INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE FIRST SIX MONTHS OF THE FINANCIAL YEAR ENDING 31 DECEMBER 2026

F.I.T GROUP JOINT STOCK COMPANY

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of F.I.T Group Joint Stock Company (hereinafter referred to as the "Company") presents its report together with the interim consolidated financial statements for the first six months of the financial year ending 31 December 2026, comprising the financial statements of the Company and its subsidiaries (collectively referred to as the "Group").

Overview of the Company

The Company is a joint stock company operating under Business Registration Certificate No. 0103016102, first issued by the Hanoi City Department of Planning and Investment on 08 March 2007. During its operation, the Company has been granted supplementary Enterprise Registration Certificates on 37 occasions to register changes in business lines, charter capital, legal representative, and other matters. Of these, Enterprise Registration Certificate No. 0102182140, amended for the 37th time on 09 May 2025, relates to the change of the Company's legal representative.

Head office

- Address : 5th Floor, Times Tower - HACC 1 Complex Building, No. 35 Le Van Luong Street, Thanh Xuan Ward, Hanoi City, Vietnam
- Telephone : 024.7309 4688
- Fax : 024.7309 4686

The Company's business activities are:

- Real estate business;
- Office leasing services;
- Services: investment consulting, business acquisition consulting (M&A consulting), equitisation consulting, corporate governance consulting, market development consulting (excluding financial and legal consulting); investment consulting, business financial management consulting, human resource development consulting (excluding legal and financial consulting); real estate brokerage services; car parks and public works.

Board of Directors and Board of Management

Members of the Board of Directors, the Supervisory Board, the Board of General Directors, and the Chief Accountant of the Company during the year and up to the date of this report are as follows:

Board of Directors

Full name	Position	Date of appointment/reappointment/removal
Mr. Nguyen Van Sang	Chairman	Reappointed on 24 May 2023
Ms. Nguyen Thi Minh Nguyet	Vice Chairman	Reappointed on 24 May 2023
Mr. Nguyen Ninh Dung	Member	Reappointed on 24 May 2023
Ms. Vu Thi Minh Hoai	Member	Reappointed on 24 May 2023
Mr. Vu Anh Trong	Independent member	Removed on 22 April 2025
Mr. Dinh Quoc Hung	Independent member	Reappointed 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

Supervisory Board

Full name	Position	Date of appointment/reappointment/removal
Mr. Vo Dinh Bao	Head	Appointed on 22 April 2025
Ms. Nguyen Thi Thu Huong	Head	Removed on 22 April 2025
Mr. Doan Xuan Duy	Member	Appointed on 22 April 2025
Ms. Nguyen Thi Hong Anh	Member	Reappointed on 24 May 2023

Board of General Directors and Chief Accountant

Full name	Position	Date of appointment/removal
Ms. Vu Thi Minh Hoai	General Director	Appointed on 01 May 2025

Full name	Position	Date of appointment/removal
Ms. Vu Thi Minh Hoai	General Director	Appointed on 01 May 2025
Mr. Nguyen Van Ban	General Director	Removed effective 01 May 2025
Ms. Nguyen Hoai Nam	Deputy General Director	Appointed on 13 February 2026
Mr. Le Viet Cuong	Chief Accountant	Appointed on 05 September 2022

Legal representative

The legal representatives of the Company during the period and up to the date of this report are Mr. Nguyen Van Sang – Chairman of the Board of Directors, and Ms. Vu Thi Minh Hoai – General Director.

Responsibilities of the Board of General Directors

The Board of General Directors of the Company is responsible for preparing the interim consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated results of operations, and consolidated cash flows of the Group for the period. In preparing these interim consolidated financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are prudent;
- State whether the accounting standards applicable to the Group have been followed, and disclose and explain any material departures from those standards in the interim consolidated financial statements;
- Prepare the interim consolidated financial statements on a going concern basis unless it is inappropriate to assume that the Group will continue as a going concern;
- Design and implement an effective internal control system with a view to minimising the risk of material misstatement, whether due to fraud or error, in the preparation and presentation of the interim consolidated financial statements.

The Board of General Directors confirms that adequate accounting records have been maintained to reflect, with reasonable accuracy at any time, the financial position of the Group, and that the accounting records comply with the applicable accounting system. The Board of General Directors is also responsible for safeguarding the assets of the Group and has accordingly taken reasonable measures to prevent and detect fraud and other irregularities.

The Board of General Directors confirms that it has complied with the above requirements in preparing these interim consolidated financial statements.

Approval of the Financial Statements

The Board of General Directors of the Company approves the accompanying interim consolidated financial statements. These interim consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2026, and of the consolidated results of operations and consolidated cash flows for the first six months of the financial year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations regarding the preparation and presentation of interim consolidated financial statements.

On behalf of the Board of General Directors

General Director

CÔNG TY CỔ PHẦN TẬP ĐOÀN F.I.T
GROUP
MSDN: 0102182140

Vu Thi Minh Hoai
30 July 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(Full form)

As at 30 June 2026

Currency: VND

ITEMS	Code	Notes	Ending balance	Beginning balance
A - CURRENT ASSETS	**100**		**3,727,564,282,755**	**3,065,077,874,688**
I. Cash and cash equivalents	**110**		**80,219,825,487**	**253,130,302,165**
1. Cash	111		80,219,825,487	217,053,302,165
2. Cash equivalents	112		-	36,077,000,000
II. Short-term financial investments	**120**		**2,622,908,782,074**	**1,831,842,469,185**
1. Trading securities	121		243,121,126,905	193,020,000,000
2. Provision for diminution in value of trading securities	122		(5,019,029,167)	(5,038,279,167)
3. Held-to-maturity investments (short-term)	123		2,384,806,684,336	1,643,860,748,352
4. Provision for held-to-maturity investments (short-term)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments	126		-	-
III. Short-term receivables	**130**		**441,341,776,261**	**400,455,703,150**
1. Short-term trade receivables	131		381,795,570,552	374,901,404,874
2. Short-term advances to suppliers	132		84,601,771,492	69,790,471,571
3. Short-term intercompany receivables	133		-	-
4. Progress billings receivable under construction contracts	134		-	-
5. Other short-term receivables	135		49,376,936,687	28,069,860,422
6. Provision for doubtful short-term receivables	136		(74,432,502,470)	(72,306,033,717)
7. Assets awaiting resolution	137		-	-
IV. Inventories	**140**		**457,403,465,783**	**460,516,615,594**
1. Inventories	141		471,540,505,656	471,278,632,766
2. Provision for diminution in value of inventories	142		(14,137,039,873)	(10,762,017,172)
V. Short-term biological assets	**150**		-	-
1. Short-term livestock raised for one-off products	151		-	-
2. Short-term seasonal crops or crops for one-off products	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other current assets	**160**		**125,690,433,150**	**119,132,784,594**
1. Short-term prepaid expenses	161		6,130,501,331	5,359,749,663
2. Deductible value-added tax	162		115,187,512,761	109,742,203,679
3. Taxes and other receivables from the State	163		4,372,419,058	4,030,831,252
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-

ITEMS	Code	Notes	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	**200**		**5,164,605,335,136**	**4,961,626,926,519**
I. Long-term receivables	**210**		**4,082,800,000**	**3,987,800,000**
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital in dependent units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215		4,082,800,000	3,987,800,000
6. Provision for doubtful long-term receivables	216		-	-
II. Fixed assets	**220**		**1,419,691,462,216**	**1,413,528,490,018**
1. Tangible fixed assets	221		1,152,097,963,578	1,139,128,018,548
- *Cost*	*222*		*2,080,909,762,738*	*2,027,823,610,327*
- *Accumulated depreciation*	*223*		*(928,811,799,160)*	*(888,695,591,779)*
2. Finance lease fixed assets	224		171,557,225,394	177,029,622,222
- *Cost*	*225*		*188,308,100,558*	*188,308,100,558*
- *Accumulated depreciation*	*226*		*(16,750,875,164)*	*(11,278,478,336)*
3. Intangible fixed assets	227		96,036,273,244	97,370,849,248
- *Cost*	*228*		*118,930,759,787*	*118,653,634,787*
- *Accumulated depreciation*	*229*		*(22,894,486,543)*	*(21,282,785,539)*
III. Long-term biological assets	**230**		-	-
1. Livestock raised for periodic products	231		-	-
a) Livestock raised for periodic products not yet mature	232		-	-
b) Livestock raised for periodic products that have reached matu	233		-	-
- *Cost*	*234*		-	-
- *Accumulated depreciation*	*235*		-	-
2. Long-term livestock raised for one-off products	236		-	-
3. Long-term seasonal crops or crops for one-off products	237		-	-
4. Provision for impairment of long-term biological assets	238		-	-
IV. Investment property	**240**		**105,178,486,655**	**105,715,223,165**
- Cost	241		122,172,433,422	122,172,433,422
- Accumulated depreciation	242		(16,993,946,767)	(16,457,210,257)
V. Long-term work in progress	**250**		**297,055,742,458**	**280,140,292,379**
1. Long-term work in progress – production and business costs	251		4,559,156,830	3,511,717,401
2. Construction in progress	252		292,496,585,628	276,628,574,978
VI. Long-term financial investments	**260**		**2,972,625,823,932**	**2,751,301,571,704**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		1,936,194,553,896	1,715,022,301,668
3. Capital investments in other entities	263		1,036,431,270,036	1,036,279,270,036
4. Provision for impairment of long-term investments in other e	264		-	-
5 Held-to-maturity investments (long-term)	265		-	-
6. Provision for held-to-maturity investments (long-term)	266		-	-
VII Other non-current assets	**270**		**365,971,019,875**	**406,953,549,253**
1. Long-term prepaid expenses	271		53,506,012,647	59,553,766,438
2. Deferred tax assets	272		1,969,865,562	5,855,126,991
3. Long-term replacement equipment, supplies, and spare parts	273		-	-
4. Other non-current assets	274		-	-
5 Goodwill	279		310,495,141,666	341,544,655,824
TOTAL ASSETS	**280**		**8,892,169,617,891**	**8,026,704,801,207**

F.I.T GROUP JOINT STOCK COMPANY
Address: 5th Floor, Times Tower - HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam
Accounting period from 01 January 2026 to 30 June 2026
Interim consolidated statement of financial position (continued)

ITEMS	Code	Notes	Ending balance	Beginning balance
C - LIABILITIES	**300**		**2,861,628,113,592**	**1,989,196,425,781**
I. Current liabilities	**310**		**2,317,573,194,961**	**1,430,714,824,448**
1. Short-term trade payables	311		101,750,576,676	113,832,757,412
2. Short-term advances from customers	312		6,212,948,584	4,886,283,840
3. Dividends and profits payable	313		-	-
4. Short-term taxes and amounts payable to the State	314		10,162,716,113	43,628,356,756
5. Payables to employees	315		31,608,513,440	36,867,550,631
6. Short-term accrued expenses	316		14,365,236,442	26,488,173,841
7. Short-term intercompany payables	317		-	-
8. Short-term progress billings payable under construction contr	318		-	-
9. Short-term unearned revenue	319		389,937,226	378,144,995
10. Other short-term payables	320		33,879,498,732	15,917,544,862
11. Short-term borrowings and finance lease liabilities	321		2,106,135,796,022	1,176,294,393,385
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		13,067,971,726	12,421,618,726
14. Price stabilisation fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Long-term liabilities	**330**		**544,054,918,631**	**558,481,601,333**
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intercompany payables for working capital	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338		9,051,606,401	8,925,174,601
9. Long-term borrowings and finance lease liabilities	339		495,506,665,604	516,512,102,908
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		39,496,646,626	33,044,323,824
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-

ITEMS	Code	Ending balance	Beginning balance
D - OWNERS' EQUITY	**400**	**6,030,541,504,299**	**6,037,508,375,426**
1. Owners' contributed capital	411	3,399,330,340,000	3,399,330,340,000
- *Ordinary shares with voting rights*	*411a*	*3,399,330,340,000*	*3,399,330,340,000*
- *Preference shares*	*411b*	-	-
2. Share premium	412	74,895,139,513	74,895,139,513
3. Bond conversion option	413	-	-
4. Other owners' capital	414	80,481,887,391	80,481,887,391
5. Treasury shares	415	-	-
6. Asset revaluation reserve	416	-	-
7. Foreign exchange differences	417	-	-
8. Investment and development fund	418	1,160,957,903	1,160,957,903
9. Other funds within owners' equity	419	-	-
10. Undistributed earnings after tax	420	316,597,626,412	317,010,777,599
- *Undistributed earnings after tax accumulated up to the end o*	*420a*	*314,902,241,180*	*277,026,986,991*
- *Undistributed earnings after tax for the current period*	*420b*	*1,695,385,232*	*39,983,790,608*
11 Non-controlling interests	429	2,158,075,553,080	2,164,629,273,020
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**	**8,892,169,617,891**	**8,026,704,801,207**

Approved on 30 July 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN F.I.T
GROUP
MSDN: 0102182140

Le Thi Thuong	**Le Viet Cuong**	**Vu Thi Minh Hoai**
Preparer	**Chief Accountant**	**Legal representative**

INTERIM CONSOLIDATED STATEMENT OF INCOME

(Full form)

Accounting period from 01 January 2026 to 30 June 2026

Currency: VND

	ITEMS	Code	Notes	Quarter 2		from the beginning of the year to the end (	
				Current year	Prior year	Current year	Prior year
1.	**Revenue from sale of goods and provision of services**	**01**	**VI.1**	**480,993,531,459**	**546,004,314,659**	**984,740,261,201**	**1,072,126,480,438**
2.	Revenue deductions	02	VI.2	5,374,893,838	7,226,525,619	15,332,920,070	18,040,110,431
3.	**Net revenue from sale of goods and provision of services**	**10**		**475,618,637,621**	**538,777,789,040**	**969,407,341,131**	**1,054,086,370,007**
4.	Cost of goods sold	11	VI.3	364,502,442,616	439,438,001,101	782,547,171,370	828,168,445,340
5.	**Gross profit from sale of goods and provision of services**	**20**		**111,116,195,005**	**99,339,787,939**	**186,860,169,761**	**225,917,924,667**
6.	**Gain/loss from sale and liquidation of investment proper**	**21**	**VI.4**	-	-	-	-
7.	Financial income	22	VI.5	41,761,523,488	50,288,287,176	84,182,749,989	98,452,697,982
8.	Financial expenses	23	VI.6	41,189,579,697	23,450,839,475	81,524,224,795	41,903,266,185
	Of which: interest expense	*24*		47,060,566,282	*21,621,559,966*	*80,829,957,734*	*38,835,413,597*
9.	Selling expenses	25	VI.7	41,433,598,681	34,530,272,630	69,408,623,395	68,871,506,983
10.	General and administrative expenses	26	VI.8	59,668,477,650	55,220,713,864	106,619,729,031	110,854,707,828
11.	Share of profit or loss in joint ventures and associates	27		(1,857,625,904)	(1,039,347,163)	(3,827,747,772)	(3,350,155,332)
12.	**Net profit from operating activities**	**30**		**8,728,436,561**	**35,386,901,983**	**9,662,594,757**	**99,390,986,321**
13.	Other income	31	VI.9	374,132,079	414,023,449	1,332,422,150	4,056,752,262
14.	Other expenses	32	VI.10	343,708,409	207,284,056	758,408,843	13,690,138,843
15.	**Other profit**	**40**		**30,423,670**	**206,739,393**	**574,013,307**	**(9,633,386,581)**
16.	**Total accounting profit before tax**	**50**		**8,758,860,231**	**35,593,641,376**	**10,236,608,064**	**89,757,599,740**
17.	Current corporate income tax expense	51	V.27	2,873,300,437	8,100,380,672	6,225,894,968	26,153,666,420
18.	Deferred corporate income tax expense	52	VI.11	6,570,382,095	2,501,585,892	10,337,584,229	1,150,769,207
19.	**Profit after corporate income tax**	**60**		**(684,822,301)**	**24,991,674,812**	**(6,326,871,133)**	**62,453,164,113**
20.	Profit after tax attributable to the parent company's sharehol	61		6,100,507,569	12,969,252,926	1,695,385,232	29,160,891,692
21.	Profit after tax attributable to non-controlling interests	62		(6,785,329,870)	12,022,421,885	(8,022,256,365)	33,292,272,421
22.	Basic earnings per share	70	VI.12a, c	18	38	5	86

Approved on 30 July 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN F.I.T
GROUP
MSDN: 0102182

Le Thi Thuong	Le Viet Cuong	Vu Thi Minh Hoai
Preparer	**Chief Accountant**	**Legal representative**

F.I.T GROUP JOINT STOCK COMPANY
GROUP/CORPORATION/COMPANY/ENTERPRISE HEAD OFFICE
Address: 5th Floor, Times Tower - HACC1 Complex Building, 35 Le Van Luong, Thanh Xuan, Hanoi, Vietnam
INTERIM CONSOLIDATED FINANCIAL STATEMENTS
Accounting period from 01 January 2026 to 30 June 2026

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

(Full form)

Accounting period from 01 January 2026 to 30 June 2026

Currency: VND

	ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this period: Current year	Prior year
I.	**Cash flows from operating activities**				
1.	***Profit before tax***	***01***		***10,236,608,065***	***89,757,599,740***
2.	***Adjustments for:***				
-	Depreciation and amortisation of fixed assets and investmen	02		85,673,264,678	76,316,741,170
-	Provisions	03		5,482,241,454	3,928,417,278
-	Unrealised foreign exchange gains/losses from revaluation of monetary items denominated in foreign currencies	04		144,371,679	246,436,961
-	Gains/losses from investing and financing activities	05		(75,251,786,756)	(21,745,654,308)
-	Interest expense	06		80,829,957,734	38,835,413,597
-	Other adjustments	07		-	-
3.	***Operating profit before changes in working capital***	***08***		***107,114,656,853***	***187,338,954,438***
-	Increase/decrease in receivables	09		(169,067,621,632)	(212,699,654,790)
-	Increase/decrease in inventories	10		(1,309,312,319)	(158,487,433,935)
-	Increase/decrease in payables	11		48,094,581,101	171,195,484,367
-	Increase/decrease in prepaid expenses	12		5,277,002,123	(8,469,291,291)
-	Increase/decrease in trading securities	13		(50,101,126,905)	-
-	Interest paid	14		(111,997,540,020)	(38,538,266,282)
-	Corporate income tax paid	15		(38,236,774,694)	(77,218,362,163)
-	Other cash inflows from operating activities	16		-	-
-	Other cash outflows for operating activities	17		(293,647,000)	(2,949,920,105)
	Net cash flows from operating activities	***20***		***(210,519,782,493)***	***(139,828,489,761)***
II.	**Cash flows from investing activities**				
1.	Payments for purchases and construction of fixed assets and other non-current assets	21		(92,393,839,611)	(145,077,570,203)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		172,000,000	601,481,482
3.	Payments for loans to, and purchases of debt instruments of, other entities	23		(2,800,529,278,538)	(241,644,945,205)
4.	Proceeds from collection of loans to, and sale of debt instruments of, other entities	24		2,244,984,095,178	113,445,945,205
5.	Payments for equity investments in other entities	25		(225,152,000,000)	-
6.	Proceeds from divestment of equity investments in other enti	26			-
7.	Interest, dividends, and profits received	27		45,840,819,852	12,635,822,235
	Net cash flows from investing activities	***30***		***(827,078,203,119)***	***(260,039,266,486)***

Interim consolidated statement of cash flows (continued)

	ITEMS	Code	Notes	Current year	Prior year
III.	**Cash flows from financing activities**				
1.	Proceeds from issuance of shares and capital contributions from owners	31		300,000,000	-
2.	Payments for capital returned to owners and repurchase of issued shares	32		-	-
3.	Proceeds from borrowings	33	VII.3	1,020,601,104,446	1,516,589,059,418
4.	Repayment of borrowing principal	34	VII.4	(144,027,597,293)	(1,181,133,332,035)
5.	Repayment of finance lease principal	35		(12,187,541,820)	(13,831,449,127)
6.	Dividends and profits paid to owners	36		-	-
	Net cash flows from financing activities	***40***		***864,685,965,333***	***321,624,278,256***
	Net cash flows during the year	**50**		**(172,912,020,279)**	**(78,243,477,991)**
	Cash and cash equivalents at the beginning of the year	**60**	**V.1**	**253,130,302,165**	**101,436,456,286**
	Effect of foreign exchange rate changes on translation of fore	61		1,543,601	4,326,088
	Cash and cash equivalents at the end of the year	**70**	**V.1**	**80,219,825,487**	**23,197,304,383**

Approved on 30 July 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN F.I.T
F.I.T GROUP
MSDN: 0102182140

Le Thi Thuong	**Le Viet Cuong**	**Vu Thi Minh Hoai**
Preparer	**Chief Accountant**	**Legal representative**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six months of the financial year ending 31 December 2026

I. OPERATING CHARACTERISTICS OF THE ENTERPRISE

1. Ownership structure

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

2. Business sector

The Parent Company's business sector is financial investment, financial consulting, and real estate leasing services.

3. Principal activities

The Parent Company's principal business activities are:

- Real estate business;
- Office leasing services;
- Services: investment consulting, business acquisition consulting (M&A consulting), equitisation consulting, corporate governance consulting, market development consulting (excluding financial legal consulting); investment consulting, business financial management consulting, human resource development consulting (excluding legal and financial consulting); real estate brokerage services; car parks and public works.

4. Normal production and business cycle

The Group's normal production and business cycle does not exceed 12 months.

5. Group structure

The Group comprises the Parent Company and 16 subsidiaries controlled by the Parent Company. All subsidiaries are consolidated in these consolidated financial statements.

5a. List of consolidated subsidiaries

Tier-1 subsidiaries

Company name	Head office address	Principal activities	Interest held		Voting rights held	
			End of year	Beginning of year	End of year	Beginning of year
Can Tho Techno-Agricultural Supplying Joint Stock Company (i) ("TSC")	1D Pham Ngu Lao Street, Ninh Kieu Ward, Can Tho City, Vietnam	Trading of agricultural products	41.07%	41.07%	41.07%	41.07%
Cuu Long Pharmaceutical Joint Stock Company ("DCL")	No. 150, 14 Thang 9 Street, Thanh Duc Ward, Vinh Long Province, Vietnam	Trading of pharmaceuticals and medical equipment	58.05%	58.05%	58.05%	58.05%
F.I.T Vietnam Trading and Import Export Company Limited ("FXK")	5th Floor, Times Tower, No. 35 Le Van Luong Street, Thanh Xuan Ward, Hanoi City, Vietnam	Import and export of agricultural products	100%	100%	100%	100%

Company name	Head office address	Principal activities	Interest held		Voting rights held	
			End of year	Beginning of year	End of year	Beginning of year
F.I.T Real Estate Investment Joint Stock Company ("FLD")	5th Floor, Times Tower, No. 35 Le Van Luong Street, Thanh Xuan Ward, Hanoi City, Vietnam	Real estate business	99.90%	99.90%	99.90%	99.90%

(i) Although the Company's ownership interest and voting rights at the General Meeting of Shareholders of TSC are only 41.07%, the Company is still the parent company because it holds the majority voting rights at meetings of the Board of Directors or an equivalent management level.

Tier-2 subsidiaries

Company name	Head office address	Principal activities	Interest held		Voting rights held	
			End of year	Beginning of year	End of year	Beginning of year
Subsidiaries of Can Tho Techno-Agricultural Supplying Joint Stock Company						
Westfood Exporting and Processing Joint Stock Company ("WFC") (ii)	Cai Son Hang Bang Industrial Park, Hoang Quoc Viet Street, KV4, An Binh Ward, Can Tho City, Vietnam	Processing and import-export of agricultural products	18.53%	18.53%	45.11%	45.11%
TSC Seed Joint Stock Company ("TSS")	1D Pham Ngu Lao Street, Ninh Kieu Ward, Can Tho City, Vietnam	Seed trading	23.67%	23.67%	57.63%	57.63%
FIT Consumer Joint Stock Company ("FC") (iii)	1D Pham Ngu Lao Street, Ninh Kieu Ward, Can Tho City, Vietnam	Consumer goods trading	46.35%	46.35%	100.00%	100.00%
Nong Tin Plant Varieties Joint Stock Company	1st Floor, HSC Building, No. 162B Dien Bien Phu Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam	Production and trading of seeds	39.54%	31.90%	96.28%	77.67%
Subsidiaries of Cuu Long Pharmaceutical Joint Stock Company						
Pharmaceutical and Medical Equipment Production, Trading, and Import-Export Joint Venture Company	No. 11, Lanexang Road, Hatsady Village, Chanthabuly District, Laos	Introduction of drugs	29.61%	29.61%	51.00%	51.00%
Benovas Capsule Company Limited (iii)	No. 150, 14 Thang 9 Street, Thanh Duc Ward, Vinh Long Province, Vietnam	Trading of pharmaceuticals and medical instruments	58.05%	58.05%	100.00%	100.00%
Benovas Pharmaceutical Joint Stock Company	No. 276 Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam	Trading of pharmaceuticals and all types of capsules	58.04%	58.04%	99.98%	99.98%
Benovas Medevices Joint Stock Company ("TBYT Benovas") (iii)	No. 68D, Group 5, Thanh My 1 Hamlet, Thanh Duc Ward,	Manufacture and trading of medical instruments and equipment	58.05%	58.05%	100.00%	100.00%

Company name	Head office address	Principal activities	Interest held		Voting rights held	
			End of year	Beginning of year	End of year	Beginning of year
	Vinh Long Province, Vietnam					
Benovas Oncology Pharmaceutical Joint Stock Company	Lot 26, Street No. 9, Tan Duc Industrial Park, Duc Hoa Commune, Tay Ninh Province, Vietnam	Manufacture of medicines, pharmaceutical chemicals, and medicinal materials	48.76%	48.76%	84.00%	84.00%
Subsidiary of F.I.T Real Estate Investment Joint Stock Company						
Charlotte Real Estate Investment and Development Joint Stock Company ("Charlotte")	5th Floor, HACC1 Complex Building, Lot 2.6, Le Van Luong Street, Thanh Xuan Ward, Hanoi City, Vietnam	Real estate business, land use rights owned, used, or leased by the owner or user	98.61%	98.61%	98.71%	98.71%

(ii) Although TSC's ownership interest and voting rights at the General Meeting of Shareholders of WFC are only 45.00%, TSC is still the parent company because it holds the majority voting rights at meetings of the Board of Directors or an equivalent management level.

(iii) FIT Consumer Joint Stock Company, Benovas Medevices Joint Stock Company, VPC – Saigon Pharmaceutical Company Limited: all shareholders of these companies are member entities of the Group. Accordingly, the Group holds 100% of the voting rights in these companies.

Tier-3 subsidiary

Company name	Head office address	Principal activities	Interest held		Voting rights held	
			End of year	Beginning of year	End of year	Beginning of year
Subsidiary of Westfood Exporting and Processing Joint Stock Company						
Westfood Hau Giang Joint Stock Company	Song Hau Industrial Park - Phase 1, Chau Thanh Commune, Can Tho City, Vietnam	Agricultural processing	18.44%	18.44%	99.50%	99.50%
Orifood Import-Export Joint Stock Company	Cai Son Hang Bang Industrial Park, Hoang Quoc Viet Street, KV4, An Binh Ward, Can Tho City	Processing and preservation of vegetables and fruits	17.60%	-	95.00%	-
Subsidiary of FIT Consumer Joint Stock Company						
Khanh Hoa Mineral Water Joint Stock Company ("Vikoda")	Cay Sung Hamlet, Dien Tho Commune, Khanh Hoa Province, Vietnam	Production of mineral water and mineral water products, and service trading	44.27%	44.27%	95.53%	95.53%

Operating status of subsidiaries during the year

- Pharmaceutical and Medical Equipment Production, Trading, and Import-Export Joint Venture Company has suspended operations since 2013.
- Benovas Capsule Company Limited, Benovas Oncology Pharmaceutical Joint Stock Company, Can Tho Techno-Agricultural Supplying Joint Stock Company, F.I.T Real Estate Investment Joint Stock Company, Charlotte Real Estate Investment and Development Joint Stock Company, TSC Seed Joint Stock Company, FIT Consumer Joint Stock Company, and Nong Tin Plant Varieties Joint Stock Company had a principal activity during the year of financial investment, comprising

investment in shares of unlisted companies, capital contributions, and investment cooperation contracts.

- Benovas Medevices Joint Stock Company is operating normally (in the prior year, it was in the stage of investing in the construction of its factory).
- Other subsidiaries are operating normally, with no significant changes compared to the prior year.

5b. List of associates reflected in the interim consolidated financial statements under the equity method

Company name	Head office address	Principal activities	Percentage ownership interest		Voting rights held	
			End of year	Beginning of year	End of year	Beginning of year
FIT Cosmetics Joint Stock Company	2nd Floor, No. 81 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City	Distribution of consumer goods	22.71%	22.71%	49.00%	49.00%
Tay Do Cuu Long Investment Joint Stock Company	Cai Son Hang Bang Industrial Zone, Hoang Quoc Viet Street, KV4, An Binh Ward, Can Tho City	Financial investment	37.00%	36.55%	49.78%	48.18%

6. Statement of comparability of information in the interim consolidated financial statements

The corresponding figures of the prior period are comparable with those of the current period.

During the period, the Group applied for the first time Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") providing guidance on the Vietnamese Enterprise Accounting System, and Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43"), amending and supplementing Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") providing guidance on the preparation and presentation of consolidated financial statements. Accordingly, certain items in the interim consolidated financial statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning of year" and "Prior period" columns in the interim consolidated financial statements have been restated in accordance with the new classification and naming conventions of Circular 99 and Circular 43 to ensure comparability. These changes do not affect the Group's total assets, total liabilities, owners' equity, or profit after tax.

II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1. Accounting period

The Group's annual accounting period begins on 01 January and ends on 31 December each year.

2. Accounting currency

The currency used in accounting is Vietnamese Dong (VND) as the majority of transactions are conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable accounting system

The Group applies Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99"), the method for preparing and presenting consolidated financial statements promulgated under Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202") as amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43"), as well as circulars of the Ministry of Finance providing guidance on the implementation of accounting standards in the preparation and presentation of interim consolidated financial statements.

Adoption of the new enterprise accounting system

The financial year ending 31 December 2026 is the first year in which the Group has applied the Enterprise Accounting System under Circular 99, which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to Circular 99 was carried out using the following approaches:

- For changes in accounting policies for which Circular 99 provides specific transitional guidance, the Group follows that guidance.
- For changes in accounting policies for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Group applies the prospective method.

2. Statement of compliance with accounting standards and the accounting system

The Board of General Directors confirms that it has complied with the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular 99, the method of preparation and presentation of consolidated financial statements issued under Circular 202 as amended and supplemented by Circular 43, as well as other circulars providing guidance on the implementation of accounting standards issued by the Ministry of Finance, in preparing and presenting the interim consolidated financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation of the consolidated financial statements

The consolidated financial statements are prepared on an accrual basis (except for cash flow information), using the historical cost principle, and on a going concern basis.

2. Basis of consolidation

The interim consolidated financial statements comprise the interim financial statements of the Parent Company and the interim financial statements of its subsidiaries. A subsidiary is an entity controlled by the Parent Company. Control exists when the Parent Company has the ability, directly or indirectly, to govern the financial and operating policies of a subsidiary so as to obtain economic benefits from its activities. In determining control, potential voting rights arising from call options or debt and equity instruments that are convertible into ordinary shares at the end of the accounting period are taken into account.

The operating results of subsidiaries acquired or disposed of during the period are included in the interim consolidated statement of income from the date of acquisition, or up to the date of disposal of the investment in that subsidiary.

The interim financial statements of the parent company and its subsidiaries used for consolidation are prepared for the same accounting period and apply uniform accounting policies for similar transactions and events in similar circumstances. Where the accounting policies of a subsidiary differ from those uniformly applied within the Group, the subsidiary's financial statements are appropriately adjusted before being used to prepare the interim consolidated financial statements.

Balances on the balance sheet between companies within the same Group, intra-group transactions, and unrealised intra-group gains arising from these transactions must be eliminated in full. Unrealised losses arising from intra-group transactions are also eliminated unless the cost giving rise to the loss is not recoverable

Non-controlling interests represent the share of profit or loss in the results of operations and net assets of a subsidiary not held by the Group, and are presented as a separate item in the interim consolidated statement of income and the interim consolidated balance sheet (within owners' equity). Non-controlling interests comprise the value of non-controlling interests at the date of the original business combination and the non-controlling interests' share of movements in equity since the date of the business combination. Losses arising at a subsidiary are allocated to the non-controlling interests in proportion to their ownership interest, including where such losses exceed the non-controlling interests' share of the subsidiary's net assets.

3. Foreign currency transactions

Transactions arising in foreign currencies are translated at the actual transaction exchange rate at the date the transaction arises. Balances of monetary items denominated in foreign currencies at the end of the accounting period (other than foreign-currency receivables for which a provision for doubtful debts has been made) are retranslated at the average transfer buying and selling exchange rate.

4. Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

5. Financial investments

Trading securities

An investment is classified as a trading security when it is held for the purpose of trading to earn a profit from price differences.

Trading securities are initially recognised at the fair value of the consideration paid at the transaction date. Costs of purchasing trading securities (if any), such as brokerage, transaction, information provision, tax, and bank fees, are recognised as financial expenses for the period. During the holding period, the Group does not reclassify trading securities as held-to-maturity investments, and vice versa.

The point in time at which trading securities are recognised is when the Group obtains ownership rights, specifically as follows:

- For listed securities: recognised at the time the order is matched (T+0).
- For unlisted securities: recognised at the time ownership is officially obtained in accordance with the law.

Interest, dividends, and profits relating to periods prior to the purchase of trading securities are recorded as a reduction in the value of those trading securities. Interest, dividends, and profits relating to periods after the purchase of trading securities are recognised as financial income. Dividends received in the form of shares are recorded only in terms of the increase in the number of shares held, without recognising the value of the shares received.

Provision for diminution in value of trading securities is made for each type of security that is traded on the market and whose fair value is lower than its cost. The fair value of trading securities is determined as follows:

- For shares registered for trading on the Unlisted Public Company Market (UPCOM): the average reference price over the 30 most recent consecutive trading days prior to the end of the accounting period, as announced by the Stock Exchange.
- For unlisted shares, the provision is made based on the loss of the investee, with the amount to be provided equal to the difference between the actual capital contributed by the parties at the investee and the actual owners' equity at the end of the financial year, multiplied by the Group's actual contributed charter capital ownership ratio at that investee.

Increases or decreases in the provision for diminution in value of trading securities required to be made at the end of the accounting period are recognised in financial expenses.

Gains or losses from the transfer of trading securities are recognised in financial income or financial expenses. The cost is determined using the moving weighted average method.

Held-to-maturity investments

An investment is classified as held-to-maturity when the Group has the intention and ability to hold it to maturity. Held-to-maturity investments comprise: term deposits (including treasury bills and promissory notes), bonds, preference shares classified as liabilities, and loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments of a similar nature, and do not include derivative instruments.

Held-to-maturity investments are initially recognised at cost, comprising the purchase price and costs directly attributable to the purchase transaction (transaction fees, brokerage commission, etc.). Interest accrued from the prior period up to the purchase date is deducted from the cost of the investment at initial recognition. After initial recognition, these investments are carried at cost. Interest income after the purchase date is recognised in financial income on an accrual basis.

Investments in joint ventures and associates

An associate is an entity in which the Group has significant influence but not control over the financial and operating policies. Significant influence is evidenced by the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Investments in associates are accounted for using the equity method. Accordingly, the investment in an associate is presented in the interim consolidated financial statements at initial investment cost and adjusted for changes in the Group's share of the associate's net assets after the date of investment. If the Group's share of losses of an associate equals or exceeds the carrying amount of the investment, the investment is presented in the interim consolidated financial statements at nil, unless the Group has obligations to make payments on behalf of the associate.

The financial statements of the associate are prepared for the same accounting period as the Group's interim consolidated financial statements. Where the accounting policies of the associate differ from those uniformly applied within the Group, the associate's financial statements are appropriately adjusted before being used to prepare the interim consolidated financial statements.

Unrealised gains and losses arising from transactions with associates are eliminated to the extent of the Group's interest therein when preparing the interim consolidated financial statements.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments in which the Group has no control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognised at cost, comprising the purchase price or capital contribution plus costs directly attributable to the investment (transaction, brokerage, advisory, audit, fees, taxes, and bank charges, etc.). Where the Group borrows funds to invest in equity instruments of other entities, the related interest expense is recognised as a financial expense and is not capitalised. Where the investment is made with non-monetary assets, the cost of the investment is recognised at the fair value of the non-monetary assets at the time the transaction arises. After initial recognition, these investments are carried at cost.

Dividends for periods prior to the acquisition of an investment are recorded as a reduction in the carrying value of that investment. Dividends for periods after the acquisition of the investment are recognised in financial income. Stock dividends received are tracked only in terms of the additional number of shares received, with no value recognised for the shares received.

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

- For investments in listed shares, or where the fair value of the investment can be reliably determined, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting date, the provision is made based on the loss of the investee, with the amount to be provided equal to the Group's actual contributed charter capital ownership ratio (%) at the investee at the end of the accounting period, multiplied by (x) the difference between the actual capital contributed by the owners and the owners' equity of the investee at the same date.

The increase or decrease in the required provision for impairment of investments in equity instruments of other entities at the end of the accounting period is recognised in financial expenses.

6. Receivables

Receivables are presented at carrying value less provision for doubtful debts.

Receivables are classified as trade receivables and other receivables based on the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase-sale transactions between the Group and buyers that are independent of the Group.
- Other receivables reflect receivables that are not of a commercial nature and are not related to purchase-and-sale transactions.

Receivables are tracked in detail by debtor, term, and original currency.

Trade receivables and other receivables are classified as short-term and long-term in the interim consolidated statement of financial position based on the remaining term at the end of the accounting period.

A provision for doubtful debts is made for each doubtful receivable after netting off against the corresponding payable (if any). The provision is based on the age of overdue debt or the estimated expected loss, specifically as follows:

- For overdue receivables:
  - 30% of value for receivables overdue from 6 months to under 1 year.
  - 50% of value for receivables overdue from 1 year to under 2 years.
  - 70% of value for receivables overdue from 2 years to under 3 years.
  - 100% of value for receivables overdue 3 years or more.

- For receivables not yet overdue but considered unlikely to be recoverable: the provision is based on the estimated expected loss.

Increases or decreases in the provision for doubtful debts at the end of the accounting period are recognised in general and administrative expenses.

7. Inventories

Inventories are recognised at the lower of cost and net realisable value.

The cost of inventories is determined as follows:

- Raw materials and merchandise: comprise the purchase cost and other costs directly attributable to bringing the inventories to their present location and condition.
- Work in progress: comprises the cost of principal raw materials, labour costs, and other directly attributable costs.
- Finished goods: comprise the cost of raw materials, direct labour, and directly attributable overhead costs allocated based on the normal level of operating activity.

For inventories used in the production and trading of pharmaceuticals at Cuu Long Pharmaceutical Joint Stock Company, the cost of inventories issued is determined using the first-in, first-out method. For other types of inventories, the cost of inventories issued is determined using the weighted average method and is accounted for using the perpetual method.

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

Provision for diminution in value of inventories is made for each inventory item whose cost is higher than its net realisable value. Increases or decreases in the provision balance required to be made at the end of the financial year are recognised in cost of goods sold

8. Prepaid expenses

Prepaid expenses reflect actual costs incurred (including costs already paid in advance and costs not yet paid) that relate to the operating results of multiple accounting periods, and are allocated to production and business expenses of the relevant accounting periods.

Prepaid expenses are classified as short-term (with an allocation period not exceeding 12 months or one normal production and business cycle) and long-term (with an allocation period exceeding 12 months or one normal production and business cycle) in the statement of financial position. Long-term prepaid expenses are not reclassified as short-term prepaid expenses when preparing the financial statements.

The allocation of prepaid expenses to production and business expenses for each period is carried out by the Group based on the nature and extent of each type of expense to select an appropriate allocation method and basis. The Group's allocation period and method for prepaid expenses are as follows:

Cost of tools and instruments

Tools and instruments issued for use or leased in connection with production and business activities over multiple accounting periods are recognised as prepaid expenses and allocated to production and business expenses on a straight-line basis over their estimated useful life (not exceeding 36 months).

Prepaid land rentals

Prepaid land rental represents the land rental paid for the land currently used by the Group. Prepaid land rental is allocated to expenses on a straight-line basis over the lease term (50 years).

Water mine exploitation licence costs

- The licence cost for exploitation of the Danh Thanh mineral water mine, with a term of 20 years, is payable in 10 instalments from the licence date; the prepaid cost of each instalment is allocated using the straight-line method over 24 months corresponding to the exploitation period.
- The licence cost for exploitation of the Suoi Dau mineral water mine has not been allocated, as exploitation has not yet commenced.

Vikoda brand development costs

Vikoda brand development costs are allocated to expenses using the straight-line method over a period not exceeding 36 months.

Periodic repair and maintenance costs of fixed assets

For fixed assets that, according to technical requirements, must undergo periodic repair and maintenance, the costs of periodic repair and maintenance incurred are recognised as prepaid expenses and allocated to production and business expenses on a straight-line basis from the period the repaired or maintained asset is completed and put into use until the next periodic repair or maintenance is required (typically 36 months).

Prepaid insurance expense

Premiums paid in advance for fire and explosion insurance, civil liability insurance, vehicle insurance, property insurance, and other types of insurance covering multiple accounting periods are recognised as prepaid expenses and allocated to production and business expenses on a straight-line basis over the insurance period.

Other prepaid expenses

Other expenses incurred that relate to multiple accounting periods are recognised as prepaid expenses and allocated to production and business expenses on a basis consistent with the nature and characteristics of each expense item

9. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises the total expenditure incurred by the Group to acquire the fixed asset up to the time the asset is ready for its intended use.

Costs incurred subsequent to initial recognition are added to the cost of the fixed asset only if they are certain to increase future economic benefits from the use of that asset. Costs that do not meet this criterion are recognised as production and business expenses in the period incurred. Costs of routine repairs and maintenance of tangible fixed assets are recognised in production and business expenses in the period incurred. For fixed assets that, due to technical requirements, must undergo periodic repair and maintenance, significant periodic repair and maintenance costs are recognised as prepaid expenses and allocated to production and business expenses until the next periodic repair and maintenance date.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognised, and any resulting gain or loss on disposal is recognised in income or expenses for the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Useful lives and the depreciation method are reviewed at least at the end of each financial year and adjusted where necessary. The depreciation periods of the categories of tangible fixed assets are as follows:

Category of fixed assets	Years
Buildings and structures	05 – 50
Means of transportation and transmission	05 – 20
Machinery and equipment	03 – 25
Office and management equipment	02 – 10
Other fixed assets	10 – 20

10. Finance lease fixed assets

A lease is classified as a finance lease if substantially all the risks and rewards incidental to ownership of the asset are transferred to the lessee.

Finance lease fixed assets are stated at cost less accumulated depreciation.

The cost of finance lease fixed assets is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments. The discount rate used to determine the present value of the minimum lease payments is the interest rate implicit in the lease. Where the implicit interest rate cannot be determined, the interest rate used is the rate specified in the lease contract or the Group's incremental borrowing rate at the inception of the lease.

Finance lease fixed assets are depreciated on a straight-line basis over their estimated useful life. Where it is not certain that the Group will obtain ownership of the asset at the end of the lease term, the fixed asset is depreciated over the shorter of the lease term and its estimated useful life. Finance lease fixed assets comprise machinery and equipment, depreciated over 5 years.

11. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises the total expenditure incurred by the Group to acquire the asset up to the time the asset is ready for its intended use.

Costs relating to intangible fixed assets incurred after initial recognition are recognised as production and business expenses for the period, unless such costs are associated with a specific intangible fixed asset and increase the economic benefits derived from that asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortisation are derecognised, and any resulting gain or loss on disposal is recognised in income or expenses for the period.

Useful lives and the amortisation method are reviewed at least at the end of each financial year and adjusted where necessary.

The Group's intangible fixed assets comprise:

Land use rights

Land use rights comprise the total actual costs incurred by the Group directly related to the land used, including: amounts paid to obtain land use rights, compensation and site clearance costs, ground levelling costs, registration fees, etc. Land use rights are depreciated on a straight-line basis over the land allocation period (36 to 38 years). Land use rights with an indefinite term are not depreciated.

Computer software
Costs relating to computer software programs that are not an integral part of the related hardware are capitalised. The cost of computer software is the total expenditure incurred by the Group up to the time the software is put into use. Computer software is depreciated on a straight-line basis over 3 years.

12. Investment property

Investment property comprises land use rights, buildings, part of a building, or infrastructure owned by the Group that is used to earn income from leasing.

Investment property held for leasing is stated at cost less accumulated depreciation.

The cost of investment property is the total expenditure incurred by the Group, or the fair value of the consideration given in exchange, to acquire the investment property up to the time of purchase or completion of construction.

Costs related to investment property incurred after initial recognition are recognised as expenses, unless it is probable that such costs will enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance, in which case they are added to the cost.

When investment property is sold or liquidated, its cost and accumulated depreciation are derecognised and the resulting gain or loss is presented on a net basis under the item "Gain/loss from sale and liquidation of investment property" in the consolidated statement of income.

A transfer from owner-occupied property or inventories to investment property is made only when the owner ceases to use the asset and begins to lease it out under an operating lease to another party, or upon completion of construction. A transfer from investment property to owner-occupied property or inventories is made only when the owner begins to use the asset or begins developing it for sale. A transfer from investment property to owner-occupied property or inventories does not change the cost or carrying amount of the property at the date of transfer.

Investment property held for leasing is depreciated on a straight-line basis over its estimated useful life. Investment properties comprising buildings and structures are depreciated over 25-47 years.

Investment properties that are long-term land use rights and investment properties held for capital appreciation are not depreciated

13. Construction in progress

Construction in progress reflects costs directly related to assets under construction and machinery and equipment being installed, including borrowing costs capitalised in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs ("VAS 16"). These assets are recognised at cost and are not depreciated until completed and put into use. Upon completion, the total cost is transferred to the appropriate item depending on the actual purpose of use, including tangible fixed assets, intangible fixed assets, investment property, or inventories, and depreciation/amortisation is charged from the time the asset is put into use.

14. Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination comprises the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree, plus costs directly attributable to the business combination. Assets acquired, identifiable liabilities, and contingent liabilities assumed in a business combination are recognised at their fair values at the date control is obtained.

For a business combination achieved in stages, the cost of the business combination is calculated as the sum of the cost of the investment at the date control of the subsidiary is obtained plus the cost of the investment from previous exchanges, which are remeasured at fair value at the date control of the subsidiary is obtained. The difference between the remeasured value and the original cost of the investment is recognised in the results of operations if, prior to the date control is obtained, the Group had no significant influence over the subsidiary and the investment was presented using the cost method. If, prior to the date control is obtained, the Group had significant influence and the investment was presented using the equity method, the difference between the remeasured value and the value of the investment under the equity method is recognised in the results of operations, and the difference between the value of the investment under the equity method and the original cost of the investment is recognised directly in the "Undistributed earnings after tax" item on the interim consolidated balance sheet.

The excess of the cost of the business combination over the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities recognised at the date control of the subsidiary is obtained is recognised as goodwill. If the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities recognised at the date control of the subsidiary is obtained exceeds the cost of the business combination, the excess is recognised in the results of operations.

Goodwill is amortised on a straight-line basis over 10 years. Where there is evidence that the impairment of goodwill exceeds the amortisation amount, the amortisation charge for the year is the amount of impairment loss incurred.

Non-controlling interests at the date of the original business combination are determined based on the non-controlling shareholders' proportionate share of the fair value of the recognised assets, liabilities, and contingent liabilities.

15. Business cooperation contract

A business cooperation contract ("BCC") is a contractual arrangement between two or more parties to jointly carry out an economic activity without forming a separate legal entity. The accounting method applied is determined based on the actual substance of each contract, in particular whether or not joint control exists. Joint control is established when decisions relating to the relevant activities of the BCC require the unanimous consent of all parties sharing control, regardless of the capital contribution ratio or the legal form of the contract.

In all cases, where the Group is the party receiving cash or assets contributed by other parties to the BCC, such amounts received are recognised as a liability and are not recognised in owners' equity.

For a BCC with joint control

Depending on the substance and form of the contract, the Group applies the appropriate accounting method for one of the following three forms of joint control:

BCC in the form of jointly controlled assets

The Group/the Group of companies recognises in its consolidated financial statements:

- The share of jointly controlled assets entitled to (classified according to the nature of the assets);
- Liabilities incurred separately and the share of common liabilities to be borne;
- Revenue and income from the sale or use of the allocated share of products; and
- Expenses incurred are allocated from the BCC.

BCC in the form of jointly controlled business operations

This cooperation activity does not result in the establishment of a new business entity. The Group/the Group of companies recognises in its consolidated financial statements:

- Assets controlled by the Group/the Group of companies;
- Liabilities to be borne;
- Revenue allocated from the sale of goods or provision of services of the BCC; and
- Expenses to be borne.

Where the BCC contract provides for product sharing, the Group/the Group of companies periodically receives its allocated share of products based on the product allocation schedule and product handover note prepared by the party responsible for accounting ("the accounting party") for the BCC, which serves as the basis for recognising the value of the allocated product in inventories or the appropriate asset account.

BCC in the form of after-tax profit sharing

The parties are only entitled to a share of profit if the BCC makes a profit, and must bear a share of loss if the BCC incurs a loss.

Where the Group/the Group of companies is designated as the party responsible for accounting for and finalising tax on behalf of the BCC, the Group/the Group of companies records the full revenue and expenses of the BCC in its accounting records to determine the results and tax obligations. However, the Group/the Group of companies recognises in its consolidated statement of income only the revenue and expenses corresponding to the proportion the Group/the Group of companies is entitled to or must bear.

Where the Group/the Group of companies is not the party responsible for accounting for and finalising tax on behalf of the BCC, the Group/the Group of companies recognises in its consolidated statement of income the revenue and expenses corresponding to its allocated share from the BCC, based on the common revenue and expense allocation schedule notified by the accounting party.

Treatment upon termination of a jointly controlled BCC or withdrawal of the Group/the Group of companies from the BCC

For a BCC in the form of jointly controlled assets and jointly controlled business operations: allocated assets and liabilities are recognised at the value agreed at the time of liquidation; the difference from the carrying amount is recognised in income or expenses for the period.

For a BCC in the form of after-tax profit sharing: the accounting party settles all assets and liabilities of the BCC in the accounting records, determines the result of liquidation, and allocates it to the participating parties according to the ratio agreed in the contract. The share of the liquidation result allocated to the Group/the Group of companies is recognised in income or expenses for the period.

For a BCC without joint control
Where the Group/the Group of companies participates in a BCC without joint control, the participation is recognised as a financial investment and classified as short-term or long-term depending on the remaining term at the end of the accounting period. Profit shared from the BCC is recognised in financial income when the Group/the Group of companies has the right to receive it. A provision for impairment (if any) is made in accordance with the regulations on provision for impairment of investments in other entities (see note IV.5).

Where the BCC contract provides that the participating parties are entitled to fixed benefits regardless of the BCC's business results, the Group/the Group of companies accounts for the arrangement based on the economic substance of the contract, specifically:

- Where the substance of the BCC contract is an asset lease: if the Group/the Group of companies is the party responsible for accounting for and finalising tax on behalf of the BCC, the transaction is accounted for as a lease of the asset; if the Group/the Group of companies is not the party responsible for accounting for and finalising tax on behalf of the BCC, the transaction is accounted for as a lease out of the asset.
- Where the substance of the BCC contract is a borrowing of funds: if the Group/the Group of companies is the party responsible for accounting for and finalising tax on behalf of the BCC, the transaction is accounted for as a borrowing of funds; if the Group/the Group of companies is not the party responsible for accounting for and finalising tax on behalf of the BCC, the transaction is accounted for as a loan of funds.

16. Payables and accrued expenses

Payables and accrued expenses are recognised for amounts to be paid in the future in respect of goods and services already received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses, and other payables based on the following principles:

- Trade payables reflect payables of a commercial nature arising from transactions involving the purchase of goods, services, or assets where the seller is an entity independent of the Group.
- Accrued expenses reflect: amounts payable for goods and services received from sellers, or provided to buyers, during the period but not yet actually paid due to insufficient supporting documents or accounting records; amounts payable to employees for annual leave pay; and other production and business expenses required to be accrued (such as costs during seasonal production stoppages and interest expense payable).
- Other payables reflect payables that are not of a commercial nature and are not related to the purchase, sale, or provision of goods and services.

Payables and accrued expenses are classified as short-term and long-term in the interim consolidated statement of financial position based on the remaining term at the end of the accounting period.

17. Owners' equity

Owners' contributed capital
Owners' contributed capital is recognised at the amount actually contributed by shareholders.

Share premium

Share premium is recognised as the difference between the issue price and the par value of shares upon initial or additional issuance, the difference between the reissue price and the carrying value of treasury shares, and the equity component of convertible bonds upon maturity. Costs directly attributable to the additional issuance of shares and reissuance of treasury shares are deducted from share premium.

18. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable regulations, and upon approval by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into consideration non-monetary items within undistributed earnings after tax that may affect cash flows and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders.

19. Revenue and income recognition

Revenue from the sale of goods and finished products

Revenue from the sale of goods and finished products is recognised when all of the following conditions are satisfied simultaneously:

- The Group has transferred to the buyer the significant risks and rewards of ownership of the goods or products.
- The Group no longer retains managerial involvement to the degree usually associated with ownership, or effective control, over the goods or products sold.
- Revenue can be measured reliably. Where a contract stipulates that the buyer has the right to return the goods or products purchased under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right of return (except where the customer has the right to return goods or products in exchange for other goods or services).
- It is probable that the economic benefits associated with the sale transaction will flow to the Group.
- The costs relating to the sale transaction can be measured reliably.

Revenue from provision of services

Revenue from the provision of services is recognised when all of the following conditions are simultaneously satisfied:

- Revenue can be measured with reasonable certainty. Where the contract stipulates that the buyer is entitled to return the services purchased under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right to return the services provided.
- It is probable that the economic benefits associated with the service transaction will flow to the Group.
- The stage of completion of the transaction at the reporting date can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured.

Where services are rendered over multiple periods, revenue recognised for the period is based on the results of the work completed at the end of the accounting period.

Revenue from operating leases
Revenue from operating leases is recognised using the straight-line method over the lease term. Lease payments received in advance covering multiple periods are allocated to revenue in accordance with the lease term.

Interest
Interest is recognised on a time basis and at the effective interest rate for each period.

Dividends and distributed profits
Dividends and profits shared are recognised when the Group's right to receive the dividend or profit from the capital contribution is established. Dividends received in the form of shares are recorded only in terms of the increase in the number of shares held, without recognising the value of the shares received.

20. Revenue deductions

Revenue deductions comprise trade discounts, sales allowances, and sales returns arising in the same period in which the goods were sold, and are recorded as a reduction of revenue for the period in which they arise.

Where trade discounts, sales allowances, or sales returns arise in the current year in respect of products, goods, or services sold in prior years, they are recorded as a reduction of revenue based on the following principles:

- If the allowance, trade discount, or return arises before the date the consolidated financial statements are issued: it is recorded as a reduction of revenue in the consolidated financial statements of the current year.
- If the allowance, trade discount, or return arises after the date the consolidated financial statements are issued: it is recorded as a reduction of revenue in the consolidated financial statements of the following year.

21. Borrowing costs

Borrowing costs comprise interest expense and other costs directly related to borrowings.

Borrowing costs are recognised as an expense when incurred. Where borrowing costs are directly attributable to the construction or production of a work in progress asset that requires a substantial period of time (over 12 months) to get ready for its intended use or sale, such borrowing costs are capitalised as part of the cost of that asset. For borrowings specifically used for the construction of fixed assets or investment property, interest is capitalised even where the construction period is less than 12 months. Income arising from the temporary investment of borrowed funds is deducted from the cost of the related asset.

For general borrowings used for the purpose of investment in construction or production of a work-in-progress asset, capitalised borrowing costs are determined by applying a capitalisation rate to the weighted average accumulated expenditure incurred for the construction or production of that asset. The capitalisation rate is calculated as the weighted average interest rate of borrowings outstanding during the period, excluding borrowings specifically obtained for the purpose of creating a specific asset.

22. Expenses

Expenses are amounts that reduce economic benefits, recognised at the time a transaction arises or when it is reasonably certain that they will arise in the future, regardless of whether cash has actually been paid. Expenses are recognised even before the payment date where it is reasonably certain that they will arise, in order to ensure the principles of prudence and capital maintenance.

When the Group recognises revenue, it must also recognise a corresponding expense related to the generation of that revenue. Corresponding expenses comprise expenses of the period in which the revenue is generated and expenses of prior periods or accrued expenses that relate to the revenue of that period. Where the matching principle conflicts with the prudence principle, expenses are recognised based on the substance of the transaction and Vietnamese Accounting Standards to ensure the transaction is reflected truthfully and reasonably.

23. Corporate income tax

The Group's corporate income tax accounting policy is implemented in accordance with Law on Corporate Income Tax No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/ND-CP dated 15 November 2025 of the Government detailing certain articles of the Law on Corporate Income Tax, guiding documents of the Ministry of Finance, and other relevant legal regulations.

Corporate income tax expense comprises current income tax and deferred income tax.

Current corporate income tax

Current corporate income tax expense is the amount of corporate income tax payable, calculated on taxable income for the year at the current corporate income tax rate. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income, and utilised tax losses carried forward.

On a quarterly basis, the Group determines and recognises the provisional corporate income tax payable according to the tax return. At the end of the financial year, the Group determines the actual corporate income tax payable according to the finalisation tax return and adjusts for any difference compared to the amount provisionally recognised during the year.

The Company recognises additional corporate income tax expense in accordance with the regulations on the global minimum tax

Deferred income tax

Deferred income tax is the corporate income tax that will be payable or recoverable due to temporary differences between the carrying amounts of assets and liabilities for the purpose of preparing the consolidated financial statements and their corresponding tax bases.

Deferred tax liabilities are recognised for all taxable temporary differences, except where they arise from the initial recognition of an asset or liability in a transaction that does not affect accounting profit or taxable income at the time of the transaction.

Deferred tax assets are recognised for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised, and are also recognised for unused tax losses and unused tax incentives to the extent that future taxable profit will be available. Deferred tax assets and deferred tax liabilities arising from transactions recognised directly in owners' equity are not recognised in deferred corporate income tax expense.

The carrying amount of deferred tax assets is reviewed at the end of each accounting period and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to recover all or part of the deferred tax asset.

Deferred tax assets and deferred tax liabilities are determined using the tax rates expected to apply in the financial year when the asset is realised or the liability is settled, based on tax rates and tax regulations in effect at the end of the accounting period.

When preparing the statement of financial position, deferred tax assets and deferred tax liabilities are offset against each other when:

- The Group has a legally enforceable right to offset current tax assets against current tax liabilities; and
- These deferred tax assets and deferred tax liabilities relate to corporate income tax managed by the same tax authority:
  - Relate to the same taxable entity; or
  - The Group intends to settle current tax liabilities and current tax assets on a net basis, or to realise the asset and settle the liability simultaneously, in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

24. Related parties

Parties are considered related if one party has the ability to control, or exercise significant influence over, the other party in making financial and operating decisions. Parties are also considered related if they are subject to common control.

A related party transaction is a transfer of resources or obligations between related parties, regardless of whether a price is charged.

In considering related party relationships, substance is given precedence over legal form.

25. Segment reporting

A business segment is a distinguishable component of an entity engaged in providing an individual product or service, or a group of related products or services, that is subject to risks and returns different from those of other business segments.

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

The nature of risks and economic returns is the primary basis for determining whether the primary segment report is prepared by business segment or geographical area. If risks and rates of return are primarily affected by differences in products and services, the primary report is prepared by business segment and the secondary report by geographical area. Conversely, if risks and rates of return are primarily affected by differences in geographical area, the primary report is prepared by geographical area and the secondary report by business segment. The Group's organisational and management structure and internal financial reporting system are the primary basis for determining the primary or secondary segment report.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

Cash and cash equivalents held by the enterprise that are not restricted in use comprise:

	End of period	Beginning of year
Cash on hand	461,494,571	918,194,854
Demand deposits	**79,758,330,916**	**216,135,107,311**
- Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	*63,660,464,897*	*93,139,507,369*
- Military Commercial Joint Stock Bank (MB)	*1,619,452,719*	*675,716,393*
- Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	*9,280,096,332*	*14,781,319,152*
- LPBank	-	*100,000,000,000*
- Other banks and organisations	*5,198,316,968*	*7,538,564,397*
Cash equivalents	-	**36,077,000,000**
- Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	-	*36,077,000,000*
Total	**80,219,825,487**	**253,130,302,165**

2. Financial investments

2a. Trading securities

	End of year		Beginning of year	
	Cost	Provision	Cost	Provision
Listed shares (i)	**6,125,000,000**	**(5,019,029,167)**	**6,125,000,000**	**(5,038,279,167)**
Unlisted shares	**186,895,000,000**	-	**186,895,000,000**	-
Bonds	**50,101,126,905**	-	-	-
Becamex Bond (ii)	50,101,126,905	-	-	-
Total	**243,121,126,905**	**(5,019,029,167)**	**193,020,000,000**	**(5,038,279,167)**

(i) UPCOM shares had a fair value at 30 June 2026 of VND 1,105,970,833 (beginning of the year: VND 1,086,720,833).

(ii) On 13 February 2026, the Company purchased 491 bonds under Valuable Papers Sale and Purchase Contract No. 001/130226/S/BCM12504/TPDN.BCM12504.1 at LPBank Securities Joint Stock Company, with a total transaction value of VND 50,101,126,905, details of which are as follows:

Bond code: BCM12504
Issuer: Becamex Industrial Development Investment Corporation
Issue date: 08 December 2025
Maturity date: 08 December 2028
Par value: VND 100,000,000

The Group has not determined the fair value of unlisted shares due to insufficient necessary information and the lack of specific guidance on determining fair value to assess the fair value of these shares.

Movements in the provision for diminution in value of trading securities were as follows:

	Current period	Prior period
Beginning of year	5,038,279,167	5,020,458,333
Reversal of provision	(19,250,000)	(129,791,666)
End of period	**5,019,029,167**	**4,890,666,667**

2b. Held-to-maturity investments (short-term)

	End of period			Beginning of year		
	Cost	Recoverable recoverable	Provision value	Cost	Recoverable recoverable	Provision value
Term deposits (i)	***1,327,135,764,000***	***1,327,135,764,000***	-	***537,492,000,000***	***537,492,000,000***	-
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	370,200,000,000	370,200,000,000	-	320,200,000,000	320,200,000,000	-
Loc Phat Vietnam Joint Stock Commercial Bank (LPBank)	200,000,000,000	200,000,000,000	-	-	-	-
Saigon Thuong Tin Commercial Joint Stock Bank (Sacombank)	140,000,000,000	140,000,000,000	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	231,600,000,000	231,600,000,000	-	72,000,000,000	72,000,000,000	-
Other banks	385,335,764,000	385,335,764,000	-	145,292,000,000	145,292,000,000	-
Receivable - principal of investment cooperation	***875,796,559,960***	***875,796,559,960***	-	***939,550,226,627***	***939,550,226,627***	-
- Related parties (See note VII.1)	*513,392,333,333*	*513,392,333,333*	-	*827,146,000,000*	*827,146,000,000*	-
- Other organisations and individuals	*362,404,226,627*	*362,404,226,627*	-	*112,404,226,627*	*112,404,226,627*	-
Loan receivables (ii)	***115,050,000,000***	***115,050,000,000***	-	***138,350,000,000***	***138,350,000,000***	-
Encapital Fintech Joint Stock Company	25,000,000,000	25,000,000,000	-	8,000,000,000	8,000,000,000	-
Vietnam Petroleum Investment and Trading Joint Stock Company	-	-	-	40,000,000,000	40,000,000,000	-
Viet My Phu Yen Joint Stock Company	74,700,000,000	74,700,000,000	-	65,000,000,000	65,000,000,000	-
Viet Thai International Joint Stock Company	15,000,000,000	15,000,000,000	-	15,000,000,000	15,000,000,000	-
PetroVietnam Securities Joint Stock Company	-	-	-	10,000,000,000	10,000,000,000	-
Mua Xuan Hau Giang Agriculture Joint Stock Company	350,000,000	350,000,000	-	350,000,000	350,000,000	-
Accrued interest receivable on term deposits	***33,836,544,721***	***33,836,544,721***	-	***17,051,243,154***	***17,051,243,154***	-

	End of period			Beginning of year		
	Cost	Recoverable recoverable	Provision value	Cost	Recoverable recoverable	Provision value
Accrued interest receivable on loans	***370,573,195***	***370,573,195***	-	***1,092,767,121***	***1,092,767,121***	-
- Related parties (See note VII.1)	36,463,608	36,463,608	-	-	-	-
- Other organisations and individuals	334,109,587	334,109,587	-	1,092,767,121	1,092,767,121	-
Receivable - profit from investment cooperation	***32,617,242,460***	***32,617,242,460***	-	***10,324,511,450***	***10,324,511,450***	-
- Related parties (See note VII.1)	26,493,999,308	26,493,999,308	-	9,775,286,114	9,775,286,114	-
- Other organisations and individuals	6,123,243,152	6,123,243,152	-	549,225,336	549,225,336	-
Total	**2,384,806,684,336**	**2,384,806,684,336**	-	**1,643,860,748,352**	**1,643,860,748,352**	-

(i) These are term deposits with terms from 6 months to 12 months at commercial banks, with carrying value equal to cost. At the end of the financial year, these term deposits carried interest rates of 3.4%-8.0% per annum (interest rates at the beginning of the year: 2.9%-6.0% per annum).

Held-to-maturity investments used as collateral, mortgage, or guarantee

Certain held-to-maturity investments with a carrying value at the end of the accounting period of VND 487,600,000,000 have been pledged as collateral to secure bank borrowing obligations (see note V.21a).

(ii) These are loan receivables, specifically:

This is a loan from FXK to Encapital Fintech Joint Stock Company under Loan Contract No. 01/2025/HDVV/ENCAP-FIT dated 01 July 2025, together with Appendix No. PL01/01/2025/HDVV/ENCAP-FIT, with a loan facility limit of VND 50,000,000,000, at an interest rate of 7.5%-8% per annum, and a contract term of 12 months. The collateral for the loan is 5,000,000 DSE shares (par value of VND 10,000 per share) held in a securities custody account at DNSE Securities Joint Stock Company.

This is a loan from FXK to Viet My Phu Yen Joint Stock Company under Loan Contract No. 2025/HDVV/FT-VMPY dated 17 October 2025, at an interest rate of 20% per annum, with the loan proceeds used to pay a deposit to Dak Lak Province Asset Auction Service Centre No. 2, with a loan term of 3 months from the date of winning the auction. The loan is guaranteed by Viet My A&V Trading and Services Investment Joint Stock Company, with the guaranteed assets being expected receipts under Guarantee Commitment Document No. 01/2025VBCKBL dated 17 October 2025.

This is an unsecured loan from FIT to Viet Thai International Joint Stock Company with a term of 12 months (from 20 May 2025), at an interest rate of 15% per annum, for the purpose of supplementing short-term growth capital for the borrower's core consumer business activities, mainly its F&B platform.

Unsecured loans to Hau Giang Spring Agriculture Joint Stock Company at the TSC Group, with lending interest rates from 7.8%-10% per annum. As at the current date, these loans have been fully recovered.

2c. *Investments in joint ventures and associates*

	FIT Cosmetics Joint Stock Company	Tay Do Cuu Long Investment Joint Stock Company	Total
End of period			
Cost	383,137,080,000	1,655,000,000,000	2,038,137,080,000
Profit arising after the date of investment	(101,315,714,073)	(626,812,031)	(101,942,526,104)
Total	**281,821,365,927**	**1,654,373,187,969**	**1,936,194,553,896**
Beginning of year			
Cost	383,137,080,000	1,430,000,000,000	1,813,137,080,000
Profit arising after the date of investment	(98,126,779,020)	12,000,688	(98,114,778,332)
Total	**285,010,300,980**	**1,430,012,000,688**	**1,715,022,301,668**

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

	FIT Cosmetics Joint Stock Company	Tay Do Cuu Long Investment Joint Stock Company	Total
Beginning of year	285,010,300,980	1,430,012,000,688	1,715,022,301,668
Value of additional investment during the period	-	225,000,000,000	225,000,000,000
Share of profit or loss for the period	(3,188,935,053)	(638,812,719)	(3,827,747,772)
End of period	**281,821,365,927**	**1,654,373,187,969**	**1,936,194,553,896**

Operating status of the associate

FIT Cosmetics Joint Stock Company's principal activity during the year is the exclusive distribution of goods and cosmetics of Today Cosmetics Joint Stock Company. The company incurred a loss during the year and has accumulated losses.

Tay Do Cuu Long Investment Joint Stock Company was newly established in November 2025; the company has newly arising investments in other companies and investment cooperation contracts entitled to fixed interest.

2d. *Capital investments in other entities*

	End of period			Beginning of year		
	Cost	Recoverable value	Provision value	Cost	Recoverable value	Provision value
Capital investments in other entities (i)	*69,532,211,250*	*69,532,211,250*	-	**69,532,211,250**	**69,532,211,250**	-
Tri Viet Investment Joint Stock Company	67,260,031,250	67,260,031,250	-	67,260,031,250	67,260,031,250	-
Ngo Vietnam Investment and Development Joint Stock Company	2,272,180,000	2,272,180,000	-	2,272,180,000	2,272,180,000	-
Entrusted investment (ii)	**76,878,492,790**	**76,878,492,790**	-	**76,878,492,790**	**76,878,492,790**	-

	End of period			Beginning of year		
	Cost	Recoverable value	Provision value	Cost	Recoverable value	Provision value
Le Hong Phuong	72,573,538,890	72,573,538,890	-	72,573,538,890	72,573,538,890	-
Nguyen Thien An	4,304,953,900	4,304,953,900	-	4,304,953,900	4,304,953,900	-
Principal of investment cooperation	**890,020,565,996**	**890,020,565,996**	**-**	**889,868,565,996**	**889,868,565,996**	**-**
Tri Viet Investment Joint Stock Company	165,000,000,000	165,000,000,000	-	165,000,000,000	165,000,000,000	-
Hoa Sen Vietnam Investment and Trading Joint Stock Company	99,000,000,000	99,000,000,000	-	99,000,000,000	99,000,000,000	-
Pho Hien Vietnam Investment and Trading Joint Stock Company	132,500,000,000	132,500,000,000	-	132,500,000,000	132,500,000,000	-
Trong Dong Investment and Trading Joint Stock Company	153,500,000,000	153,500,000,000	-	153,500,000,000	153,500,000,000	-
Nguyen Ngoc Bich	136,077,459,944	136,077,459,944	-	135,925,459,944	135,925,459,944	-
Cao Trong Hoan	135,355,234,800	135,355,234,800	-	135,355,234,800	135,355,234,800	-
Le Hong Phuong	68,587,871,252	68,587,871,252	-	68,587,871,252	68,587,871,252	-
Total	**1,036,431,270,036**	**1,036,431,270,036**	**-**	**1,036,279,270,036**	**1,036,279,270,036**	**-**

(ii) These are investments of TSC and its subsidiaries (the "TSC Group"), specifically:

The TSC Group owns 3,065,000 shares, equivalent to 10.22% of the charter capital of Tri Viet Investment Joint Stock Company.

The TSC Group owns 220,600 shares, representing 4.42% of the charter capital of Ngo Vietnam Investment and Development Joint Stock Company.

(ii) Entrusted investments at Westfood Exporting and Processing Joint Stock Company (a subsidiary), comprising:

- An entrustment to Ms. Phuong under an Entrustment Agreement dated 20 July 2022, under which the trustee acts on behalf of the Company to carry out transactions, manage, and coordinate the transfer of the entrusted shares (665,938 shares of Mua Xuan Hau Giang Agriculture Joint Stock Company) and the profits derived from these shares, as instructed by the Company. The Company retains full ownership of the entrusted shares and all profits actually arising from them, and is entitled to all rights and obligations arising from the entrusted shares during the term of the agreement. This agreement carries no entrustment fee.

- An entrustment to Mr. Nguyen Thien An under Entrustment Agreements dated 16 September 2020 and 6 December 2019, under which the trustee receives the transfer of, and is named as the land user on, the land use right certificates for 4 land plots in An Binh Ward, Can Tho City. The trustee is responsible for managing the entrusted assets as instructed by the Company. The Company is entitled to all rights and obligations arising from the entrusted assets during the term of the agreement. The return on the entrustment will be as agreed at the end of the agreement.

3. Short-term trade receivables

	End of period		Beginning of year	
	Carrying value	Provision value	Carrying value	Provision value
Receivables from related parties (See note VII.1)	***949,229,154***	***-***	***948,256,100***	***-***
Receivables from other customers	***380,846,341,398***	***(57,986,807,825)***	***373,953,148,774***	***(55,860,339,072)***
VKD Investment and Trading Joint Stock Company	14,277,668,953	-	-	-
Trade receivables related to pharmaceutical business activities	281,108,435,431	-	279,746,076,822	-
Other customers	85,460,237,014	(57,986,807,825)	94,207,071,952	(55,860,339,072)
Total	**381,795,570,552**	**(57,986,807,825)**	**374,901,404,874**	**(55,860,339,072)**

4. Short-term advances to suppliers

	End of period	Beginning of year
Hoa Sen Vietnam Investment and Trading Joint Stock Company	-	16,157,668,352
Trenwell Services LLC	12,066,253,779	12,066,253,779
Nam Tien Phat Automation Joint Stock Company	4,118,412,090	3,244,266,746
Other suppliers	68,417,105,623	38,322,282,694
Total	**84,601,771,492**	**69,790,471,571**
Of which:		
Advances for the purchase and construction of fixed assets and investment property	30,063,185,325	15,415,040,079

5. Other receivables

5a. Other short-term receivables

	End of period		Beginning of year	
	Carrying value	Provision value	Carrying value	Provision value
Receivables from related parties (See note VII.1)	***253,400,844***	***-***	***253,400,844***	***-***
Receivables from other organisations and individuals	***49,123,535,843***	***(9,493,224,609)***	***27,816,459,578***	***(9,493,224,609)***
Advances to employees	4,619,336,539	-	3,452,064,824	-
Collateral and deposits	23,395,753,964	-	2,510,648,946	-

	End of period		Beginning of year	
	Carrying value	**Provision value**	**Carrying value**	**Provision value**
Advance for the Binh Dinh Cassava Factory Project	3,500,000,000	(3,500,000,000)	3,500,000,000	(3,500,000,000)
VAT on finance-leased assets	6,635,721,818	-	7,572,153,242	-
Other short-term receivables	10,972,723,522	(5,993,224,609)	10,781,592,566	(5,993,224,609)
Total	**49,376,936,687**	**(9,493,224,609)**	**28,069,860,422**	**(9,493,224,609)**

5b. Other long-term receivables

	End of period		Beginning of year	
	Carrying value	**Provision value**	**Carrying value**	**Provision value**
Collateral and deposits	4,082,800,000	-	3,987,800,000	-
Total	**4,082,800,000**	**-**	**3,987,800,000**	**-**

6. Bad debts

	End of period			Beginning of year		
	Overdue period	**Cost**	**Recoverable recoverable**	**Overdue period**	**Cost**	**Recoverable recoverable**
Trade receivables		***74,670,007,039***	***16,683,199,214***		***69,267,144,159***	***13,406,805,087***
Trung Dong Private Enterprise	Over 3 years	3,520,000,000	-	Over 3 years	3,520,000,000	
Maxwill (Asia) Pte Ltd	Over 3 years	3,508,884,959	-	Over 3 years	3,508,884,959	
Other customers	2 - 3 years	67,641,122,080	16,683,199,214	2 - 3 years	62,238,259,200	13,406,805,087
Other receivables		***9,493,224,609***	-		***9,493,224,609***	-
Mr. Do Van Tam	Over 3 years	3,500,000,000	-	Over 3 years	3,500,000,000	-
Receivables for amounts paid on behalf of other parties	Over 3 years	3,659,656,462	-	Over 3 years	3,659,656,462	-
Receivables from other organisations and individuals	Over 3 years	2,333,568,147	-	Over 3 years	2,333,568,147	-
Advances to suppliers		***6,952,470,036***	-		***6,952,470,036***	-
Tan Thai Phong Agricultural Products One Member Company Limited	Over 3 years	2,640,025,020	-	Over 3 years	2,640,025,020	-
Other suppliers	Over 3 years	4,312,445,016	-	Over 3 years	4,312,445,016	-
Total		**91,115,701,684**	**16,683,199,214**		**85,712,838,804**	**13,406,805,087**

Movements in the provision for doubtful short-term receivables were as follows:

	Current period	**Prior period**
Beginning of year	72,306,033,717	68,095,397,419
Additional provision made	*5,110,819,900*	*1,134,949,923*
Reversal of provision	(2,984,351,147)	-
End of period	**74,432,502,470**	**69,230,347,342**

7. Inventories

	End of period		Beginning of year	
	Cost	Provision	Cost	Provision
Goods in transit	41,140,209,051	-	28,244,242,863	-
Raw materials and supplies	166,870,353,251	(2,899,728,433)	205,748,938,651	(2,695,632,807)
Tools and instruments	12,007,236,138	-	12,561,291,120	-
Work in progress	10,395,531,383	-	1,636,751,461	-
Semi-finished products	48,637,032,124	(2,168,385,493)	62,953,145,795	(2,168,385,493)
Finished goods	175,547,272,616	(7,729,069,223)	129,702,714,095	(4,585,648,938)
Merchandise	15,586,587,600	(1,339,856,724)	30,215,059,347	(1,312,349,934)
Goods held for sale on consignment	1,356,283,493	-	216,489,434	-
Total	**471,540,505,656**	**(14,137,039,873)**	**471,278,632,766**	**(10,762,017,172)**

Inventories comprising raw materials, supplies, finished products, and merchandise with a value of VND 308,836,046,781 have been pledged as collateral to secure bank borrowing obligations (see note V.21a).

Movements in the provision for diminution in value of inventories were as follows:

	Current period	Prior period
Beginning of year	10,762,017,172	11,220,878,841
Additional provision made	3,375,022,701	2,923,259,021
End of period	**14,137,039,873**	**14,144,137,862**

8. Prepaid expenses

8a. Short-term prepaid expenses

	End of period	Beginning of year
Cost of tools and instruments	2,664,665,325	2,257,039,237
Insurance expense	432,061,035	1,311,488,888
Repair costs	596,198,006	549,156,347
Software costs	755,407,745	304,734,473
Other expenses	1,682,169,220	937,330,718
Total	**6,130,501,331**	**5,359,749,663**

8b. Long-term prepaid expenses

	End of period	Beginning of year
Cost of tools and instruments	23,463,793,773	25,798,279,077
Land rental expense	2,496,798,060	2,525,332,896
Vikoda brand development costs	25,000,000	175,000,000
Danh Thanh mineral water mine exploitation licence costs (i)	6,154,813,500	5,722,762,000
Suoi Dau mineral water mine exploitation licence costs	5,722,762,000	6,544,907,250
Advertising expense	4,083,333,334	5,250,000,001

	End of period	Beginning of year
Software costs	105,568,744	-
Repair costs	7,078,131,629	7441488514
Other long-term prepaid expenses	4,375,811,607	6,095,996,700
Total	**53,506,012,647**	**59,553,766,438**

(i) The mineral exploitation rights are pledged to secure bank loans (see note V.21a).

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office and management equipment	Other fixed assets	Total
Cost						
Beginning of year	837,030,693,786	1,079,175,081,909	85,960,787,600	25,457,574,495	199,472,537	2,027,823,610,327
Purchases during the period	3,164,108,950	14,325,775,860	4,964,937,198	118,597,037	-	22,573,419,045
Completed construction investment	13,465,375,339	23,984,857,800	-	-	-	37,450,233,139
Disposals	(5,526,475,773)	(125,370,000)	(805,000,000)	(480,654,000)	-	(6,937,499,773)
End of period	**848,133,702,302**	**1,117,360,345,569**	**90,120,724,798**	**25,095,517,532**	**199,472,537**	**2,080,909,762,738**
Of which:						
Fully depreciated but still in use	92,854,514,618	318,294,146,253	31,177,490,306	9,947,221,081	97,409,646	452,370,781,904
Pending disposal	-	13,077,109,819	-	90,000,000	-	13,167,109,819
Accumulated depreciation						
Beginning of year	200,009,010,013	619,272,471,972	53,066,347,482	16,247,163,201	100,599,111	888,695,591,779
Depreciation for the period	18,091,293,631	24,831,705,199	3,131,684,104	992,645,290	6,378,930	47,053,707,154
Disposals	(5,526,475,773)	(125,370,000)	(805,000,000)	(480,654,000)	-	(6,937,499,773)
End of period	**212,573,827,871**	**643,978,807,171**	**55,393,031,586**	**16,759,154,491**	**106,978,041**	**928,811,799,160**
Net book value						
Beginning of year	637,021,683,773	459,902,609,937	32,894,440,118	9,210,411,294	98,873,426	1,139,128,018,548
End of period	**635,559,874,431**	**473,381,538,398**	**34,727,693,212**	**8,336,363,041**	**92,494,496**	**1,152,097,963,578**
Of which:						
Temporarily not yet used						
Pending liquidation						

Tangible fixed assets used as collateral, mortgage, or guarantee

(*) The Hau Giang Agricultural and Food Processing Plant Complex was completed and put into operation during the year, with a provisional increase in cost of VND 402,707,264,651. The value of this asset may change upon approval of the official settlement.

Certain tangible fixed assets with a net book value of VND 496,138,914,026 have been pledged or mortgaged to secure loans at banks.

10. Finance lease fixed assets

These are machinery and equipment. Details are as follows:

	Cost	Accumulated depreciation	Net book value
Beginning of year	188,308,100,558	11,278,478,336	177,029,622,222
Depreciation for the period	-	5,472,396,828	(5,472,396,828)
End of period	**188,308,100,558**	**16,750,875,164**	**171,557,225,394**

At the end of the accounting period, the list of finance lease fixed assets was as follows:

	Cost	Accumulated depreciation	Net book value
Main production line (Capsule Factory 5)	140,826,601,703	8,449,596,108	132,377,005,595
HVAC system (Capsule Factory 5)	35,623,807,636	2,137,428,450	33,486,379,186
Other finance lease fixed assets	11,857,691,219	6,163,850,606	5,693,840,613
Total	**188,308,100,558**	**16,750,875,164**	**171,557,225,394**

11. Intangible fixed assets

	Land use use rights	Brand identity brand identity (*)	Computer software	Total
Cost				
Beginning of year	107,570,525,064	988,680,000	10,094,429,723	118,653,634,787
Purchases during the period	-	-	277,125,000	277,125,000
End of period	**107,570,525,064**	**988,680,000**	**10,371,554,723**	**118,930,759,787**
Of which:				
Fully depreciated but still in use	-	-	569,916,700	569,916,700
Accumulated depreciation				
Beginning of year	16,104,845,818	475,116,210	4,702,823,511	21,282,785,539
Depreciation for the period	1,121,712,858	24,717,000	465,271,146	1,611,701,004
End of period	**17,226,558,676**	**499,833,210**	**5,168,094,657**	**22,894,486,543**
Net book value				
Beginning of year	91,465,679,246	513,563,790	5,391,606,212	97,370,849,248
End of period	**90,343,966,388**	**488,846,790**	**5,203,460,066**	**96,036,273,244**
Of which:				
Temporarily not in use	-	-	-	-
Pending liquidation	-	-	-	-

(*) This is the Cuu Long Pharmaceutical brand identity formed since 10 January 2016, amortised over 20 years

Certain intangible fixed assets with a net book value of VND 75,302,887,438 have been pledged or mortgaged to secure loans at a bank.

12. Investment property

	Rights use rights	Buildings, structures	Total
Cost			
Beginning of year	71,280,104,730	50,892,328,692	122,172,433,422
End of period	**71,280,104,730**	**50,892,328,692**	**122,172,433,422**
Of which:			
Fully depreciated but still in use	-	6,187,542,786	6,187,542,786
Accumulated depreciation			
Beginning of year	-	16,457,210,257	16,457,210,257
Depreciation for the period	-	536,736,510	536,736,510
End of period	**-**	**16,993,946,767**	**16,993,946,767**
Net book value			
Beginning of year	71,280,104,730	34,435,118,435	105,715,223,165
End of period	**71,280,104,730**	**33,898,381,925**	**105,178,486,655**

In accordance with Vietnamese Accounting Standard No. 05 "Investment Property", the fair value of investment property at the end of the accounting period is required to be disclosed. However, the Group has not yet determined the fair value of its investment properties due to the lack of market price information available for determining fair value as at 30 June 2026.

The list of investment property as at the end of the accounting period is as follows:

	Cost	Accumulated depreciation	Net book value
5th Floor, HACC1 Building	31,826,085,906	(7,131,959,617)	24,694,126,289
1st Floor, CT1 Building - Me Tri	12,878,700,000	(3,674,444,364)	9,204,255,636
Cai Son Hang Bang warehouse	6,187,542,786	(6,187,542,786)	-
Cai Son Hang Bang land – An Binh Ward	1,389,654,116	-	1,389,654,116
Agricultural land – An Binh Ward	5,863,335,957	-	5,863,335,957
Rice-growing land in Hau Giang – 11 plots	2,478,114,657	-	2,478,114,657
Perennial crop land, Long Hoa Ward, Binh Thuy District, Can Tho City	36,919,000,000	-	36,919,000,000
Rice cultivation land, Long Hoa Ward, Binh Thuy District, Can Tho City	24,630,000,000	-	24,630,000,000
Total	**122,172,433,422**	**(16,993,946,767)**	**105,178,486,655**

13. Long-term work in progress

This is the MD2 pineapple seedling nursery project to develop the MD2 pineapple raw material area, with the investment value to be recovered in line with the value of the quantity of pineapple seedlings sold to farmers from this project.

14. Construction in progress

	Beginning of year	Costs incurred during the period	Transferred to fixed assets during the period	End of period
Purchase of fixed assets	**41,010,957,060**	**21,504,177,910**	***(42,005,819,931)***	**20,509,315,039**
Construction in progress	***232,920,456,524***	***50,039,278,998***	***(10,972,464,933)***	***271,987,270,589***
Vikimco Factory Project (i)	20,582,974,874	17,568,175,706	(699,750,000)	37,451,400,580
Factory Project in Long An (ii)	199,160,600,827	29,277,271,256	-	228,437,872,083
Construction in progress - Other projects	*13,176,880,823*	*3,193,832,036*	(10,272,714,933)	***6,097,997,926***
Periodic repair and maintenance of fixed assets	***2,697,161,394***	***487,837,093***	**(3,184,998,487)**	**-**
Total	**276,628,574,978**	**72,031,294,001**	**(56,163,283,351)**	**292,496,585,628**

(i) The Vikimco factory project, under Investment Certificate No. 2651067820 issued by the Vinh Long Province Department of Planning and Investment on 12 August 2020, for the purpose of manufacturing medical equipment and instruments, with total investment capital of VND 373.9 billion. The project was put into use from March 2025.

(ii) The factory project in Long An, under Investment Certificate No. 6037037488 issued by the Long An Province Economic Zone Management Board on 30 June 2022, for the purpose of manufacturing medicines, pharmaceuticals, and medical supplies, with total investment capital of VND 1,396 billion.

Of which, land use rights at Huu Thanh Industrial Park, Long An Province, with a value of VND 161.7 billion, have been used as collateral for a loan from Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Thanh An Branch (see note V.19).

Total borrowing costs capitalised into construction in progress during the period amounted to VND 7,136,136,084.

15. Goodwill

	Can Tho Techno-Agricultural Supplying Joint Stock Company	Cuu Long Pharmaceutical Joint Stock Company	Nong Tin Plant Varieties Joint Stock Company	Khanh Hoa Mineral Water Joint Stock Company	Westfood Exporting and Processing Joint Stock Company	Total
Cost						
Beginning of year	6,387,565,874	163,255,255,818	12,864,385,324	620,990,283,326	4,723,270,846	808,220,761,188
End of period	**6,387,565,874**	**163,255,255,818**	**12,864,385,324**	**620,990,283,326**	**4,723,270,846**	**808,220,761,188**
Amount amortised						
Beginning of year	6,387,565,874	163,255,255,818	12,864,385,324	279,445,627,502	4,723,270,846	466,676,105,364
Amortisation for the period	-	-	-	31,049,514,158	-	31,049,514,158
End of period	**6,387,565,874**	**163,255,255,818**	**12,864,385,324**	**310,495,141,660**	**4,723,270,846**	**497,725,619,522**
Net book value						
Beginning of year	-	-	-	341,544,655,824	-	341,544,655,824
End of period	**-**	**-**	**-**	**310,495,141,666**	**-**	**310,495,141,666**

16. Short-term trade payables

	End of period	Beginning of year
Receivables from related parties (See note VII.1)	***5,121,345***	***3,284,176***
Payables to other suppliers	***101,745,455,331***	***113,829,473,236***
Lao TTL Agriculture And Industrial Development Sole Co., Ltd	7,461,281,100	7,487,111,450
Le Gia Phuc Construction and Trading Company Limited	4,073,115,537	12,073,115,537
WW Investment Joint Stock Company	1,223,687,346	3,450,593,586
Pho Hien Vietnam Investment and Trading Joint Stock Company	3,011,498,093	3,289,479,687
Pharmascience INC	7,241,367,818	5,982,700,838
Pb Gelatin Company	-	8,229,624,000
Larissa Pharma Company Limited	7,797,956,250	6,671,818,125
Other suppliers	70,936,549,187	66,645,030,013
Total	**101,750,576,676**	**113,832,757,412**

17. Short-term advances from customers

	End of period	Beginning of year
Other customers	6,212,948,584	4,886,283,840
Total	**6,212,948,584**	**4,886,283,840**

18. Taxes and amounts payable to the State

18a. Receivable

	Beginning of year	Movements during the year	Amount offset during the year	End of year
VAT on domestic sales and imports	2,326,608,427	3,960,872,131	(2,971,425,237)	3,316,055,321
Export and import duties	1,402,739,061	526,613,135	(985,453,477)	943,898,719
Corporate income tax	-	29,885,345	-	29,885,345
Personal income tax	67,395,119	3,000,000	(4,409,091)	65,986,028
Other fees, charges, and amounts payable	234,088,645	63,515,000	(281,010,000)	16,593,645
Total	**4,030,831,252**	**4,583,885,611**	**(4,242,297,805)**	**4,372,419,058**

18b. Payable

	Beginning of year	Amount payable during the year	Amount actually paid during the year	End of year
VAT on domestic sales and imports	1,895,705,163	13,009,663,021	(12,302,060,851)	2,603,307,333
Export and import duties	-	409,942,801	(409,942,801)	-
Corporate income tax	40,597,542,789	6,270,937,107	(41,561,614,380)	5,306,865,516
Personal income tax	878,385,104	4,016,850,828	(3,477,905,965)	1,417,329,967
Natural resources tax	235,078,700	1,376,659,187	(1,334,096,787)	277,641,100
Land and housing tax, land rental	-	1,181,701,250	(684,305,508)	497,395,742
Other taxes, fees, charges, and amounts payable	21,645,000	433,597,676	(395,066,221)	60,176,455
Total	**43,628,356,756**	**26,699,351,870**	**(60,164,992,513)**	**10,162,716,113**

Value added tax

The Group pays value-added tax using the deduction method. The value-added tax rates applicable to the goods, finished products, and services provided by the Group are in accordance with the current VAT Law

Corporate income tax

Westfood Exporting and Processing Joint Stock Company pays corporate income tax at a rate of 15% on income from agricultural processing activities.

Other income of the Parent Company and other subsidiaries within the Group is subject to corporate income tax at a rate of 20%.

The determination of corporate income tax payable by the Parent Company and its subsidiaries is based on current tax regulations. However, these regulations change from time to time, and tax regulations for various types of transactions may be interpreted in different ways. Accordingly, the tax amounts presented in the financial statements may change upon examination by the tax authorities.

Other taxes

The Group declares and pays in accordance with regulations.

19. Short-term accrued expenses

	End of period	Beginning of year
Loan interest expense	1,968,664,859	1,334,056,816
Sales support, promotion, discount, and store rental expenses	2,126,047,124	12,688,670,513
Transportation expense	1,815,202,142	563,186,392
Labour hire costs	1,672,918,729	-
Other short-term accrued expenses	6,782,403,588	11,902,260,120
Total	**14,365,236,442**	**26,488,173,841**

20. Other payables

20a. Other short-term payables

	End of period	Beginning of year
Surplus assets pending resolution	172,739,856	172,739,856
Trade union fees, social insurance, health insurance, and unemployment insurance	3,879,104,837	2,914,470,336
Short-term deposits and collateral received	10,116,681,278	270,489,736
TDN Vietnam Trading Company Limited	9,000,000,000	9,000,000,000
VKD Investment and Trading Joint Stock Company - Investment cooperation interest payable	7,918,341,097	493,630,137
Other short-term payables	2,792,631,664	3,066,214,797
Total	**33,879,498,732**	**15,917,544,862**

20b. Other long-term payables

	End of period	Beginning of year
Deposits and collateral received	8,905,174,601	8,925,174,601
Other long-term payables	146,431,800	-
Total	**9,051,606,401**	**8,925,174,601**

21. Borrowings and finance lease liabilities

21a. Short-term borrowings and finance lease liabilities

	End of period	Beginning of year
Short-term bank borrowings (*)	**1,715,227,149,897**	**1,028,162,303,113**
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	303,544,501,915	170,912,759,381
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	992,889,135,551	400,808,276,246
Public Bank Vietnam Limited	66,695,216,741	75,245,807,215
Military Commercial Joint Stock Bank (MB)	99,547,318,803	93,088,164,733
Kasikornbank Public Company Limited	-	25,120,806,647
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	223,434,029,139	233,105,907,956
Vietnam Bank for Agriculture and Rural Development (Agribank)	29,116,947,748	29,880,580,935
Current portion of long-term borrowings (see note V.21b)	**89,933,562,485**	**88,657,006,632**
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	50,782,824,000	30,882,593,312
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	17,033,913,318	32,246,413,320
Public Bank Vietnam Limited	-	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	21,736,825,167	24,700,000,000
Vietnam Bank for Agriculture and Rural Development (Agribank)	380,000,000	828,000,000

	End of period	Beginning of year
Current portion of finance lease liabilities - VietinBank Leasing Company Limited (see note V.21b)	**24,375,083,640**	**24,375,083,640**
Short-term borrowings from other organisations	***7,500,000,000***	***7,500,000,000***
Borrowing from Thinh Vuong Investment Trading and Development Joint Stock Company	7,500,000,000	7,500,000,000
Principal of investment cooperation contract	***269,100,000,000***	***27,600,000,000***
VKD Investment and Trading Joint Stock Company	269,100,000,000	27,600,000,000
Total	**2,106,135,796,022**	**1,176,294,393,385**

Details of movements in short-term borrowings and finance lease liabilities were as follows:

	Short-term bank borrowings	Short-term borrowings from other organisations	Principal of investment cooperation contract	Current portion of long-term borrowings	Current portion of finance lease liabilities	Total
Beginning of year	1,028,162,303,113	7,500,000,000	27,600,000,000	88,657,006,632	24,375,083,640	1,176,294,393,385
Amounts borrowed during the period	2,657,513,905,727	18,000,000,000	250,000,000,000	-	-	2,925,513,905,727
Reclassified from long-term borrowings	2,026,000,000	-	-	38,336,417,855	12,187,541,820	52,549,959,675
Amounts repaid during the period	(1,972,475,058,943)	(18,000,000,000)	(8,500,000,000)	(37,059,862,002)	(12,187,541,820)	(2,048,222,462,765)
End of period	**1,715,227,149,897**	**7,500,000,000**	**269,100,000,000**	**89,933,562,485**	**24,375,083,640**	**2,106,135,796,022**

21b. Long-term borrowings and finance lease liabilities

	End of period	Beginning of year
Long-term bank borrowings	**434,273,893,536**	**443,091,789,020**
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Thanh Xuan Branch	310,036,895,477	*304,226,844,198*
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Vinh Long Branch (i)	2,081,685,146	10,709,631,909
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Thanh An Branch (ii)	121,835,010,284	*127,835,010,284*
Vietnam Bank for Agriculture and Rural Development (Agribank)	320,302,629	320,302,629
Finance lease liabilities - VietinBank Leasing Company Limited (iv)	**61,232,772,068**	**73,420,313,888**
Total	**495,506,665,604**	**516,512,102,908**

The repayment terms of long-term borrowings and finance lease liabilities are as follows:

	1 year or less	Over 1 year to 5 years	Over 5 years	Total liabilities
End of period				
Long-term bank borrowings	89,933,562,485	324,604,679,210	109,669,214,326	524,207,456,021
Finance lease liabilities	24,375,083,640	61,232,772,068	-	85,607,855,708
Total	**114,308,646,125**	**385,837,451,278**	**109,669,214,326**	**609,815,311,729**
Beginning of year				
Long-term bank borrowings	88,657,006,632	332,881,942,469	110,209,846,551	531,748,795,652
Finance lease liabilities	24,375,083,640	73,112,956,138	307,357,750	97,795,397,528
Total	**113,032,090,272**	**405,994,898,607**	**110,517,204,301**	**629,544,193,180**

Total finance lease liabilities payable were as follows:

	1 year or less	Over 1 year to 5 years	Over 5 years	Total
End of period				
Principal payable	24,375,083,640	61,232,772,068	-	85,607,855,708
Lease interest payable	8,562,373,315	10,169,978,539	-	18,732,351,854
Finance lease liabilities payable	**32,937,456,955**	**71,402,750,607**	**-**	**104,340,207,562**
Beginning of year				
Principal payable	24,375,083,640	73,112,956,138	307,357,750	97,795,397,528
Lease interest payable	7,967,100,554	11,271,305,215	1,239,536	19,239,645,305
Finance lease liabilities payable	**32,342,184,194**	**84,384,261,353**	**308,597,286**	**117,035,042,833**

Details of movements in long-term borrowings and finance lease liabilities were as follows:

	Long-term bank borrowings	Finance lease liabilities	Total
Beginning of year	443,091,789,020	73,420,313,888	516,512,102,908
Amounts borrowed during the period	31,544,522,371	-	31,544,522,371
Reclassified to short-term borrowings and finance lease liabilities	(40,362,417,855)	(12,187,541,820)	(52,549,959,675)
End of year	**434,273,893,536**	**61,232,772,068**	**495,506,665,604**

22. Owners' equity

22a. Statement of changes in owners' equity

	Owners' contributed capital	Share premium	Other owners' capital	Investment and development fund	Undistributed earnings after tax	Non-controlling interests	Total
Balance at 01 January 2025	3,399,330,340,000	74,895,139,513	80,481,887,391	1,160,957,903	278,532,985,676	2,106,473,737,921	5,940,875,048,404
Profit for the current year	-	-	-	-	29,160,891,692	33,292,272,421	62,453,164,113
Appropriation to funds at a subsidiary	-	-	-	-	(1,508,756,155)	(2,372,548,007)	(3,881,304,162)
Balance at 30 June 2025	**3,399,330,340,000**	**74,895,139,513**	**80,481,887,391**	**1,160,957,903**	306,185,121,213	2,137,393,462,335	5,999,446,908,355
Balance at 01 January 2026	3,399,330,340,000	74,895,139,513	80,481,887,391	1,160,957,903	317,010,777,599	2,164,629,273,020	6,037,508,375,426
Non-controlling shareholders at a subsidiary making additional capital contributions	-	-	-	-	-	300,000,000	300,000,000
Profit for the current year	-	-	-	-	1,695,385,232	(8,022,256,365)	(6,326,871,133)
Change in interest arising from the liquidation of the WHG share entrustment contract	-	-	-	-	(1,934,382,891)	1,934,382,891	-
Appropriation to funds at a subsidiary	-	-	-	-	(174,153,533)	(765,846,467)	(940,000,000)
Increase/(other) at a subsidiary	-	-	-	-	5	1	6
Balance at 30 June 2026	**3,399,330,340,000**	**74,895,139,513**	**80,481,887,391**	**1,160,957,903**	**316,597,626,412**	**2,158,075,553,080**	**6,030,541,504,299**

22b. Shares

	End of period	Beginning of year
Number of shares registered for issuance	339,933,034	339,933,034
Number of shares issued to the public	339,933,034	339,933,034
Number of shares outstanding	339,933,034	339,933,034

Par value of outstanding shares: VND 10,000.

23. Items off the interim consolidated statement of financial position

23a. Foreign currencies of various types

Details of the quantity of each type of foreign currency are presented in the original currency.

	End of period	Beginning of year
US Dollar (USD)	220,169.33	1,516,182.62
Euro (EUR)	36.3	69.02

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF INCOME

1. Revenue from sale of goods and provision of services

1a. Total revenue

	Current year	Prior year
Revenue from sale of merchandise	391,804,542,154	349,781,596,938
Revenue from sale of finished products	571,074,904,982	720,606,503,648
Revenue from real estate leasing	(4,731,058,955)	1,738,379,852
Revenue from provision of services	26,591,873,020	-
Total	**984,740,261,201**	**1,072,126,480,438**

1b. Revenue from sale of goods and provision of services to related parties

Transactions involving the sale of goods and provision of services to related parties are presented in notes VIII.4a and VIII.4b.

2. Revenue deductions

	Current year	Prior year
Trade discounts	11,777,006,314	12,147,428,784
Sales returns	3,542,931,256	5,892,064,503
Sales allowances	12,982,500	617,144
Total	**15,332,920,070**	**18,040,110,431**

3. Cost of goods sold

	Current year	Prior year
Cost of merchandise sold	370,831,447,698	314,651,885,780
Cost of finished products sold	391,771,519,445	509,672,413,202
Cost of real estate leasing services	569,508,182	920,887,337
Cost of services provided	15,999,673,344	-
Provision for diminution in value of inventories	3,375,022,701	2,923,259,021
Total	**782,547,171,370**	**828,168,445,340**

4. Financial income

	Current year	Prior year
Interest on deposits and loans	32,943,026,207	24,114,308,158
Gain on sale of investments	3,131,427,366	-
Dividends and profits shared	-	20,000
Foreign exchange gain	1,189,521,114	2,892,570,358

	Current year	Prior year
Profit from investment cooperation activities	45,974,979,387	71,445,799,466
Gain on sale of foreign currency	943,759,450	-
Other financial income	36,465	-
Total	**84,182,749,989**	**98,452,697,982**

5. Financial expenses

	Current year	Prior year
Borrowing costs	77,296,725,820	38,835,413,597
Foreign exchange loss	690,802,300	854,388,331
Expenses from investment cooperation activities	3,533,231,914	2,343,255,923
Reversal of provision for diminution in value of trading securities and investment losses	(19,250,000)	(129,791,666)
Other financial expenses	22,714,761	-
Total	**81,524,224,795**	**41,903,266,185**

6. Selling expenses

	Current year	Prior year
Staff costs	24,561,780,864	24,524,676,838
Cost of materials, packaging, and office supplies	2,576,639,038	2,038,883,841
Freight and handling costs	6,735,030,182	-
Depreciation of fixed assets	2,080,246,308	2,032,702,074
Purchased services expense	21,760,144,024	30,683,802,210
Other expenses	11,694,782,979	9,591,442,020
Total	**69,408,623,395**	**68,871,506,983**

7. General and administrative expenses

	Current year	Prior year
Staff costs	35,320,101,040	32,122,637,382
Office supplies expense	1,349,338,386	1,702,608,376
Depreciation of fixed assets	4,502,910,210	5,555,182,778
Provision for/(reversal of provision for) doubtful debts	2,126,468,754	1,134,949,923
Amortisation of goodwill	31,049,514,166	37,814,805,536
Purchased services expense	19,108,055,113	15,522,241,556
Other expenses	13,163,341,362	17,002,282,277
Total	**106,619,729,031**	**110,854,707,828**

8. Other income

	Current year	Prior year
Proceeds from disposal and sale of scrap	556,825,424	122,007,989
Gain on disposal of fixed assets and investment property	172,000,000	981,481,482
Recovery of doubtful debts previously written off	50,381,582	-
Compensation received under the judgment against Confitech Cuu Long	-	2,301,548,171
Other income	553,215,144	651,714,620

	Current year	Prior year
Total	**1,332,422,150**	**4,056,752,262**

9. Other expenses

	Current year	Prior year
Tax and insurance penalties, back-payments, and late payment charges	196,611,113	7,951,259,840
Cost of disposal of scrap	22,971,599	9,756,838
Compensation received under the judgment against Confitech Cuu Long	-	5,073,875,400
Other expenses	538,826,131	655,246,765
Total	**758,408,843**	**13,690,138,843**

10. Earnings per share

10a. Basic earnings per share

	Current year	Prior year
Net accounting profit after corporate income tax attributable to shareholders of the Parent Company	1,695,385,232	29,160,891,692
Profit used to calculate basic earnings per share	1,695,385,232	29,160,891,692
Weighted average number of ordinary shares outstanding during the period	339,933,034	339,933,034
Basic earnings per share	**5**	**86**

The Group does not estimate the appropriation to the bonus and welfare fund at a subsidiary, as it is not material.

10b. Other information

There were no transactions involving ordinary shares or potential ordinary shares between the end of the accounting period and the date these interim consolidated financial statements were issued.

11. Production and business expenses by nature

	Current year	Prior year
Cost of raw materials and supplies	472,725,958,445	525,638,801,113
Labour costs	152,570,087,128	133,192,226,921
Depreciation of fixed assets	54,623,750,512	38,501,935,634
Purchased services expense	106,868,454,532	101,293,834,267
Provision expense	2,126,468,754	905,280,762
Other cash expenses	33,982,085,196	31,381,657,136
Total	**822,896,804,567**	**830,913,735,833**

VII. OTHER INFORMATION

1. Related party transactions and balances

Related parties of the Group comprise: key management personnel, individuals related to key management personnel, and other related parties.

1a. Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise members of the Board of Directors, the Supervisory Board, and members of the Board of Management (the Board of General Directors, Chief Accountant). Individuals related to key management personnel are close family members of key management personnel.

During the period, other than the transactions and balances presented in section VIII.1c, the Group had no other transactions or balances with key management personnel and individuals related to key management personnel

1b. Remuneration of key management personnel

	Current period	Prior period
Remuneration of the Board of Directors and Supervisory Board	414,000,000	414,000,000
Remuneration of the Board of General Directors and Chief Accountant	1,658,740,904	1,176,184,121
Total	**2,072,740,904**	**1,590,184,121**

Full name	Position	Current period	Prior period
Nguyen Van Sang	Chairman of the Board of Directors	60,000,000	60,000,000
Nguyen Thi Minh Nguyet	Vice Chairman of the Board of Directors	48,000,000	48,000,000
Nguyen Ninh Dung	Member of the Board of Directors	48,000,000	48,000,000
	Member of the Board of Directors	48,000,000	48,000,000
Vu Thi Minh Hoai	General Director (from 01 May 2025)		
Vu Anh Trong	Independent member of the Board of Directors (until 21 April 2025)	-	60,000,000
Nguyen Ngoc Mai	Member of the Board of Directors (from 26 April 2024)	48,000,000	48,000,000
Dinh Quoc Hung	Independent member of the Board of Directors (from 24 May 2023)	48,000,000	48,000,000
Do Van Tho	Independent member of the Board of Directors (from 22 April 2025)	48,000,000	18,400,000
Nguyen Thi Thu Huong	Head of the Supervisory Board (from 26 April 2024 to 21 April 2025)	-	18,500,000
Vo Dinh Bao	Head of the Supervisory Board (from 22 April 2025)	30,000,000	22,600,000
Nguyen Thi Hong Anh	Member of the Supervisory Board	18,000,000	18,000,000
Doan Xuan Duy	Member of the Supervisory Board (from 22 April 2025)	18,000,000	6,900,000
Nguyen Van Ban	General Director (until 30 April 2025)	-	517,651,460
Vu Thi Minh Hoai	General Director (from 01 May 2025)	589,188,547	329,665,631
Nguyen Hoai Nam	Deputy General Director (From 13 February 2026)	607,881,360	-
Le Viet Cuong	Chief Accountant	461,670,997	328,867,030
	Total	**2,072,740,904**	**1,590,184,121**

1c. Transactions and balances with other related parties

Other related parties of the Group comprise:

Other related party	Relationship
FIT Cosmetics Joint Stock Company	Associate
Tay Do Cuu Long Investment Joint Stock Company	Associate
Today Cosmetics Joint Stock Company	Related party of key management personnel
JJK Holdings Investment Joint Stock Company	Major shareholder of the Group / related party of key management personnel
HHM Vietnam Joint Stock Company	Related party of key management personnel
Nhat Thien Tam Joint Stock Company	Related party of key management personnel

Balances with other related parties

	End of year	Beginning of year
Receivable - principal of investment cooperation (Note V.2b)	***513,392,333,333***	***827,146,000,000***
FIT Cosmetics Joint Stock Company	70,974,000,000	70,974,000,000
Today Cosmetics Joint Stock Company	45,418,333,333	41,835,000,000
Tay Do Cuu Long Investment Joint Stock Company	397,000,000,000	611,800,000,000
Mr. Vo Dinh Bao (*)	-	102,537,000,000
Receivable - profit from investment cooperation (Note V.2b)	***26,493,999,308***	***9,775,286,114***
FIT Cosmetics Joint Stock Company	1,179,945,205	1,179,945,205
Today Cosmetics Joint Stock Company	6,737,057,393	6,737,057,393
VKD Investment and Trading Joint Stock Company	6,986,958,905	-
Tay Do Cuu Long Investment Joint Stock Company	11,590,037,805	1,781,214,519
Mr. Vo Dinh Bao (*)	-	77,068,997
Receivable - profit from loans (Note V.2b)	***36,463,608***	***-***
Today Cosmetics Joint Stock Company	36,463,608	-
Trade receivables (Note V.3)	***949,229,154***	***948,256,100***
FIT Cosmetics Joint Stock Company	948,256,100	948,256,100
JJK Holdings Investment Joint Stock Company	973,054	-
Amounts collected and paid on behalf of other parties (Note V.5a)	***253,400,844***	***253,400,844***
FIT Cosmetics Joint Stock Company	253,400,844	253,400,844
Trade payables (Note V.16)	***5,121,345***	***3,284,176***
FIT Cosmetics Joint Stock Company	5,121,345	3,284,176

Receivables from related parties are unsecured and will be settled in cash. No provision for doubtful debts has been made in respect of receivables from related parties.

(*) On 07 January 2026, Mr. Vo Dinh Bao repaid the Group in full for the principal and profit by bank transfer.

2. Events after the end of the accounting period

There were no significant events after the end of the accounting period requiring adjustment to, or disclosure in, these interim consolidated financial statements.

Prepared on 30 July 2026

Preparer	Chief Accountant	General Director
Le Thi Thuong	Le Viet Cuong	Vu Thi Minh Hoai

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