                        |
| 3. Investments in other entities   | 253        |            | -                        | -                        |
| 4. Provisions for diminution in value of long-term financial investments | 254        | V.2c       | (104,988,113,709)        | (111,748,791,203)        |
| 5. Held-to-maturity investments  | 255        |            | -                        | -                        |
| <b>VI. Other non-current assets</b>                                      | <b>260</b> |            | <b>455,001,656</b>       | <b>529,357,050</b>       |
| 1. Long-term prepaid expenses  | 261        |            | 455,001,656              | 529,357,050              |
| 2. Deferred income tax assets  | 262        |            | -                        | -                        |
| 3. Long-term components and spare parts                                  | 263        |            | -                        | -                        |
| 4. Other non-current assets  | 268        |            | -                        | -                        |
| <b>TOTAL ASSETS</b>  | <b>270</b> |            | <b>4,047,752,362,294</b> | <b>3,939,761,428,587</b> |

**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 FINANCIAL STATEMENTS**

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

**Interim Balance Sheet (cont.)**

| RESOURCES   | Code       | Note | Ending balance         | Beginning balance      |
|---|------------|------|------------------------|------------------------|
| <b>C - LIABILITIES</b>                                      | <b>300</b> |      | <b>422,747,470,936</b> | <b>330,743,865,346</b> |
| <b>I. Current liabilities</b>                               | <b>310</b> |      | <b>422,747,470,936</b> | <b>330,743,865,346</b> |
| 1. Short-term trade payables                                | 311        |      | 596,550,000            | 279,996,720            |
| 2. Short-term advances from customers                       | 312        | V.9  | 982,221,220            | 1,151,842,810          |
| 3. Taxes and other obligations to the State Budget          | 313        | V.10 | 4,625,563,376          | 22,036,699,311         |
| 4. Payables to employees                                    | 314        |      | 3,350,751,182          | 627,849,943            |
| 5. Short-term accrued expenses                              | 315        | V.11 | 2,317,388,230          | 1,423,201,681          |
| 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        |      | 404,871,772            | 379,628,352            |
| 10. Short-term borrowings and finance leases                | 320        | V.12 | 405,429,809,681        | 300,000,000,000        |
| 11. Short-term provisions                                   | 321        |      | -                      | -                      |
| 12. Bonus and welfare funds                                 | 322        |      | 4,683,083,992          | 4,728,083,992          |
| 13. Price stabilization fund                                | 323        |      | -                      | -                      |
| 14. Trading Government bonds                                | 324        |      | -                      | -                      |
| <b>II. Non-current liabilities</b>                          | <b>330</b> |      | -                      | -                      |
| 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        |      | -                      | -                      |
| 8. Long-term borrowings and finance leases                  | 338        |      | -                      | -                      |
| 9. Convertible bonds  | 339        |      | -                      | -                      |
| 10. Preferred shares  | 340        |      | -                      | -                      |
| 11. Deferred income tax liabilities                         | 341        |      | -                      | -                      |
| 12. Long-term provisions                                    | 342        |      | -                      | -                      |
| 13. Science and technology development fund                 | 343        |      | -                      | -                      |

**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 FINANCIAL STATEMENTS**

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

**Interim Balance Sheet (cont.)**

| RESOURCES   | Code       | Note        | Ending balance           | Beginning balance        |
|---|------------|-------------|--------------------------|--------------------------|
| <b>D - OWNER'S EQUITY</b>   | <b>400</b> |             | <b>3,625,004,891,358</b> | <b>3,609,017,563,241</b> |
| <b>I. Owner's equity</b>  | <b>410</b> | <b>V.13</b> | <b>3,625,004,891,358</b> | <b>3,609,017,563,241</b> |
| 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        |             | 69,680,117,158           | 69,680,117,158           |
| 3. Bond conversion options  | 413        |             | -                        | -                        |
| 4. Other sources of capital   | 414        |             | -                        | -                        |
| 5. Treasury shares  | 415        |             | -                        | -                        |
| 6. Differences on asset revaluation   | 416        |             | -                        | -                        |
| 7. Foreign exchange differences   | 417        |             | -                        | -                        |
| 8. Investment and development fund  | 418        |             | 886,852,413              | 886,852,413              |
| 9. Business arrangement supporting fund                                     | 419        |             | -                        | -                        |
| 10. Other funds   | 420        |             | -                        | -                        |
| 11. Retained earnings   | 421        |             | 155,107,581,787          | 139,120,253,670          |
| - Retained earnings of the current period to the end of the previous period | 421a       |             | 139,120,253,670          | 63,694,996,217           |
| - Retained earnings of the current period                                   | 421b       |             | 15,987,328,117           | 75,425,257,453           |
| 12. Construction investment fund  | 422        |             | -                        | -                        |
| <b>II. Other sources and funds</b>  | <b>430</b> |             | <b>-</b>                 | <b>-</b>                 |
| 1. Sources of expenditure   | 431        |             | -                        | -                        |
| 2. Fund to form fixed assets  | 432        |             | -                        | -                        |
| <b>TOTAL RESOURCES</b>  | <b>440</b> |             | <b>4,047,752,362,294</b> | <b>3,939,761,428,587</b> |

Prepared by



Ninh Thi Phuong

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 FINANCIAL STATEMENTS**

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

**INTERIM 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<br>to the end of the current period |                       |
|---|------|------|--|-----------------------|
|   |      |      | Current year   | Previous year         |
| 1. Revenue from sales of merchandise and rendering of services              | 01   | VI.1 | 11,133,573,196   | 10,410,904,313        |
| 2. Revenue deductions   | 02   |      | -  | -                     |
| 3. Net revenue from sales of merchandise and rendering of services          | 10   |      | 11,133,573,196   | 10,410,904,313        |
| 4. Costs of sales   | 11   | VI.2 | 8,206,310,677  | 6,001,437,024         |
| 5. Gross profit/ (loss) from sales of merchandise and rendering of services | 20   |      | 2,927,262,519  | 4,409,467,289         |
| 6. Financial income   | 21   | VI.3 | 38,943,636,918   | 50,017,280,092        |
| 7. Financial expenses   | 22   | VI.4 | 1,425,544,474  | (31,320,974,557)      |
| In which: Interest expenses   | 23   |      | 8,186,221,968  | 7,337,034,590         |
| 8. Selling expenses   | 25   |      | -  | -                     |
| 9. General and administration expenses                                      | 26   | VI.5 | 16,952,672,233   | 18,164,639,345        |
| 10. Net operating profit/ (loss)  | 30   |      | 23,492,682,730   | 67,583,082,593        |
| 11. Other income  | 31   |      | 127,958,744  | 159,328,688           |
| 12. Other expenses  | 32   | VI.6 | 3,814,020,789  | 119,781,966           |
| 13. Other profit/ (loss)  | 40   |      | (3,686,062,045)  | 39,546,722            |
| 14. Total accounting profit/ (loss) before tax                              | 50   |      | 19,806,620,685   | 67,622,629,315        |
| 15. Current income tax  | 51   | V.10 | 3,819,292,568  | 2,232,347             |
| 16. Deferred income tax   | 52   |      | -  | -                     |
| 17. Profit/ (loss) after tax  | 60   |      | <u>15,987,328,117</u>  | <u>67,620,396,968</u> |
| 18. Basic earnings per share  | 70   | VI.7 | -  | -                     |
| 19. Diluted earnings per share  | 71   | VI.7 | -  | -                     |

Prepared by



Ninh Thi Phuong

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 FINANCIAL STATEMENTS**

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

**INTERIM 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<br>to the end of the current period |                          |
|---|-----------|------|--|--------------------------|
|   |           |      | Current year   | Previous year            |
| <b>I. Cash flows from operating activities</b>  |           |      |  |                          |
| 1. Profit/ (loss) before tax  | 01        |      | 19,806,620,685   | 67,622,629,315           |
| 2. Adjustments  |           |      |  |                          |
| - Depreciation and amortization of fixed assets<br>and investment properties          | 02        |      | 1,615,250,703  | 1,561,231,429            |
| - Provisions and allowances   | 03        |      | (6,760,677,494)  | (38,706,176,947)         |
| - Exchange (gain)/ loss due to revaluation of<br>monetary items in foreign currencies | 04        |      | -  | -                        |
| - (Gain)/ loss from investing activities  | 05        |      | (10,174,914,360)   | (10,687,110,220)         |
| - Interest expenses   | 06        |      | 8,186,221,968  | 7,337,034,590            |
| - Others  | 07        |      | -  | -                        |
| 3. Operating profit/ (loss) before<br>changes in working capital                      | 08        |      | 12,672,501,502   | 27,127,608,167           |
| - (Increase)/ decrease in receivables   | 09        |      | (51,562,217,467)   | (236,010,376,149)        |
| - (Increase)/ decrease in inventories   | 10        |      | -  | -                        |
| - Increase/ (decrease) in payables  | 11        |      | 102,186,453,314  | 1,475,219,441            |
| - (Increase)/ decrease in prepaid expenses  | 12        |      | 225,389,306  | 209,663,433              |
| - (Increase)/ decrease in trading securities  | 13        |      | -  | -                        |
| - Interests paid  | 14        |      | (8,190,297,835)  | (7,609,887,157)          |
| - Corporate income tax paid   | 15        | V.10 | (21,453,064,425)   | (2,232,347)              |
| - Other cash inflows from operating activities  | 16        |      | -  | -                        |
| - Other cash outflows from operating activities                                       | 17        |      | (45,000,000)   | -                        |
| <b>Net cash flows from operating activities</b>                                       | <b>20</b> |      | <b>33,833,764,395</b>  | <b>(214,810,004,612)</b> |
| <b>II. Cash flows from investing activities</b>                                       |           |      |  |                          |
| 1. Purchases and construction of fixed assets<br>and other non-current assets         | 21        |      | (66,145,455)   | (829,365,279)            |
| 2. Proceeds from disposals of fixed assets<br>and other non-current assets            | 22        |      | -  | 1,000,000,000            |
| 3. Cash outflows for lending, buying debt instruments<br>of other entities            | 23        |      | (65,100,000,000)   | (53,100,000,000)         |
| 4. Cash recovered from lending, selling debt instruments<br>of other entities         | 24        |      | 100,000,000  | 365,100,000,000          |
| 5. Investments in other entities  | 25        |      | -  | -                        |
| 6. Withdrawals of investments in other entities                                       | 26        |      | -  | -                        |
| 7. Interests earned, dividends and profits received                                   | 27        |      | 8,457,529,539  | 28,712,312,168           |
| <b>Net cash flows from investing activities</b>                                       | <b>30</b> |      | <b>(56,608,615,916)</b>  | <b>340,882,946,889</b>   |

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

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**INTERIM FINANCIAL STATEMENTS**

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

**Interim Cash Flow Statement (cont.)**

| ITEMS  | Code | Note | Accumulated from the beginning of the year<br>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.12 | 307,500,000,000  | 294,440,000,000   |
| 4. Repayment for loan principal  | 34   | V.12 | (300,000,000,000)  | (419,991,341,072) |
| 5. Payments for finance lease assets   | 35   |      | -  | -                 |
| 6. Dividends and profits paid to the owners                                      | 36   |      | -  | -                 |
| Net cash flows from financing activities   | 40   |      | 7,500,000,000  | (125,551,341,072) |
| Net cash flows during the period   | 50   |      | (15,274,851,521)   | 521,601,205       |
| Beginning cash and cash equivalents  | 60   | V.1  | 16,842,086,167   | 465,398,174       |
| Effects of fluctuations in foreign exchange rates                                | 61   |      | -  | -                 |
| Ending cash and cash equivalents   | 70   | V.1  | 1,567,234,646  | 986,999,379       |

Prepared by



Ninh Thi Phuong

Chief Accountant



Le Viet Cuong

Prepared on 26 August 2025

General Director



Vu Thi Minh Hoai

## F.I.T GROUP JOINT STOCK COMPANY

Address: 5<sup>th</sup> Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

### INTERIM FINANCIAL STATEMENTS

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

## NOTES TO THE INTERIM 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”) is a joint stock company.

#### 2. Operating fields

The 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 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 Company is within 12 months.

#### 5. Structure of the Company

##### *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”) <sup>(i)</sup> | 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 <sup>th</sup> 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 <sup>th</sup> Floor, Times Tower, No. 35 Le Van Luong, Thanh Xuan Ward, Hanoi City | Trading real estate                           | 99.90%         | 99.90%      | 99.90%            | 99.90%      |

**F.I.T GROUP JOINT STOCK COMPANY**Address: 5<sup>th</sup> Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam**INTERIM FINANCIAL STATEMENTS**

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

**Notes to the Interim 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 |
| <b><i>Subsidiaries of Techno - Agricultural Supplying Joint Stock Company</i></b>               |  |   |                |             |                   |             |
| 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   | 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, Ninh Kieu Ward, Can Tho City  | Trading consumer goods  | 46.35%         | 100.00%     | 46.35%            | 100.00%     |
| Nong Tin Seeds Corporation  | No. 276 Nguyen Dinh Chieu, Xuan Hoa Ward, Ho Chi Minh City   | Producing, trading plant varieties                                | 31.90%         | 77.67%      | 31.90%            | 77.67%      |
| <b><i>Subsidiaries of Cuu Long Pharmaceutical Joint Stock Company</i></b>                       |  |   |                |             |                   |             |
| 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 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  | 5 <sup>th</sup> 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%      |
| <b><i>Subsidiary of F.I.T. Land Investment Joint Stock Company</i></b>                          |  |   |                |             |                   |             |
| Charlotte Real Estate Investment and Development JSC. (“Charlotte”)                             | 5 <sup>th</sup> 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.

## F.I.T GROUP JOINT STOCK COMPANY

Address: 5<sup>th</sup> Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

### INTERIM FINANCIAL STATEMENTS

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

#### Notes to the Interim 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  | Ending balance |             | Beginning balance |             |
|---|---|---|----------------|-------------|-------------------|-------------|
|   |   |   | Benefit rate   | Voting rate | Benefit rate      | Voting rate |
| <b><i>Subsidiary of Westfood Exporting and Processing Joint Stock Company</i></b> |   |   |                |             |                   |             |
| Westfood Hau Giang Joint Stock Company  | Song Hau Industrial Zone – Phase 1, Chau Thanh Commune, Can Tho City, Vietnam | Processing agricultural products  | 18.39%         | 99.50%      | 18.38%            | 99.47%      |
| <b><i>Subsidiary of FIT Consumer Joint Stock Company</i></b>                      |   |   |                |             |                   |             |
| Khanh Hoa Mineral Water Joint Stock Company (“Vikoda”)                            | Cay Sung Village, Dien Tho Commune, Khanh Hoa Province, Vietnam               | Producing mineral water and products from mineral water, providing services | 44.27%         | 95.53%      | 44.27%            | 95.53%      |

#### *Indirect associates*

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     | Voting rate through the subsidiary |
|-----------------------------------|---|------------------------|------------------------------------|
| FIT Cosmetics Joint Stock Company | No. 276 Nguyen Dinh Chieu, Xuan Hoa Ward, Ho Chi Minh City, Vietnam | Distributing cosmetics | 49.00%                             |

#### *Branch with Centralized Accounting*

The Company’s Branch with centralized accounting is F.I.T Group Joint Stock Company – Ho Chi Minh City Branch, located at No. 276 Nguyen Dinh Chieu, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

## 6. Statement on information comparability in the Interim 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 50 employees working for the Company (at the beginning of the year: 55 employees).

## II. FISCAL YEAR AND ACCOUNTING CURRENCY

### 1. Fiscal year

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

### 2. Accounting currency unit

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

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

Address: 5<sup>th</sup> Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

### **INTERIM FINANCIAL STATEMENTS**

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

#### **Notes to the Interim Financial Statements (cont.)**

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### **III. ACCOUNTING STANDARDS AND SYSTEM**

#### **1. Accounting System**

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprises 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, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim 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, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim Financial Statements.

### **IV. ACCOUNTING POLICIES**

#### **1. Basis of preparation of the Interim Financial Statements**

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

The Interim Financial Statements have been prepared in both Vietnamese and English, in which the Interim Financial Statements in Vietnamese are the official statutory financial statements of the Company. The Interim 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. Cash**

Cash includes cash on hand and demand deposits in banks.

#### **3. Financial investments**

##### ***Trading securities***

Investments classified as trading securities are those held by the Company 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 Company acquires the ownership, as follows:

- 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 Company'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 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 Company's rate of charter capital owning in these investees.

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

Address: 5<sup>th</sup> Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

### **INTERIM FINANCIAL STATEMENTS**

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

#### **Notes to the Interim Financial Statements (cont.)**

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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”.

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 Company intends and is able to hold to maturity. Held-to-maturity investments of the Company only include term deposits at banks held to maturity for the purpose of earning periodical interest. Interest income from these term deposits is recognized in the 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 based on the estimated loss.

#### ***Investments in subsidiaries***

Subsidiary is an entity that is controlled by the Company. Control is obtained when the Company achieves the ability to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Investments in subsidiaries are initially recognized at costs, including the cost of purchase or capital contributions plus other directly attributable transaction costs. If the Company contributes capital by non-monetary assets, costs of the investment are recognized at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profits 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 Company’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 subsidiaries are made when the subsidiaries suffer from losses, 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 Company’s rate of charter capital owning in the subsidiaries. If the subsidiaries are parent companies and have their own Consolidated Financial Statements, provisions for impairment loss will be made based on their Consolidated Financial Statements.

Increases/ (decreases) in provisions for impairment of investments in subsidiaries to be recognized as of the balance sheet date are recorded into “Financial expenses”.

## **4. Receivables**

Receivables are recognized at the carrying amount less allowance 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 Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

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

## F.I.T GROUP JOINT STOCK COMPANY

Address: 5<sup>th</sup> Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

### INTERIM FINANCIAL STATEMENTS

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

#### Notes to the Interim Financial Statements (cont.)

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

#### 5. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into 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 using 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     | 25 - 50      |
| Vehicles                     | 06           |
| Office equipment             | 02 - 03      |

#### 6. 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 Company 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.

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 Company include:

##### ***Land use right***

Land use right includes all the actual expenses paid by the Company 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. 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 Company until the date the software is put into use. Computer software is amortized in accordance with the straight-line method in 3 years.

#### 7. Investment properties

Investment property refers to land use right, a building or part of a building, or infrastructure held by the Company as the owner under a finance lease to earn rentals or for capital appreciation. Investment property held to earn rentals is measured at its historical costs less accumulated depreciation. Historical costs of an investment property include all expenses paid by the Company, 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.

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

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### **INTERIM FINANCIAL STATEMENTS**

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

#### **Notes to the Interim Financial Statements (cont.)**

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When an 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 during the period.

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.

#### **8. 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 Company.
- 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 Interim Balance Sheet based on the remaining terms as of the balance sheet date.

#### **9. Owner's equity**

##### ***Owner's contribution capital***

Owner's contribution capital is recorded according to the actual amounts invested by the 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.

#### **10. Recognition of revenue and income**

##### ***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.

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

Address: 5<sup>th</sup> Floor, Times Tower – HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam

### **INTERIM FINANCIAL STATEMENTS**

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

#### **Notes to the Interim Financial Statements (cont.)**

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- The Company 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.

#### ***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***

Dividend income is recognized when the Company 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.

### **11. Borrowing costs**

Borrowing costs are interest expenses and other costs that the Company directly incurs in connection with the borrowings. Borrowing costs are recorded as expenses when incurred.

### **12. Expenses**

Expenses are those that result in outflows of the Company'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 revenue 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.

### **13. Corporate income tax**

Corporate income tax only includes current income tax, which 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.

### **14. 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.

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**Notes to the Interim Financial Statements (cont.)****15. Segment reporting**

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

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

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

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

|                          | Ending balance       | Beginning balance     |
|--------------------------|----------------------|-----------------------|
| Cash on hand             | 426,547              | 32,773,110            |
| Demand deposits at banks | 1,566,808,099        | 16,809,313,057        |
| <b>Total</b>             | <b>1,567,234,646</b> | <b>16,842,086,167</b> |

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

|                 | Ending balance |           | Beginning balance |           |
|-----------------|----------------|-----------|-------------------|-----------|
|                 | Original cost  | Provision | Original cost     | Provision |
| <i>Shares</i>   | 7,500,000,000  | -         | 7,500,000,000     | -         |
| Unlisted shares | 7,500,000,000  | -         | 7,500,000,000     | -         |

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

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).

Some term deposit contracts have been pledged as collateral for the Company's bank loans (Note V.11).

**2c. Investments in subsidiaries**

|  | Ending balance           |                          | Beginning balance        |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
|  | Original cost            | Provision                | Original cost            | Provision                |
| Techno - Agricultural Supplying JSC.               | 840,152,620,901          | -                        | 840,152,620,901          | -                        |
| Cuu Long Pharmaceutical JSC.                       | 656,566,946,960          | -                        | 656,566,946,960          | -                        |
| F.I.T Viet Nam Trading and Import Export Co., Ltd. | 100,000,000,000          | -                        | 100,000,000,000          | -                        |
| F.I.T. Land Investment JSC.                        | 964,904,990,000          | (97,729,307,511)         | 964,904,990,000          | (103,924,236,328)        |
| FIT Consumer JSC.                                  | 177,610,000,000          | (7,258,806,198)          | 177,610,000,000          | (7,824,554,875)          |
| <b>Total</b>                                       | <b>2,739,234,557,861</b> | <b>(104,988,113,709)</b> | <b>2,739,234,557,861</b> | <b>(111,748,791,203)</b> |

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**Notes to the Interim Financial Statements (cont.)**

The number of shares or amount of contribution capital held and the Company's ownership rate in the subsidiaries are as follows:

| Name   | Ending balance                                   |                | Beginning balance                                |                |
|--|--|----------------|--|----------------|
|  | Number of shares /amount of contribution capital | Ownership rate | Number of shares /amount of contribution capital | Ownership rate |
| Techno - Agricultural Supplying JSC.               | 80,857,223 shares                                | 41.07%         | 80,857,223 shares                                | 41.07%         |
| Cuu Long Pharmaceutical JSC.                       | 42,402,616 shares                                | 58.05%         | 42,402,616 shares                                | 58.05%         |
| F.I.T Viet Nam Trading and Import Export Co., Ltd. | VND 100 billion                                  | 100.00%        | VND 100 billion                                  | 100.00%        |
| F.I.T. Land Investment JSC.                        | 96,490,499 shares                                | 99.90%         | 96,490,499 shares                                | 99.90%         |
| FIT Consumer JSC.                                  | 17,761,000 shares                                | 12.16%         | 17,761,000 shares                                | 12.16%         |

*Fair value*

Fair value of the investments in the listed subsidiaries is as follows:

| Name  | Ending balance    | Beginning balance |
|---|-------------------|-------------------|
| Techno - Agricultural Supplying JSC.<br>(Stock symbol: TSC) | 247,423,102,380   | 302,406,014,020   |
| Cuu Long Pharmaceutical JSC.<br>(Stock symbol: DCL)         | 1,216,955,079,200 | 1,060,065,400,000 |

The Company has not determined fair value of the investments without listed prices because there have not been any specific instructions on determination of fair value.

*Operation of subsidiaries and associate*

The subsidiaries are in their normal operations, with no significant changes compared to the previous period.

*Provisions for investments in subsidiaries*

Fluctuations in provisions for investments in subsidiaries are as follows:

|                        | Current period         | Previous period        |
|------------------------|------------------------|------------------------|
| Beginning balance      | 111,748,791,203        | 145,137,346,695        |
| Reversal of provisions | (6,760,677,494)        | (38,706,176,947)       |
| <b>Ending balance</b>  | <b>104,988,113,709</b> | <b>106,431,169,748</b> |

*Transactions with subsidiaries:* Note VII.1c.

**3. Short-term trade receivables**

|  | Ending balance       | Beginning balance     |
|--|----------------------|-----------------------|
| Receivables from related parties (Note VII.1d) | 7,333,296,917        | 12,748,215,762        |
| Receivables from other customers               | 7,143,849            | 8,172,042             |
| <b>Total</b>                                   | <b>7,340,440,766</b> | <b>12,756,387,804</b> |

**4. Receivables for short-term loans**

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.

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**Notes to the Interim Financial Statements (cont.)****5. Other receivables****5a. Other short-term receivables**

|  | Ending balance         |           | Beginning balance      |           |
|--|------------------------|-----------|------------------------|-----------|
|  | Value                  | Allowance | Value                  | Allowance |
| <i>Receivables from related parties (Note VII.1d)</i>                  | <b>602,429,850,403</b> | -         | <b>482,023,216,465</b> | -         |
| Receivables for principal of investment cooperation contracts          | 584,827,098,904        | -         | 467,950,000,000        | -         |
| Receivables for profit from investment cooperation contracts           | 17,349,350,655         | -         | 12,731,311,502         | -         |
| Receivables for payments on behalf                                     | 253,400,844            | -         | 1,341,904,963          | -         |
| <i>Receivables from other organizations and individuals</i>            | <b>312,361,048,363</b> | -         | <b>374,593,134,254</b> | -         |
| Receivables for principal of investment cooperation contracts          | 303,883,500,000        | -         | 365,595,280,821        | -         |
| <i>Hop Thanh Investment and Mineral JSC.</i>                           | -                      | -         | <i>38,811,780,821</i>  | -         |
| <i>Tan An Business Development Investment Co., Ltd. <sup>(i)</sup></i> | <i>233,883,500,000</i> | -         | <i>233,883,500,000</i> | -         |
| <i>Viet Hoang Service Investment Co., Ltd. <sup>(i)</sup></i>          | <i>70,000,000,000</i>  | -         | <i>70,000,000,000</i>  | -         |
| <i>Nguyen Van Dat</i>  | -                      | -         | <i>22,900,000,000</i>  | -         |
| Receivables for profit from investment cooperation contracts           | 5,098,817,747          | -         | 7,380,237,398          | -         |
| <i>Hop Thanh Investment and Mineral JSC.</i>                           | -                      | -         | <i>1,823,717,096</i>   | -         |
| <i>Tan An Business Development Investment Co., Ltd.</i>                | <i>4,078,543,774</i>   | -         | <i>4,139,417,562</i>   | -         |
| <i>Viet Hoang Service Investment Co., Ltd.</i>                         | <i>1,020,273,973</i>   | -         | <i>1,020,273,973</i>   | -         |
| <i>Nguyen Van Dat</i>  | -                      | -         | <i>396,828,767</i>     | -         |
| Accrued interest income of term deposits, bonds and loans              | 3,153,125,095          | -         | 1,435,740,274          | -         |
| Advances   | 116,112,003            | -         | 93,275,761             | -         |
| Deposits   | 108,600,000            | -         | 88,600,000             | -         |
| Other short-term receivables   | 893,518                | -         | -                      | -         |
| <b>Total</b>   | <b>914,790,898,766</b> | -         | <b>856,616,350,719</b> | -         |

- <sup>(i)</sup> These represent the investment cooperations between the Company and individuals, enterprises under Investment Cooperation Contracts 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 to the Company 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, and managed in the securities trading account of the enterprises and individuals engaged in the cooperation contracts. All of these shares are frozen by the securities company as agreed upon by the two parties, and the partners are not allowed to trade these securities in any form without the Company's written consent. The Company is entitled to profit calculated based on the contributed capital and the actual number of contribution days, with the rate ranging from 9.5% per year.

**5b. Other long-term receivables**

These are long-term deposits.

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**Notes to the Interim Financial Statements (cont.)****6. Tangible fixed assets**

|  | <b>Buildings and<br/>structures</b> | <b>Vehicles</b>      | <b>Office<br/>equipment</b> | <b>Total</b>          |
|--|-------------------------------------|----------------------|-----------------------------|-----------------------|
| <b>Historical costs</b>                      |                                     |                      |                             |                       |
| Beginning balance                            | 15,503,404,026                      | 7,765,022,181        | 8,842,644,970               | 32,111,071,177        |
| New acquisition                              | -                                   | -                    | 66,145,455                  | 66,145,455            |
| <b>Ending balance</b>                        | <b>15,503,404,026</b>               | <b>7,765,022,181</b> | <b>8,908,790,425</b>        | <b>32,177,216,632</b> |
| <i>In which:</i>                             |                                     |                      |                             |                       |
| Assets fully depreciated<br>but still in use | -                                   | 3,737,600,000        | 5,864,182,837               | 9,601,782,837         |
| <b>Depreciation</b>                          |                                     |                      |                             |                       |
| Beginning balance                            | 2,886,750,376                       | 5,718,164,974        | 7,650,544,096               | 16,255,459,446        |
| Depreciation during<br>the period            | 193,853,832                         | 336,714,084          | 302,002,971                 | 832,570,887           |
| <b>Ending balance</b>                        | <b>3,080,604,208</b>                | <b>6,054,879,058</b> | <b>7,952,547,067</b>        | <b>17,088,030,333</b> |
| <b>Net book value</b>                        |                                     |                      |                             |                       |
| Beginning balance                            | 12,616,653,650                      | 2,046,857,207        | 1,192,100,874               | 15,855,611,731        |
| <b>Ending balance</b>                        | <b>12,422,799,818</b>               | <b>1,710,143,123</b> | <b>956,243,358</b>          | <b>15,089,186,299</b> |
| <i>In which:</i>                             |                                     |                      |                             |                       |
| Assets temporarily not in use                | -                                   | -                    | -                           | -                     |
| Assets waiting for liquidation               | -                                   | -                    | -                           | -                     |

**7. Intangible fixed assets**

|   | <b>Land use<br/>right</b> | <b>Computer<br/>software</b> | <b>Total</b>          |
|---|---------------------------|------------------------------|-----------------------|
| <b>Historical costs</b>                 |                           |                              |                       |
| Beginning balance                       | 9,412,672,825             | 3,864,166,000                | 13,276,838,825        |
| <b>Ending balance</b>                   | <b>9,412,672,825</b>      | <b>3,864,166,000</b>         | <b>13,276,838,825</b> |
| <i>In which:</i>                        |                           |                              |                       |
| Assets fully amortized but still in use | -                         | 120,000,000                  | 120,000,000           |
| <b>Amortization</b>                     |                           |                              |                       |
| Beginning balance                       | -                         | 523,264,693                  | 523,264,693           |
| Amortization during the period          | -                         | 245,943,306                  | 245,943,306           |
| <b>Ending balance</b>                   | <b>-</b>                  | <b>769,207,999</b>           | <b>769,207,999</b>    |
| <b>Net book value</b>                   |                           |                              |                       |
| Beginning balance                       | 9,412,672,825             | 3,340,901,307                | 12,753,574,132        |
| <b>Ending balance</b>                   | <b>9,412,672,825</b>      | <b>3,094,958,001</b>         | <b>12,507,630,826</b> |
| Assets temporarily not in use           | -                         | -                            | -                     |
| Assets waiting for liquidation          | -                         | -                            | -                     |

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**Notes to the Interim Financial Statements (cont.)****8. Investment properties for lease**

These are buildings and structures for lease.

|                                | <b>Historical costs</b> | <b>Accumulated depreciation</b> | <b>Net book value</b> |
|--------------------------------|-------------------------|---------------------------------|-----------------------|
| Beginning balance              | 44,704,785,906          | (9,196,194,451)                 | 35,508,591,455        |
| Depreciation during the period | -                       | (536,736,510)                   | (536,736,510)         |
| <b>Ending balance</b>          | <b>44,704,785,906</b>   | <b>(9,732,930,961)</b>          | <b>34,971,854,945</b> |

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 Company 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:

|   | <b>Historical costs</b> | <b>Accumulated depreciation</b> | <b>Net book value</b> |
|---|-------------------------|---------------------------------|-----------------------|
| <b>Ending balance</b>                       |                         |                                 |                       |
| 5 <sup>th</sup> Floor - HACC1 Building      | 31,826,085,906          | (6,336,444,145)                 | 25,489,641,761        |
| 1 <sup>st</sup> Floor - CT1 Me Tri Building | 12,878,700,000          | (3,396,486,816)                 | 9,482,213,184         |
| <b>Total</b>                                | <b>44,704,785,906</b>   | <b>(9,732,930,961)</b>          | <b>34,971,854,945</b> |
| <b>Beginning balance</b>                    |                         |                                 |                       |
| 5 <sup>th</sup> Floor - HACC1 Building      | 31,826,085,906          | (5,938,686,409)                 | 26,682,914,969        |
| 1 <sup>st</sup> Floor - CT1 Me Tri Building | 12,878,700,000          | (3,257,508,042)                 | 9,899,149,506         |
| <b>Total</b>                                | <b>44,704,785,906</b>   | <b>(9,196,194,451)</b>          | <b>35,508,591,455</b> |

**9. Short-term advances from customers**

|   | <b>Ending balance</b> | <b>Beginning balance</b> |
|---|-----------------------|--------------------------|
| Advances from related parties (Note VII.1d) | 726,440,446           | 903,440,515              |
| Advances from other customers               | 255,780,774           | 248,402,295              |
| <b>Total</b>                                | <b>982,221,220</b>    | <b>1,151,842,810</b>     |

**10. Taxes and other obligations to the State Budget****Payables**

|                      | <b>Beginning balance</b> | <b>Amount payable during the period</b> | <b>Amount already paid during the period</b> | <b>Ending balance</b> |
|----------------------|--------------------------|---|--|-----------------------|
| VAT on local sales   | 341,462,593              | 804,987,442                             | (482,061,988)                                | 664,388,047           |
| Corporate income tax | 21,453,064,425           | 3,819,292,568                           | (21,453,064,425)                             | 3,819,292,568         |
| Personal income tax  | 242,172,293              | 931,335,405                             | (1,031,624,937)                              | 141,882,761           |
| Other taxes          | -                        | 4,000,000                               | (4,000,000)                                  | -                     |
| <b>Total</b>         | <b>22,036,699,311</b>    | <b>5,559,615,415</b>                    | <b>(22,970,751,350)</b>                      | <b>4,625,563,376</b>  |

**Value added tax (“VAT”)**

The Company is subject to VAT in accordance with the deduction method at the rates of 8% and 10%.

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**Notes to the Interim Financial Statements (cont.)****Corporate income tax ("CIT")**

The Company is subject to CIT on taxable income at the tax rate of 20%.

Estimated CIT payable during the period is as follows:

|   | <b>Current period</b> | <b>Previous period</b> |
|---|-----------------------|------------------------|
| Total accounting profit before tax  | 19,806,620,685        | 67,622,629,315         |
| Increases/ (decreases) of accounting profit to determine income subject to tax: |                       |                        |
| - Increases   | (118,908,580)         | 500,349,653            |
| Penalties and tax collected in arrears  | 5,484,790,980         | 500,349,653            |
| Others  | 3,713,435,424         | -                      |
| - Decreases (reversal of provisions)  | 1,771,355,556         | 500,349,653            |
|   | (6,194,928,817)       | -                      |
| Income subject to tax   | 19,096,482,848        | 68,122,978,968         |
| Income exempted from tax  | (20,000)              | (40,000)               |
| Taxable losses carried forward from prior years                                 |                       | (68,122,938,968)       |
| Taxable income  | 19,096,462,848        | -                      |
| CIT rate  | 20%                   | 20%                    |
| <b>CIT payable</b>  | <b>3,819,292,568</b>  | <b>-</b>               |
| <b>Adjustments of CIT payable of the previous years</b>                         | <b>-</b>              | <b>2,232,347</b>       |
| <b>Total CIT to be paid</b>   | <b>3,819,292,568</b>  | <b>2,232,347</b>       |

The CIT liability of the Company is determined 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 Financial Statements could change when being inspected by the Tax Office.

**Other taxes**

The Company declares and pays these taxes in line with the prevailing regulations.

**11. Short-term accrual expenses**

|  | <b>Ending balance</b> | <b>Beginning balance</b> |
|--|-----------------------|--------------------------|
| <b>Payables to related parties</b>                     | <b>2,477,995</b>      | <b>-</b>                 |
| FIT Consumer Joint Stock Company                       | 2,477,995             | -                        |
| <b>Payables to other organizations and individuals</b> | <b>2,314,910,235</b>  | <b>1,423,201,681</b>     |
| Accrued loan interest expenses                         | 349,121,680           | 353,197,547              |
| Expenses for construction investment                   | 177,736,553           | 177,736,553              |
| Other short-term accrued expenses                      | 1,788,052,002         | 892,267,581              |
| <b>Total</b>   | <b>2,317,388,230</b>  | <b>1,423,201,681</b>     |

**12. Short-term borrowings**

|  | <b>Ending balance</b>  | <b>Beginning balance</b> |
|--|------------------------|--------------------------|
| <b>Short-term borrowings from banks</b>  | <b>397,929,809,681</b> | <b>300,000,000,000</b>   |
| Vietnam Joint Stock Commercial Bank for Industry and Trade ("Vietinbank") – Thanh An Branch <sup>(i)</sup>         | 300,000,000,000        | 300,000,000,000          |
| Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") – Thanh Xuân Branch <sup>(ii)</sup> | 97,929,809,681         | -                        |

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**Notes to the Interim Financial Statements (cont.)**

|   | <u>Ending balance</u>  | <u>Beginning balance</u> |
|---|------------------------|--------------------------|
| <i>Short-term borrowing from other organization</i>                   | <i>7,500,000,000</i>   | <i>-</i>                 |
| Minh Tam Investment and Trading Development Co., Ltd <sup>(iii)</sup> | 7,500,000,000          | -                        |
| <b>Total</b>  | <b>405,429,809,681</b> | <b>300,000,000,000</b>   |

The Company has solvency to repay short-term borrowings.

(i) These are the short-term loans from Vietinbank – Thanh An Branch arising from 3 agreements signed in June 2025 with a total credit limit of VND 300 billion, the term of 6 months starting from the day after the first loan disbursement date, the in-term interest rate of 4.6% per year; to supplement working capital for the business and production activities and to finance business cooperation capital. Collaterals are the Company's term deposits, valued at VND 302 billion as of the balance sheet date.

(ii) These are the overdraft loans from BIDV – Thanh Xuân Branch arising from 2 agreements signed in April 2025 with respective credit limits of VND 49,780,000,000 and VND 49,790,000,000, the credit limit tenure of 6 to 11 months, the in-term interest rate of 5% – 5.2% per year, to supplement working capital for the business and production activities. The loans are secured by the Company's term deposits at BIDV – Thanh Xuan Branch, valued at VND 100 billion as of the balance sheet date.

(iii) This represents an unsecured loan from Minh Tam Investment and Trading Development Co., Ltd., 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 (Note V.4).

Details of short-term loans during the period are as follows:

|  | <u>Current period</u>  | <u>Previous period</u> |
|--|------------------------|------------------------|
| Beginning balance                          | 300,000,000,000        | 419,991,341,072        |
| Amount of loans incurred during the period | 600,821,221,065        | 501,556,775,767        |
| Amount of loans repaid during the period   | (495,391,411,384)      | (627,108,116,839)      |
| <b>Ending Balance</b>                      | <b>405,429,809,681</b> | <b>294,440,000,000</b> |

(\*) Movements in short-term loans, classified by their actual settlements during the period, are as follows:

|  | <u>Loans settled<br/>within 3 months</u> | <u>Loans settled<br/>beyond 3 months<br/>or outstanding</u> | <u>Total</u>           |
|--|--|---|------------------------|
| Beginning balance                          | -  | 300,000,000,000   | 300,000,000,000        |
| Amount of loans incurred during the period | 293,321,221,065                          | 307,500,000,000   | 600,821,221,065        |
| Amount of loans repaid during the period   | (195,391,411,384)                        | (300,000,000,000)   | (495,391,411,384)      |
| <b>Ending Balance</b>                      | <b>97,929,809,681</b>                    | <b>307,500,000,000</b>                                      | <b>405,429,809,681</b> |

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**Notes to the Interim Financial Statements (cont.)****13. Owner's equity****13a. Statement of changes in owner's equity**

|                                       | Owner's<br>contribution<br>capital | Share<br>premiums     | Investment<br>and<br>development<br>fund | Retained<br>earnings   | Total                    |
|---------------------------------------|------------------------------------|-----------------------|--|------------------------|--------------------------|
| Balance as at<br>1 January 2024       | 3,399,330,340,000                  | 69,680,117,158        | 886,852,413                              | 86,396,298,551         | 3,556,293,608,122        |
| Profit of the period                  | -                                  | -                     | -  | 67,620,396,968         | 67,620,396,968           |
| <b>Balance as at<br/>30 June 2024</b> | <b>3,399,330,340,000</b>           | <b>69,680,117,158</b> | <b>886,852,413</b>                       | <b>154,016,695,519</b> | <b>3,623,914,005,090</b> |
| Balance as at<br>1 January 2025       | 3,399,330,340,000                  | 69,680,117,158        | 886,852,413                              | 139,120,253,670        | 3,609,017,563,241        |
| Profit of the period                  | -                                  | -                     | -  | 15,987,328,117         | 15,987,328,117           |
| <b>Balance as at<br/>30 June 2025</b> | <b>3,399,330,340,000</b>           | <b>69,680,117,158</b> | <b>886,852,413</b>                       | <b>155,107,581,787</b> | <b>3,625,004,891,358</b> |

**13b. 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         |                |                   |

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

|                                  | Accumulated from the beginning of the year<br>to the end of the current period |                       |
|----------------------------------|--|-----------------------|
|                                  | Current year   | Previous year         |
| Revenue from consulting services | 7,514,302,258  | 6,570,476,470         |
| Revenue from property leased     | 3,619,270,938  | 3,840,427,843         |
| <b>Total</b>                     | <b>11,133,573,196</b>  | <b>10,410,904,313</b> |

**1b. Revenue from sales of merchandise and rendering of services to the related parties: Note VII.1c****2. Costs of sales**

|                            | Accumulated from the beginning of the year<br>to the end of the current period |                      |
|----------------------------|--|----------------------|
|                            | Current year   | Previous year        |
| Costs of services rendered | 5,449,747,381  | 3,195,880,580        |
| Costs of property leased   | 2,756,563,296  | 2,805,556,444        |
| <b>Total</b>               | <b>8,206,310,677</b>   | <b>6,001,437,024</b> |

**3. Financial income**

|  | Accumulated from the beginning of the year<br>to the end of the current period |                       |
|--|--|-----------------------|
|  | Current year   | Previous year         |
| Interests from bank deposits and loans       | 10,174,894,360   | 10,672,391,622        |
| Gain on sale of trading securities           | -  | 8,493,540,200         |
| Dividends and profit received                | 20,000   | 40,000                |
| Profit from investment cooperation contracts | 28,768,722,558   | 30,851,308,270        |
| <b>Total</b>                                 | <b>38,943,636,918</b>  | <b>50,017,280,092</b> |

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**Notes to the Interim Financial Statements (cont.)****4. Financial expenses**

|  | Accumulated from the beginning of the year<br>to the end of the current period |                         |
|--|--|-------------------------|
|  | Current year   | Previous year           |
| Interest expenses                                      | 8,186,221,968  | 7,337,034,590           |
| Reversal of provision for impairment of<br>investments | (6,760,677,494)  | (38,706,176,947)        |
| Other financial expenses                               | -  | 48,167,800              |
| <b>Total</b>   | <b>1,425,544,474</b>   | <b>(31,320,974,557)</b> |

**5. General and administration expenses**

|   | Accumulated from the beginning of the year<br>to the end of the current period |                       |
|---|--|-----------------------|
|   | Current year   | Previous year         |
| Labor costs                               | 5,916,534,203  | 6,055,929,047         |
| Office supplies                           | 147,304,985  | 166,092,308           |
| Depreciation/amortization of fixed assets | 1,078,514,193  | 985,422,529           |
| Expenses for external services            | 5,571,218,630  | 10,003,796,597        |
| Other expenses                            | 4,239,100,222  | 953,398,864           |
| <b>Total</b>                              | <b>16,952,672,233</b>  | <b>18,164,639,345</b> |

**6. Other expenses**

|  | Accumulated from the beginning of the year<br>to the end of the current period |                    |
|--|--|--------------------|
|  | Current year   | Previous year      |
| Tax fines and tax collected in arrears | 3,713,424,054  | -                  |
| Other expenses                         | 100,596,735  | 119,781,966        |
| <b>Total</b>                           | <b>3,814,020,789</b>   | <b>119,781,966</b> |

**7. Earnings per share**

Information on earnings per share is presented in the Interim Consolidated Financial Statements.

**8. Operating costs by factors**

|   | Accumulated from the beginning of the year<br>to the end of the current period |                       |
|---|--|-----------------------|
|   | Current year   | Previous year         |
| Labor costs                               | 11,366,281,584   | 9,251,809,627         |
| Depreciation/amortization of fixed assets | 1,615,250,703  | 1,522,159,039         |
| Expenses for external services            | 7,938,350,401  | 12,272,616,531        |
| Other expenses                            | 4,239,100,222  | 1,119,491,172         |
| <b>Total</b>                              | <b>25,158,982,910</b>  | <b>24,166,076,369</b> |

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

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

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**Notes to the Interim Financial Statements (cont.)****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, the Company has no transactions or balances with the key managers and their related individuals.

**Compensation of the key managers**

|  | Current period       | Previous period      |
|--|----------------------|----------------------|
| Allowance for BOD, BOS                   | 414,000,000          | 210,000,000          |
| Compensation of BOM and Chief Accountant | 1,176,184,121        | 1,396,176,962        |
| <b>Total</b>                             | <b>1,590,184,121</b> | <b>1,606,176,962</b> |

| 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<br>(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 1 May 2025)             | 329,665,631          | 205,814,560          |
| Le Viet Cuong          | Chief Accountant                               | 328,867,030          | 350,385,212          |
| <b>Total</b>           |  | <b>1,590,184,121</b> | <b>1,606,176,962</b> |

**1b. Other related parties**

Other related parties of the Company include:

| Name  | Relationship       |
|---|--------------------|
| F.I.T Viet Nam Trading and Import Export Co., Ltd.    | Subsidiary level 1 |
| Techno - Agricultural Supplying JSC.                  | Subsidiary level 1 |
| Cuu Long Pharmaceutical JSC.                          | Subsidiary level 1 |
| F.I.T Land Investment JSC.                            | Subsidiary level 1 |
| Charlotte Real Estate Investment and Development JSC. | Subsidiary level 2 |
| Westfood Exporting and Processing JSC.                | Subsidiary level 2 |
| TSC Seeds JSC.  | Subsidiary level 2 |

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**Notes to the Interim Financial Statements (cont.)**

| <b>Name</b>   | <b>Relationship</b>  |
|---|--|
| FIT Consumer JSC.   | Subsidiary level 2   |
| Nong Tin Seeds Corporation  | Subsidiary level 2   |
| Pharmaceutical and Medical Equipment Production Trading and Import-Export Joint Venture Company | Subsidiary level 2   |
| VPC - Saigon Pharmaceutical Co., Ltd.   | Subsidiary level 2   |
| Benovas Pharmaceutical JSC.   | Subsidiary level 2   |
| Benovas Medical Devices JSC.  | Subsidiary level 2   |
| Benovas Oncology JSC.   | Subsidiary level 2   |
| Westfood Hau Giang JSC.   | Subsidiary level 3   |
| Khanh Hoa Mineral Water JSC.  | Subsidiary level 3   |
| FIT Cosmetics JSC.  | Associate of Subsidiary level 2                                      |
| JJK Holdings Investment JSC.  | Major Shareholders of the Group<br>/Related party of the key manager |
| Nhat Thien Tam JSC.   | Related party of the key manager                                     |
| HHM Vietnam JSC.  | Related party of the key manager                                     |

**1c. Transactions with other related parties**

|  | <b>Accumulated from the beginning of the year to the end of the current period</b> |                      |
|--|--|----------------------|
|  | <b>Current year</b>  | <b>Previous year</b> |
| <b><i>Cuu Long Pharmaceutical JSC.</i></b>                       |  |                      |
| Revenue from rendering of services                               | 4,998,960,884  | 4,530,490,842        |
| <b><i>Benovas Pharmaceutical JSC.</i></b>                        |  |                      |
| Income from disposal of fixed assets                             | -  | 1,000,000,000        |
| Revenue from rendering of services                               | 939,287,783  | 821,309,558          |
| <b><i>Khanh Hoa Mineral Water JSC.</i></b>                       |  |                      |
| Revenue from rendering of services                               | 3,096,462,582  | 960,609,176          |
| <b><i>FIT Cosmetics JSC.</i></b>                                 |  |                      |
| Revenue from rendering of services                               | 309,210,000  | 250,614,000          |
| Purchase of merchandise and services                             | 5,979,274  | 28,027,321           |
| <b><i>Westfood Exporting and Processing JSC.</i></b>             |  |                      |
| Revenue from rendering of services                               | 61,551,096   | 3,646,125            |
| <b><i>Benovas Oncology JSC.</i></b>                              |  |                      |
| Revenue from rendering of services                               | 88,347,530   | 172,072,705          |
| <b><i>F.I.T Viet Nam Trading and Import Export Co., Ltd.</i></b> |  |                      |
| Revenue from rendering of services                               | 281,150,394  | 281,150,394          |
| Profit from investment cooperation contract                      | 8,657,008,742  | 937,198,685          |

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**Notes to the Interim Financial Statements (cont.)**

|   | <b>Accumulated from the beginning of the<br/>year to the end of the current period</b> |                          |
|---|--|--------------------------|
|   | <b>Current year</b>  | <b>Previous year</b>     |
| <b><i>F.I.T Land Investment JSC.</i></b>  |  |                          |
| Revenue from rendering of services  | 281,150,394  | 281,150,394              |
| Profit from investment cooperation contract   | 5,672,563,013  | 7,520,410,957            |
| <b><i>Techno - Agricultural Supplying JSC.</i></b>  |  |                          |
| Revenue from rendering of services  | 161,028,067  | 1,804,077,610            |
| <b><i>JJK Holdings Investment JSC.</i></b>  |  |                          |
| Revenue from rendering of services and other income   | 91.369.898   | 91.423.244               |
| <b>1d. Outstanding balances with other related parties</b>  |  |                          |
|   | <b>Ending balance</b>  | <b>Beginning balance</b> |
| <b><i>Trade receivables (Note V.3)</i></b>  | <b>7,333,296,917</b>   | <b>12,748,215,762</b>    |
| Cuu Long Pharmaceutical JSC   | 2,066,433,120  | 9,485,212,026            |
| Benovas Pharmaceutical JSC.   | 516,608,280  | 1,806,881,028            |
| FIT Cosmetics JSC.  | 891,481,800  | 551,350,800              |
| Westfood Exporting and Processing JSC.  | -  | 1,331,494                |
| Khanh Hoa Mineral Water JSC.  | 3,857,828,997  | 903,440,414              |
| JJK Holdings Investment JSC.  | 944,720  | -                        |
| <b><i>Receivables for principal of investment cooperation<br/>contracts<sup>(1)</sup> (Note V.5a)</i></b> | <b>584,827,098,904</b>   | <b>467,950,000,000</b>   |
| F.I.T Land Investment JSC.  | 202,750,000,000  | 104,750,000,000          |
| F.I.T Viet Nam Trading and Import Export Co., Ltd.  | 382,077,098,904  | 363,200,000,000          |
| <b><i>Receivables for profit from investment cooperation<br/>contracts<sup>(1)</sup> (Note V.5a)</i></b>  | <b>17,349,350,655</b>  | <b>12,731,311,502</b>    |
| F.I.T Land Investment JSC.  | 16,632,343,828   | 10,959,780,815           |
| F.I.T Viet Nam Trading and Import Export Co., Ltd.  | 717,006,827  | 1,771,530,687            |
| <b><i>Receivables for payments on behalf (Note V.5a)</i></b>  | <b>253,400,844</b>   | <b>1,332,384,963</b>     |
| Cuu Long Pharmaceutical JSC.  | -  | 1,088,504,119            |
| FIT Cosmetics JSC.  | 253,400,844  | 253,400,844              |
| <b><i>Advances from customers (Note V.9)</i></b>  | <b>726,440,446</b>   | <b>903,440,515</b>       |
| Can Tho Agricultural Materials and Engineering JSC.   | 726,440,446  | 903,440,515              |
| <b><i>Short-term accrued expenses (Note V.10)</i></b>   | <b>2,477,995</b>   |                          |
| FIT Cosmetics JSC.  | 2,477,995  | -                        |

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

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#### Notes to the Interim Financial Statements (cont.)

- (i) These are the investment cooperation contracts with the terms from 6 months to 12 months. The Company is entitled to minimum profit at the end of the year ranging from 5.0% to 9.5% per year (the profit at the beginning of the year ranged from 5.1% to 9.5% per year). The Contracts are automatically renewed upon their maturity and the Company has no need to withdraw its investment cooperation capital. Profit will be paid when the contracts are liquidated, and profit receivables at the contract's termination are not added to interest-bearing principal when the contract is renewed.

#### 2. Segment information

The Company's principal business activity during the period is financial investment which is conducted within the territory of Vietnam. As such, the risks and returns associated with the Company are not significantly impacted by differences on merchandise or services provided by the Company or its geographical locations. The Board of Management has determined that the Company operates in a single business segment and a single geographical segment. Therefore, the Company does not present segment reporting by business segments or geographical segments.

#### 3. 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 Financial Statements.

Prepared on 26 August 2025

Prepared by



Ninh Thi Phuong

Chief Accountant



Le Viet Cuong

General Director



Vu Thi Minh Hoai