Member of MSI Global Alliance

CÔNG TY CỔ PHẦN ĐẦU TƯ - THƯƠNG MẠI - DỊCH VỤ ĐIỆN LỰC

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ELECTRIC INVESTMENT - SERVICE - TRADE JSC

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
6-month period ended June 30th, 2026

SOUTHERN AUDITING & ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD.

MEMBER OF MSI GLOBAL ALLIANCE

29 Vo Thi Sau Street, Tan Dinh Ward, HCMC - Tel: (028) 3820 5944 - 3820 5947; Fax: (028) 3820 5942

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REPORT OF THE BOARD OF MANAGEMENT

Board of Management of Electric Investment - Service - Trade JSC (the "Company") presents theirs report and the Company's Interim Consolidated Financial Statements of the 6-month period ended June 30th, 2026.

I. THE COMPANY

1. Ownership structure

Electricity Investment - Service - Trade JSC (trading name: Electricity Investment - Service - Trade Joint Stock Company; abbreviated name: ECINVEST) operates under Enterprise Registration Certificate No. 0305128163, initially issued on July 30th, 2007, and most recently amended (for the ninth time) on December 2nd, 2024, by the Ho Chi Minh City Department of Planning and Investment.

Chartered capital (in the Certificate of Enterprise Registration)	:	841.000.000.000 VND
Contributed capital as at June 30th, 2026	:	454.071.610.000 VND

Head quarter: 04 Nguyen Sieu, Sai Gon Ward, Ho Chi Minh City.

2. Operating industry: Produce and Trade.

3. Principal activities

According to the Certificate of Enterprise Registration, the main business lines of the Company are as follows:
Restaurant and hotel business (not operating at the headquarters);
Wholesale of iron, steel, other metals (except for buying and selling gold bars);
Domestic and international travel services;
Real estate business, office and warehouse leasing;
Real estate brokerage, valuation, and trading floor services; bidding consultancy;
Office and warehouse leasing. Entertainment services business (not operating at the headquarters)
Insurance agency, foreign exchange agency, airline ticket agency;
Support services related to promoting and organizing tours;
Other wholesale.

4. Enterprise structure

Name	Address	Rate of benefit		Voting right ratio	
		Closing balance	Opening balance	Closing balance	Opening balance
Subsidiaries:					
Vietlife Travel and Import Export Service Trading Joint Stock Company	*Floor 2nd, BTJ Building, 86-88 Nguyen Huu Cau Street, Tan Dinh Ward, HCMC*	*100,00%*	*100,00%*	*100,00%*	*100,00%*

Associates: none
Jointly ventures: none
Dependent units without legal status:

Name	Address
Dien Luc Hotel	*5/11 Nguyen Sieu, Sai Gon Ward, HCMC.*
Dien Luc Hotel - Vung Tau	*147 Phan Chu Trinh, Vung Tau Ward, HCMC.*
Branch of Electric Investment - Service - Trade JSC - "Ngoi Nha Tuong Lai" Real Estate	*25 - 25A Tang Bat Ho, Thanh My Tay Ward, HCMC.*
Electric Investment - Service - Trade JSC - Hanoi Branch (independend accounting)	*89 Giang Van Minh, Ngoc Ha Ward, Ha Noi City*
Electric Investment - Service - Trade JSC - Ninh Thuan Branch	*142/2/7 Trinh Hoai Duc, Dong Hai Ward, Khanh Hoa Province.*

II. EVENTS AFTER THE BALANCE SHEET DATE

Board of Management states : there have been no significant events occurring after the Balance sheet date, which would require adjustments or disclosures to be made in the consolidated financial statements.

III. BOARD OF DIRECTORS, BOARD OF SUPERVISORS, BOARD OF MANAGEMENT AND LEGAL

Board of Directors

Mr.	Mai Van Toan	Chairman	
Mr.	Tran Ngoc Thang	Member	
Mr.	Vu Xuan Lai	Independent Board Member	

Board of Superviors

Mr.	Nguyen Trong Lam	Head of BOS	
Ms	Tran Thi My Kieu	Member	
Ms	Nguyen Thi Phuong	Member	

Board of Management

Mr.	Hoang Huy Hung	General Director	Appointed on April 20th, 2026
Mr.	Vu Xuan Lai	General Director	Dismissed on April 20th, 2026
Mr.	Tran Ngoc Thang	Hanoi Branch Director	

Chief Accountant

Ms La Thi Vuong Quy

Legal representative

Mr. Hoang Huy Hung

According to the above list, no one in the Board of Directors, Board of Controllers and the Board of Management use their authorised power in management and operation of the Company to obtain any benefits other than the standard benefits from holding shares as other shareholders.

IV. AUDITORS

Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS) was appointed to perform the review of the Separate Financial Statements of the Company.

V. DISCLOSURE RESPONSIBILITIES OF THE BOARD OF MANAGEMENT FOR CONSOLIDATED FINANCIAL STATEMENTS

The Company's Board of Management is responsible for preparing the Interim Consolidated Financial Statements which give a true and fair view of the financial position of the Company as at June 30th, 2026, and its operation results and its cash flows statement for the 6-month period ended. In preparing these Interim Consolidated Financial Statements, Board of Management commit to comply with the following requirements:

- Develop and maintain internal controls that the Board of Directors and the Board of Management determine as necessary to ensure that the preparation and presentation of consolidated financial statements no longer contains material misstatements due to fraud or due mistake;
- Selecting suitable accounting policies and then applying them consistently;
- Making reasonable and prudent judgments and estimates;
- Prepare the consolidated financial statements on the basis of compliance with accounting standards and system and other related regulations;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

Company's Board of Management is responsible for ensuring that proper accounting records are kept to disclose the financial position of the Company, with reasonable accuracy at any time, and ensuring that the consoliadated financial statements comply with the current regulations of the State. At the same time, Board of Management is also responsible for ensuring the safety the assets of the Company and hence for taking reasonable steps for the prevention and detection of any frauds and other violations.

We, the Board of Management, confirm that the consolidated financial statements give a true and fair view of financial position June 30th, 2026, its consolidated operation results and consolidated cash flows for the 6-month period then ended of the Company in accordance with the Vietnamese Accounting Standard, Vietnamese Enterprise Accounting System and statutory requirements relevant to the preparation and presentation of the financial statements.

VI. APPROVAL OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

We, Board of Management of Electric Investment - Service - Trade JSC approve the Interim Consolidated Financial Statement for the 6-month period ended June 30th, 2026.

Approved on August 25th 2026

For and on behalf of the Board of Management

CÔNG TY CỔ PHẦN ĐẦU TƯ - THƯƠNG MẠI DỊCH VỤ ĐIỆN LỰC

Hoang Huy Hung
General Director

No.: ...**768**... /BCKT-TC/2026/AASCS

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To : **Shareholders, Board of Directors, and Board of Management**
ELECTRIC INVESTMENT - SERVICE - TRADE JSC

We have reviewed the accompanying interim consolidated financial statements of Electric Investment - Service - Trade JSC, prepared on August 25th 2026, as set out on page 06 to 40, which comprise the Consolidated Statement financial position as at June 30th, 2026, Consolidated Income Statement, Consolidated Cash flows Statement for the 6-month period then ended and Notes to the Consolidated Financial Statements.

The Board of Management's responsibilities

The Board of Management is responsible for the preparation and fair presentation of these Interim Consolidated Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and statutory requirements relevant to the preparation and presentation of the financial statements, and for such internal controls that the Board of Management determines is necessary to enable the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibilities

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

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the interim Consolidated financial position of the Electric Investment - Service - Trade JSC as at June 30th, 2026, of the Consolidated results of its operations and its Consolidated cash flows for the six-moth period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements.

HCMC, dated August 28th , 2026
Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS)
Deputy General Director

M.S.D.N: 0301172… CÔNG TY TNHH DỊCH VỤ TƯ VẤN TÀI CHÍNH KẾ TOÁN VÀ KIỂM TOÁN PHÍA NAM QUẬN 1 - T.P HỒ CHÍ MINH

Vo Thi My Huong
Practicing Auditor Registration
Certificate No.: 0858-2023-142-1

29 Vo Thi Sau Street, District 1, Ho Chi Minh City
Tel: (028) 3820 5944 - (028) 3820 5947 - Fax: (028) 3820 5942
Email: info@aascs.com.vn Website: www.aascs.com.vn

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30th, 2026

Unit: VND

Item	Code	Note	Closing balance	Opening balance
A. SHORT-TERM ASSETS	**100**		**906.648.127.907**	**877.776.332.920**
I. Cash and cash equivalents	**110**	V.1	**43.107.334.865**	**863.371.127**
Cash	111		43.107.334.865	863.371.127
II. Short-term investments	**120**	V.2	**796.312.950.911**	**796.312.950.911**
Held to maturity investments	123		796.312.950.911	796.312.950.911
Provisions for devaluation of held to maturity investments (*)	124		(67.978.045.656)	(29.644.629.590)
III. Short-term receivables	**130**		**41.945.569.235**	**39.783.154.438**
Short-term trade receivables	131	V.3	10.818.635.859	9.245.583.859
Short-term advances to suppliers	132	V.4	25.848.155.948	25.750.795.468
Receivables under schedule of construction contract	135	V.5	122.983.920.236	122.491.917.919
Other short-term receivables	136	V.7	(137.849.677.605)	(137.849.677.605)
Short-term provisions for doubtful debts (*)	137	V.6	20.144.534.797	20.144.534.797
IV. Inventories	**140**		**15.760.513.212**	**29.004.465.788**
Inventories	141	V.8	15.760.513.212	29.004.465.788
V. Short-term biological assets	**150**			
VI. Other current assets	**160**		**9.521.759.684**	**11.812.390.656**
Short-term deferred expenses	161			973.148
Deductible VAT	162		8.003.053.669	10.292.711.493
Taxes and other receivables from State budget	163	V.17	1.518.706.015	1.518.706.015
B. LONG-TERM ASSETS	**200**		**311.907.957.129**	**312.948.177.111**
I. Long-term receivables	**210**		**92.064.845.364**	**92.064.845.364**
Long-term loan receivables	215	V.5	92.064.845.364	92.064.845.364
II. Fixed assets	**220**		**49.753.886.702**	**50.542.367.060**
Tangible fixed assets	221	V.10	6.835.559.568	6.991.337.316
- Historical costs	222		18.864.769.981	18.864.769.981
- Accumulated depreciation (*)	223		(12.029.210.413)	(11.873.432.665)
Intangible fixed assets	227	V.11	42.918.327.134	43.551.029.744
- Historical costs	228		56.374.580.642	56.374.580.642
- Accumulated depreciation (*)	229		(13.456.253.508)	(12.823.550.898)
III. Long-term biological assets	**230**			
IV. Investment properties	**240**	V.12	**12.815.270.729**	**13.067.010.353**
- Historical costs	241		23.545.360.562	23.545.360.562
- Accumulated depreciation (*)	242		(10.730.089.833)	(10.478.350.209)
V. Long-term assets in progress	**250**	V.9	**154.273.954.334**	**154.273.954.334**
Construction in progress	252		154.273.954.334	154.273.954.334
VI. Long-term financial investments	**260**	V.2	**3.000.000.000**	**3.000.000.000**
Investments in other entities	263		3.000.000.000	3.000.000.000
VII. Other long-term assets	**270**			
TOTAL ASSETS (280=100+200)	**280**		**1.218.556.085.036**	**1.190.724.510.031**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30th, 2026

Unit: VND

Item	Code	Note	Closing balance	Opening balance
C. LIABILITIES	**300**		**935.618.635.301**	**914.387.988.801**
I. Short-term liabilities	**310**		**864.098.207.188**	**842.867.560.688**
Short-term trade payables	311	V.14	7.481.946.437	7.517.099.289
Short-term advances from customers	312	V.15	44.025.902.978	28.844.983.478
Dividens and profits payables	313	V.16	7.273.225.518	7.289.582.418
Short-term taxes and other payables to State	314	V.17	25.776.051.609	27.881.984.940
Payables to employees	315		2.268.901.643	2.499.734.080
Short-term accrued expenses	316	V.18	81.364.480.408	79.423.614.906
Other short-term payables	320	V.19	599.605.100.838	593.069.163.820
Short-term borrowings and finance lease liabilities	321	V.13	96.093.656.167	96.132.456.167
Bonus and welfare fund	323		208.941.590	208.941.590
II. Long-term liabilities	**330**		**71.520.428.113**	**71.520.428.113**
Long-term borrowings and finance lease liabilities	339	V.13	71.520.428.113	71.520.428.113
D. OWNER'S EQUITY	**400**	V.20	**212.186.368.084**	**243.918.855.645**
Contributed capital	411		454.071.610.000	454.071.610.000
- Ordinary shares with voting rights	411a		454.071.610.000	454.071.610.000
- Preference shares	411b			
Capital surplus	412		1.000.000.000	1.000.000.000
Development and investment funds	418		2.773.035.995	2.773.035.995
Undistributed profit after tax	420		(242.885.241.916)	(211.152.754.355)
- Undistributed profit after tax brought forward	420a		(211.152.754.355)	(86.643.854.937)
- Undistributed profit after tax for the current period	420b		(31.732.487.561)	(124.508.899.418)
TOTAL RESOURCES (440=300+400)	**440**		**1.147.805.003.385**	**1.158.306.844.446**

Approved on August 25th 2026

Prepared by	**Chief Accountant**	**Legal representative**
LA THI VUONG QUY	**LA THI VUONG QUY**	**HOANG HUY HUNG**

INTERIM CONSOLIDATED INCOME STATEMENT

For accounting period from January 01st, 2026 to June 30th, 2026

Unit: VND

Item	Code	Note	Current period	Previous period
Revenues from sales and services rendered	**01**	VI.1	**29.780.009.537**	**580.022.855**
Revenue deductions	02	VI.2		
Net revenues from sales and services rendered (10=01-02)	**10**		**29.780.009.537**	**580.022.855**
Costs of goods sold	11	VI.3	14.512.111.652	1.017.948.907
Gross revenues from sales and services rendered (20=10-11)	**20**		**15.267.897.885**	**(437.926.052)**
Profit/loss from the sale and liquidation of investment properties	21			
Financial income	22	VI.4	668.085.794	653.156.912
Financial expenses	23	VI.5	40.278.457.626	70.513.132.239
- In which: Borrowing costs	*24*		1.945.041.560	64.584.206.321
Selling expenses	25			
General administration expenses	26	VI.8	2.401.722.199	2.703.836.403
Share gain/(loss) of joint ventures and associates	27			
Net profits from operating activities {30=20+21+22-(23+25+26)+27}	**30**		**(26.744.196.146)**	**(73.001.737.782)**
Other income	31	VI.6	32.000	3.168.448
Other expenses	32	VI.7	2.965.992.619	3.866.497.883
Other profits (40=31-32)	**40**		**(2.965.960.619)**	**(3.863.329.435)**
Total net profit before tax (50=30+40)	**50**		**(29.710.156.765)**	**(76.865.067.217)**
Current corporate income tax expenses	51	VI.10	2.022.330.796	191.739.104
Deferred corporate income tax expenses	52			
Profits after corporate income tax (60=50-51-52)	**60**		**(31.732.487.561)**	**(77.056.806.321)**
Profit after tax of the parent company	61		(31.732.487.561)	(77.056.806.321)
Profit after tax of non-controlling shareholder	62			
Basic earnings per share	70	VI.11	(699)	(1.697)
Diluted earnings per share (*)	71			

Approved on August 25th 2026

Prepared by	Chief Accountant	Legal representative
LA THI VUONG QUY	LA THI VUONG QUY	HOANG HUY HUNG

INTERIM CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)

For accounting period from January 01st, 2026 to June 30th, 2026

Items	Code	Note	Current period	Previous period
I. Cash flows from operating activities				
Profit before tax	**01**		**(29.710.156.765)**	**(76.865.067.217)**
Adjustments for				
- Depreciation of fixed assets and investment properties	02		1.040.219.982	1.040.219.982
- Provisions	03		38.333.416.066	5.928.925.918
- (Gains) / losses of unrealized exchange rate difference due to revaluation of monetary items	04		(564.851)	
- (Profits) / losses from investing activities	05		(651.281.302)	(652.981.295)
- Borrowing costs	06		1.945.041.560	64.584.206.321
Operating profit before movements in working capital	**08**		**10.956.674.690**	**(5.964.696.291)**
- (Increase) / decrease in receivables	09		127.243.027	417.804.658
- (Increase) / decrease in inventories	10		13.243.952.576	
- Increase / (decrease) payables (exclusive of interest payables, enterprise income tax payables)	11		19.356.043.128	16.009.810.387
- (Increase) / decrease in deferred expenses	12		973.148	
- Borrowing costs paid	14		(15.281.288)	
- Corporate income tax paid	15		(2.022.330.796)	
Net cash flows from operating activities	**20**		**41.647.274.485**	**10.462.918.754**
II. Cash flows from investing activities				
Purchase or construction of fixed assets and other long-term assets	21			(11.302.778.591)
Interest and dividend received	27		651.281.302	652.981.295
Net cash flows from investing activities	**30**		**651.281.302**	**(10.649.797.296)**
III. Cash flows from financing activities				
Proceeds from borrowings	33			
Repayment of principal	34		(38.800.000)	
Dividends or profits paid to owners	36		(16.356.900)	(8.127.300)
Net cash flows from financing activities	**40**		**(55.156.900)**	**(8.127.300)**
Net cash flows during the year (50=20+30+40)	**50**		**42.243.398.887**	**(195.005.842)**
Cash and cash equivalents at the beginning of the year	**60**	V.1	**863.371.127**	**278.523.477**
Effect of changing foreign exchange rate	61		564.851	
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	V.1	**43.107.334.865**	**83.517.635**

Approved on August 25th 2026

Prepared by	Chief Accountant	Legal representative
LA THI VUONG QUY	LA THI VUONG QUY	HOANG HUY HUNG

CÔNG TY CỔ PHẦN ĐẦU TƯ - THƯƠNG MẠI DỊCH VỤ ĐIỆN LỰC

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For accounting period from January 01st, 2026 to June 30th, 2026

I. GENERAL OPERATION

1. Form of ownership

Electricity Investment - Service - Trade JSC (trading name: Electricity Investment - Service - Trade Joint Stock Company; abbreviated name: ECINVEST) operates under Enterprise Registration Certificate No. 0305128163, initially issued on July 30th, 2007, and most recently amended (for the ninth time) on December 2nd, 2024, by the Ho Chi Minh City Department of Planning and Investment.

Chartered capital (in the Certificate of Enterprise Registration)	:	841.000.000.000	VND
Contributed capital as at June 30th, 2026	:	454.071.610.000	VND

Head quarter: 04 Nguyen Sieu, Sai Gon Ward, Ho Chi Minh City.

The total number of employees as at June 30th 2026: 9 full-time employees.

2. Business fields

Produce and Trade.

3. Business lines

According to the Certificate of Enterprise Registration, the main business lines of the Company are as follows:
Restaurant and hotel business (not operating at the headquarters);
Wholesale of iron, steel, other metals (except for buying and selling gold bars);
Domestic and international travel services;
Real estate business, office and warehouse leasing;
Real estate brokerage, valuation, and trading floor services; bidding consultancy;
Office and warehouse leasing. Entertainment services business (not operating at the headquarters)
Insurance agency, foreign exchange agency, airline ticket agency;
Support services related to promoting and organizing tours;
Other wholesale.

4. Normal production and business cycle: 12 months

5. Characteristics of the business activities in the fiscal year that affect the financial statements

None.

6. Business structure

Name	Address	Rate of benefit		Voting right ratio	
		Closing balance	Opening balance	Closing balance	Opening balance
Subsidiaries:					
Vietlife Travel and Import Export Service Trading Joint Stock Company	*Floor 2nd, BTJ Building, 86-88 Nguyen Huu Cau Street, Tan Dinh Ward, District 1, HCMC*	*100,00%*	*100,00%*	*100,00%*	*100,00%*

Associates: none

Jointly ventures: none

Dependent units without legal status:

Name	Address
Dien Luc Hotel	*5/11 Nguyen Sieu, Sai Gon Ward, HCMC.*
Dien Luc Hotel - Vung Tau	*147 Phan Chu Trinh, Vung Tau Ward, HCMC.*
Branch of Electric Investment - Service - Trade JSC - "Ngoi Nha Tuong Lai" Real Estate	*25 - 25A Tang Bat Ho, Thanh My Tay Ward, HCMC.*

Electric Investment - Service - Trade JSC - Hanoi Branch (independend accounting)	*89 Giang Van Minh, Ngoc Ha Ward, Ha Noi City*
Electric Investment - Service - Trade JSC - Ninh Thuan Branch	*142/2/7 Trinh Hoai Duc, Dong Hai Ward, Khanh Hoa Province.*

II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

1. Accounting period

Annual accounting period of Company is from 01st January to 31st December.

2. Currency unit

The accounting currency unit is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Company applies the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27th, 2025, of the Ministry of Finance, as well as the Ministry of Finance's circulars guiding the implementation of accounting standards, in the preparation and presentation of its financial statements.

2. Declaration on compliance with Accounting Standards and Accounting System

The Company has applied Vietnamese Accounting Standards and the official guidance issued by the State. The financial statements have been prepared and presented in accordance with these standards, the circulars guiding their implementation, and the currently applicable accounting regulations.

IV. ACCOUNTING POLICIES

1. Basis of preparation financial statements

Cash

Cash comprises cash on hand, demand and time bank deposits, cash in transit, and monetary gold. Cash equivalents are short-term investments with a recovery or maturity period of no more than three months from the date of purchase; they are readily convertible into known amounts of cash and are subject to insignificant risk of changes in value.

Cash equivalents

Cash equivalents are investments with a remaining maturity of no more than three months from the date of investment that are readily convertible into a known amount of cash and are subject to an insignificant risk of changes in value from the date of acquisition to the date of the financial statements.

2. Financial investment

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures, associates, investment in securities and other financial investments ...

For the preparation of separate financial statements, the financial investment must be classified as bellows:

- Having maturity not exceeding 12 months or 01 normal production period are classified as short - term.
- Having maturity exceeding 12 months or 01 normal production period are classified as long - term.

Investment held to maturity

An investment is classified as held-to-maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments include: term bank deposits (including bills and promissory notes), bonds, preference shares that the issuer is required to redeem at a specific future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, comprising the purchase price and costs directly attributable to the acquisition. Subsequent to initial recognition, these investments are measured at their recoverable amount. Interest income arising from held-to-maturity investments after the date of acquisition is recognized in the Income Statement on an accrual basis. Interest accrued prior to the Company's acquisition of the investments is deducted from the cost at the time of purchase.

When there is conclusive evidence indicating that part or all of an investment is unrecoverable and the amount of the

3. Receivables

All receivables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of receivables must be managed as bellows:
- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not relate to trading activities.

For the preparation of separate financial statements, the receivables must be classified as bellows:
- Having maturity not exceeding 12 months or 01 normal production period are classified as short - term.
- Having maturity exceeding 12 months or 01 normal production period are classified as long - term.

Provisions for bad debts: The bad debts are make provision at the balance sheet date. The provision or reversal is made at the reporting date and is recorded as management expense of the fiscal year. For the long-term bad debts in many years, the company tried to collect but cannot and there is evidence that the client has insolvency, the company may sell these long-term bad debts to debt collection company or write off (according to regulations and charter of the company).

4. Inventories

Principles for inventory recognition

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value.

The original cost of inventory is determined as follows:
- Raw materials and goods: includes purchasing costs and other directly related costs incurred to bring inventory to its current location and condition.
- Finished products: includes raw material costs, direct labor and related manufacturing overhead costs that are further allocated based on normal operating levels/land use rights costs, direct costs and Related general costs incurred during the investment and construction process of real estate products.
- Cost of production and business in progress: only includes the cost of main raw materials (or other appropriate cost elements).

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

The assets are purchased for the production, use or sale are not presented in this item on the balance sheet but are presented in item Long-term assets, including:
- Unfinished products have a production and rotation period exceeding one regular business cycle (over 12 months);
- Supplies, equipment, spare parts with a reserve time of over 12 months or more than a normal production and business cycle.

Inventory valuation method

Cost of inventories are determined in accordance with method: weighted average.

Inventory accounting method

Inventories are recorded in line with perpetual method.

Method for making provisions for inventory devaluation

Provision for devaluation of inventories: Provision for devaluation of inventories is made at the end of the period as the difference between the original cost of inventories greater than their net realizable value. For services provided in progress, the provision for discounts is calculated according to each type of service with a separate price. Increases and decreases in provision for devaluation of inventories that need to be appropriated at the end of the accounting period are recorded in cost of goods sold.

5. Tangible and Intangible fixed assets

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. Cost of a tangible fixed asset is the amount of all expenses paid by the Company to acquire an asset at the time the asset is put into operation for its intended use. The costs incurred after the initial recognition is only recorded an increase in the price of the fixed asset if these cost are sure to increase the economic benefits in the due to the use of that property. These costs do not satisfy the above conditions are recognized as an expense in the year.

When a fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/(loss) arisen are posted into the income or the expenses during the year.

Depreciation method of tangible fixed assets: Tangible fixed assets are depreciated according to the straight line method based on the estimated useful time as follows:

- Buildings, structures	50	years
- Machines and equipment	03 - 15	years
- Means of transportations	06 - 12	years

Inangible fixed assets

Intangible fixed assets are recorded at cost less accumulated depreciation.

The historical cost of intangible fixed assets includes all costs that the Company must spend to acquire the fixed asset up to the time the asset is put into a ready-to-use state. Costs related to intangible fixed assets that arise after initial recognition are recorded as production and business costs in the period unless these costs are associated with a specific intangible fixed asset. and increase economic benefits from these assets.

When intangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/(loss) arisen are posted into the income or the expenses during the period.

The Company's intangible fixed assets include:

Land use rights

Land use rights are all actual expenses spent by the Company directly related to the land to be used, including: money spent to acquire land use rights, expenses for compensation and site clearance, ground leveling, registration fees... Land use rights with indefinite are not depreciated.

Land use rights are the land rent that the Company pays once for many years and are granted a Land Use Right Certificate. The leased land use rights are depreciated over the land lease term (from 44 to 46 years).

Software

Costs associated with computer software programs that are not an integral part of the related hardware are capitalized. The cost of computer software comprises all expenditures incurred by the Company up to the time the software is put into use. Computer software is amortized using the straight-line method over a period of 5 to 8 years.

Investment property

Investment property comprises land use rights, buildings, parts of buildings, or infrastructure held by the Company—either through ownership or under a finance lease—for the purpose of earning rental income or capital appreciation. Investment property held for rental purposes is stated at cost less accumulated depreciation. Investment property held for capital appreciation is presented at cost less impairment losses.

When there is concrete evidence indicating that investment property held for capital appreciation has declined in value below its market value and the amount of the decline can be reliably determined, a loss provision is established and recognized as an expense for the period. When preparing financial statements for subsequent periods, if the required provision amount is lower than the provision previously established, the difference is reversed and recognized as income for the period; however, the reversed amount shall not exceed the amount previously provided.

The historical cost of investment property comprises all costs incurred by the Company, or the fair value of assets given in exchange, to acquire the investment property, determined as of the date of purchase or completion of construction.

Costs associated with investment property incurred after initial recognition are recognized as expenses, unless it is highly probable that such costs will enable the investment property to generate future economic benefits in excess of its originally assessed performance level, in which case they are capitalized as an increase to the cost of the asset.

When investment property is sold or disposed of, its historical cost and accumulated depreciation are derecognized, and the resulting gain or loss is presented on a net basis under the line item "Gain/loss on sale or disposal of investment property" in the Income Statement.

Investment property held for lease is depreciated using the straight-line method based on its estimated useful life. The depreciation periods/rates for investment property are as follows:

Land use right	Long time	
Building	10 - 50	years

A transfer from owner-occupied property to investment property occurs only when the owner ceases using the asset and begins leasing it to another party under an operating lease. A transfer from inventory to investment property occurs only when the owner begins leasing the property to another party under an operating lease. Property under construction is reclassified as investment property upon the completion of construction and handover, and its subsequent entry into service for leasing or holding for capital appreciation.

A transfer from investment property to owner-occupied property occurs only when the owner begins using the asset. A transfer from investment property to inventory occurs only when the owner decides to undertake repairs, renovations, or upgrades for the purpose of sale. In the event that investment property is sold without undergoing a period of repair, renovation, or upgrade, the asset remains classified as investment property until the sale is completed and is not reclassified as inventory.

A transfer of use between investment property and owner-occupied property or inventory does not change the carrying amount of the transferred asset, nor does it alter the cost basis used for valuation or the preparation of financial statements.

6. Construction in progress

Construction-in-progress represents costs directly attributable to assets under construction and machinery and equipment being installed for production, leasing, or administrative purposes—including relevant borrowing costs in accordance with the Company's accounting policy—as well as costs associated with fixed asset repairs currently in progress. These assets are recorded at cost and are not subject to depreciation.

7. Deferred expenses

Deferred expenses comprise actual costs incurred that relate to the production and business results of multiple accounting periods. These expenses are allocated to costs using the straight-line method over a period corresponding to the generation of the associated economic benefits. Long-term deferred expenses are not reclassified as short-term deferred expenses when preparing financial statements.

The calculation and allocation of deferred expenses to production and business costs for each accounting period are based on the nature and magnitude of each type of expense, in order to select a reasonable and consistent method and allocation basis.

Deferred expenses are tracked according to each incurred prepayment period, the amounts allocated to cost objects for each accounting period, and the remaining unallocated balances.

The classification of defferred expenses when preparing financial statements follows these principles:

- Costs awaiting allocation for the provision of goods or services within a period of no more than 12 months or one normal operating cycle from the time of prepayment are classified as short-term.
- Costs awaiting allocation for the provision of goods or services over a period exceeding 12 months or longer than a normal operating cycle from the time of prepayment are classified as long-term.

8. Trade payables

- Amounts payable to suppliers: trade payables arising from transactions involving the purchase of goods, services, or assets, and payables related to imports via an entrusted party;

The classification of payables when preparing financial statements follows these principles:

- Payables with a remaining payment period of no more than 12 months or within one production and business cycle are classified as short-term.
- Payables with a remaining payment period of 12 months or more, or exceeding one production and business cycle, are classified as long-term.

10. Accrued expenses

Accrued liabilities covering goods or services received from sellers or provided to buyers during the period but not yet paid for due to the absence of invoices or insufficient accounting documentation, as well as amounts payable to employees are recognized as production or business expenses for the period. This practice ensures that the actual incurrence of these costs does not cause sudden fluctuations in production and business expenses, thereby upholding the matching principle between revenue and expenses. The accrual of such expenses must be calculated rigorously and supported by reasonable, reliable evidence. When these expenses are actually incurred, any discrepancy between the actual amount and the accrued amount is adjusted by recording an additional expense or a reduction in expense corresponding to the difference.

11. Loans and finance lease liabilities

Loans in the form of issuance of bond or preference share with preferential terms required the issuer to repurchase at a certain time in the future shall not be reflected on this item.

Loans, debts should be monitored in detail for each entity, each contract and each type of loan assets. The financial lease liabilities are stated at present value of minimum lease payment or the fair value of the lease assets.

For the preparation of separate financial statements, the loans and finance lease liabilities must be classified as

- Having maturity not exceeding 12 months or 01 normal production period are classified as short - term.
- Having maturity exceeding 12 months or 01 normal production period are classified as long - term.

12. Borrowing costs

Borrowing costs include loan interest and other costs incurred directly related to the loans.

Borrowing costs are recognized as an expense during the period. Where borrowing costs are directly related to the investment in construction or production of unfinished assets that require a sufficiently long period (more than 12 months), before they can be put into use for the predetermined purpose or sold. This borrowing cost is capitalized. For specific loans for the construction of fixed assets and investment real estate, interest is capitalized even if the construction period is less than 12 months. Income arising from temporary investment of loans is recorded as a reduction in the historical cost of related fixed assets.

For general loans which are used for investment in construction or production of unfinished assets, the capitalized borrowing cost is determined to the capitalization rate to weighted average accumulated cost for the investment in capital construction or production of that asset. The capitalization rate is calculated using the weighted average interest rate on outstanding loans for the period, excluding separate loans for the purpose of forming a specific asset.

13. Capital

Contributed capital

Owners' equity is recorded based on the capital actually contributed by the owners and is tracked in detail for each organization or individual participating in the capital contribution.

Where the investment license specifies the company's charter capital in foreign currency, the determination of the investor's capital contribution in foreign currency shall be based on the amount of foreign currency actually contributed.

Capital contributions made in the form of assets are recorded as an increase in owners' equity based on the revalued asset value accepted by the contributing parties. Regarding intangible assets—such as brands, trademarks, trade names, and rights to exploit or develop projects—capital contributions may only be increased if permitted by relevant laws.

For joint-stock companies, shareholders' contributed capital is recorded based on the actual share issuance price but is reflected across two separate line items:
- Owner's contributed capital is recorded at the par value of the shares;
- Share premium is recorded as the difference (whether positive or negative) between the actual share issuance price and the par value.

In addition, share premium is also recognized based on the difference—whether positive or negative—between the actual issuance price and the par value of the shares upon the re-issuance of treasury shares.

Share capital surplus

Share capital surplus is recorded according to the difference between the issue price and the par value of shares when initially issued, additional issues, the difference between the reissue price and the book value of treasury shares and the structure of shares capital portion of the convertible bond upon maturity. Direct costs related to the issuance of additional shares and re-issuance of treasury shares are recorded as a decrease in share capital surplus.

Undistributed profit

Undistributed profit after tax is the profit derived from the company's operations after adding (+) or subtracting (-) adjustments resulting from the retrospective application of changes in accounting policies and the retrospective correction of material errors from prior years.

The distribution of the company's operating profits must be carried out in accordance with current financial policies. When distributing profits, it is necessary to consider non-monetary items included in undistributed profit after tax that could affect cash flow and the company's capacity to pay dividends or distribute profits.

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

14. Revenue and income recognition

Revenue from sale of goods

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:
- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably. When the contract prescribes that the buyer is entitled to return the service purchased under specific conditions, the enterprise may record revenue only when those specific conditions no longer exist and the buyer is not entitled to return the service provided (except where the customer has the right to return the goods in exchange for other goods or services);
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services is recognized when the following conditions are simultaneously met:
- The revenue can be determined with reasonable certainty;
- It is probable that economic benefits associated with the service transaction will flow to the entity;
- The stage of completion of the transaction at the reporting date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

Financial income

Financial income comprises revenue from interest, royalties, dividends, profit distributions, and other financial activities. Regarding interest income from loans and sales with deferred or installment payments, revenue is recognized when collection is virtually certain and the loan principal or outstanding receivable is not classified as overdue requiring a provision. Dividend income is recognized when the right to receive the dividend is established.

Other income

Other income comprises income generated outside the company's production and business operations, such as: proceeds from the sale or liquidation of fixed assets; penalties received from customers for contract breaches; compensation from third parties for asset losses; recoveries from previously written-off bad debts; unclaimed payables; and income from monetary or in-kind gifts or donations.

15. Costs of goods sold

Cost of goods sold includes the cost value of products, goods, and services sold during the period.

The value of inventory shortages or losses is recognized in the cost of goods sold after deducting any compensation (if applicable).

Direct material costs consumed in excess of normal levels, labor costs, and fixed manufacturing overheads not allocated to the value of finished goods are charged to the cost of goods sold net of any compensation received (if applicable) even if the products or goods have not yet been recognized as sold.

16. Financial expenses

Financial expenses comprise costs associated with financial activities, including: expenses or losses related to financial investment activities; borrowing and lending costs; costs associated with capital contributions to joint ventures and associates; losses on the transfer of securities; provisions for the decline in value of trading securities; provisions for losses on investments in other entities; losses incurred from the sale of foreign currency; foreign exchange losses, etc.

17. Selling and general administration expenses

Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemplyment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business licence tax; bad detb provision; outsourcing expense and other cash expenses...

18. Current corporate income tax

Current corporate income tax

Current income tax is calculated based on taxable income and tax rate for the year. Taxable income is different from accounting profit presented on the Income Statement due to adjustments to non-taxable income or non-deductible expenses and losses carried forward.

The company is responsible to pay corporate income tax at the rate of 20% on taxable income.

19. Related parties

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In the review of related parties, nature of the relationship is considered more than legal form.

20. Segment reporting

Business field department: A distinguishable part of an enterprise that is participated in the production process or provision of an individual product or service, a group of related products or services in which this department is

Geographical area department: A distinguishable part of an enterprise that is participated in the production process or provision of products or services within a particular economic environment in which this department may be subject to risks and benefit of economic different from business departments in other economic environments.

21. Method of preparing consolidated financial statements

Consolidated Statement financial position

The consolidated Statement financial position is prepared on the basis of consolidating the Statement financial position of the Parent Company and its subsidiaries by each item by adding equivalent items of assets, liabilities, and equity on the principle of:

- For items that are not adjusted, they are added directly to determine the equivalent item of the consolidated balance sheet.

- For items that need to be adjusted, adjust and then combine to consolidate these items and present them on the consolidated Statement financial position . The adjusted targets related to the consolidated Statement financial position of the Company include:

+ Investments of the parent company into subsidiaries;
+ The interests of uncontrolled shareholders;
+ Receivables and payables between the Parent Company and Subsidiaries;
+ Unrealized profits and losses arising from internal transactions.

Consolidated income statement

The consolidated income statement is prepared on the basis of consolidating the income statement of the Parent Company and its Subsidiaries by item by adding equivalent items according to the following principles:

- For items that are not adjusted, they are added directly to determine equivalent items of the income statement.
- For items that must be adjusted, adjust and then combine to consolidate and present the consolidated income statement. The adjusted targets related to consolidation income statement includes:

+ Sales revenue, cost of goods sold between the parent company and subsidiaries;
+ Revenues from financial activities and financial operation expenses between the parent company and its
+ Benefits of shareholders do not control the profit after corporate income tax;
+ Unrealized gains and losses arising from internal transactions between the Parent Company and the Subsidiaries.

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

Unit: VND

1 . CASH AND CASH EQUIVALENTS

Cash and cash equivalents held by the Company that are not subject to restrictions on use	**Closing Balance**	**Opening balance**
- Cash on hand	12.626.951	127.371.777
- Cash in banks	43.094.707.914	735.999.350
+ Cash in banks (VND)	43.092.226.684	729.272.696
Military Commercial Join Stock Bank	43.033.111.753	668.672.418
Other Bank	59.114.931	60.600.278
+ Cash in banks (USD)	2.481.230	6.726.654
BIDV	2.481.230	6.726.654
- Cash in transit		
- Cash equivalents		
Total	**43.107.334.865**	**863.371.127**

2 . FINANCIAL INVESTMENTS

2.1. Held to maturity investments

Items	Closing Balance			Opening balance		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Short-term						
- Other investments (*)	796.312.950.911	728.334.905.255	67.978.045.656	796.312.950.911	766.668.321.321	29.644.629.590
Total	**796.312.950.911**	**728.334.905.255**	**67.978.045.656**	**796.312.950.911**	**766.668.321.321**	**29.644.629.590**

(*) Notes :

(*) Other investments include:

- Electricity and Telecommunications Payment Solutions JSC 766.668.321.321 766.668.321.321

Receivable under Capital Management Trust Contract No. 11/2015/PIST-ECPAY/UTQLV dated September 5th, 2015 and Appendix No. PL 01A.2020/ECINVEST-ECPAY/UTQLV dated September 6th, 2020. Contract/ appendix term is 05 years, trust income will be specifically recorded for each Contract Appendix corresponding to each money transfer. As of June 30th, 2026, this investment has been provisioned for investment with the amount of VND 38.333.416.066.

- Electricity and Telecommunications Payment Solutions JSC 29.644.629.590 29.644.629.590

Receivable under the Electricity Advance Collection Agency Contract No. 01-2018/HDTH/ECPAY-ECINVEST dated June 14th, 2018 and Appendix 06/PLHĐ/ECPAY-ECINVEST dated May 5th, 2021. Contract term is 03 years, Discount rate is specifically stated for each Contract Appendix corresponding to each money transfer. As of June 30th, 2026, this investment has been provisioned for investment with the amount of VND 29.644.629.590.

2.2 Equity investments in other entities

Items	Closing Balance			Opening balance		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Other long-term investments	***3.000.000.000***	***3.000.000.000***		***3.000.000.000***	***3.000.000.000***	
Vietnam Electricity Investment and Construction Joint Stock Company (owns 2% of charter capital, voting ratio 17.4% of actual contributed capital) (*)	3.000.000.000	***3.000.000.000***		3.000.000.000	***3.000.000.000***	
Total	**3.000.000.000**	**3.000.000.000**		**3.000.000.000**	**3.000.000.000**	

Notes:

- According to Enterprise Registration Certificate No. 0312347663 first issued on July 1st, 2013, and with the 13th amendment registered on September 6th, 2024, by the Ho Chi Minh City Department of Finance the Company has invested VND 7,000,000,000 in Vietlife Travel and Import Export Service TradingJoint Stock Company, representing 100% of its charter capital.

(*) No information available

3. TRADE RECEIVABLES

Items	Closing Balance		Opening balance	
	Book value	Provision	Book value	Provision
3.1. Short-term	**5.548.155.061**	**2.222.347.590**	**3.975.103.061**	**2.222.347.590**
Civil Engineering Construction Joint Stock Company No585	534.620.500	534.620.500	534.620.500	534.620.500
Dai Nam Sai Gon Hotel Co., Ltd.	2.480.000.000		900.000.000	
Other entities	2.533.534.561	1.687.727.090	2.540.482.561	1.687.727.090
3.2. Trade receivables from related parties	**5.270.480.798**	**5.262.480.798**	**5.270.480.798**	**5.262.480.798**
Electricity and Telecommunications Payment	3.323.576.876	3.315.576.876	3.323.576.876	3.315.576.876
Thuan Phat Agricultural Investment Company Limited	290.462.159	290.462.159	290.462.159	290.462.159
Marina Hotel JSC	1.210.222.008	1.210.222.008	1.210.222.008	1.210.222.008
Ha Noi Electrical Equipment and Technology JSC	262.538.340	262.538.340	262.538.340	262.538.340
Hoa Binh Service Trading Technology Investment Company Limited	183.681.415	183.681.415	183.681.415	183.681.415
Total	**10.818.635.859**	**7.484.828.388**	**9.245.583.859**	**7.484.828.388**

4. ADVANCES TO SUPPLIERS

Items	Closing Balance		Opening balance	
	Book value	Provision	Book value	Provision
4.1. Short-term	**9.057.545.374**	**8.547.115.181**	**8.960.184.894**	**8.547.115.181**
Huynh Phuoc Gia	2.000.000.000	2.000.000.000	2.000.000.000	2.000.000.000
CMA Vietnam Joint Stock Company (import fee)	1.400.202.492	1.400.202.492	1.400.202.492	1.400.202.492
Công ty Cổ phần Du Lịch Mekong Leisure	3.186.719.121	3.186.719.121	3.186.719.121	3.186.719.121
Công ty Cổ phần Hàng không Lữ hành Việt Nam	57.923.149		57.923.149	
Other entities	2.412.700.612	1.960.193.568	2.315.340.132	1.960.193.568
4.2. Advances to related parties	**16.790.610.574**	**12.016.850.572**	**16.790.610.574**	**12.016.850.572**
Phu Loi Investment and Trading Production Corp	16.790.610.574	12.016.850.572	16.790.610.574	12.016.850.572
Total	**25.848.155.948**	**20.563.965.753**	**25.750.795.468**	**20.563.965.753**

5. OTHER RECEIVABLES

Items	Closing Balance		Opening balance	
	Book value	Provision	Book value	Provision
Short-term				
- Receivable from employees	22.766.496.236	18.995.914.259	22.487.758.236	18.995.914.259
- Short-term deposit (*)	192.500.000		192.500.000	
- Other short-term receivables (**)	100.018.806.200	90.804.969.205	99.805.541.883	90.804.969.205
- Other payables	6.117.800		6.117.800	
Total	**122.983.920.236**	**109.800.883.464**	**122.491.917.919**	**109.800.883.464**

5.2. Short-term		
- Long-term deposit	102.512.000	102.512.000
- Other long-term receivables	91.962.333.364	91.962.333.364
Total	**92.064.845.364**	**92.064.845.364**

Notes

	Closing Balance	*Opening balance*
(*) Receivable from employees as at June 30th, 2026 includes :		
Mr. Phung Hoai Ngoc	*18.995.914.259*	*18.995.914.259*
Mr. Hoang Huy Hung	*751.631.600*	*470.000.000*
Ms La Thi Vuong Quy	*640.430*	*9.640.474*
Ms Tran Thi My Kieu	*1.476.374.966*	*1.471.128.441*
Others	*1.541.934.981*	*1.541.075.062*
Total	***22.766.496.236***	***22.487.758.236***
(**) Other short-term receivables as at June 30th, 2026 includes :		
Mr. Truong Van Huy	*1.000.000.000*	*1.000.000.000*
PTN Trading Services Company Limited	*4.667.748.865*	*4.667.424.865*
Nam Long Company Limited	*628.037.690*	*628.037.690*
Electricity and Telecommunications Payment Solutions JSC	*77.672.326.974*	*77.672.326.974*
Ha Noi Electrical Equipment and Technology JSC	*5.509.726.027*	*5.509.726.027*
Thinh Phat Business and Trade Company Limited	*267.142.466*	*267.142.466*
Marina Hotel JSC	*20.042.875*	*20.042.875*
Manh Dien Phu Quoc Company Limited	*373.403.700*	*155.119.383*
Hanoi Electricity Investment and Trading Services Company Limited	*6.499.630.000*	*6.499.630.000*
Maintenance fund expenses receivable	*2.736.303.277*	*2.736.303.277*
Pay on behalf Peridot Apartment	*238.855.047*	*238.855.047*
Others	*405.589.279*	*410.933.279*
Total	***100.018.806.200***	***99.805.541.883***
(***) Other long-term receivables as at June 30th, 2026 include:		
Phu Quoc Economic Management Board	12.772.280.000	12.772.280.000
Ha Quang Aquaculture Cooperative	29.308.601.421	29.308.601.421
Thuan Phat Agricultural Investment Company Limited (a)	45.131.451.943	45.131.451.943
Dai Sanh Consultancy Design and Building Corporation	750.000.000	750.000.000
Ben Thanh Agricultural Cooperative	1.000.000.000	1.000.000.000
Tien Hiep Phat Production and Trading JSC	3.000.000.000	3.000.000.000
Total	***91.962.333.364***	***91.962.333.364***

(a) *Investment transfer contract No. 10/HĐCNCP/PIST-TPAI dated December 15th, 2015 (Can Tho Water Park)*

6 . SHORTAGE OF ASSETS AWAITING RESOLUTION

	Closing Balance		**Opening balance**	
	Amount	**Value**	**Amount**	**Value**
Inventory		20.144.534.797		20.144.534.797
Total		**20.144.534.797**		**20.144.534.797**

7. DOUBTFUL DEBTS

Items	Closing Balance		Opening balance	
	Book value	Recoverable value	Book value	Recoverable value
- Total value of receivables, overdue debts or no overdue doubtful debts	123.653.509.435	4.799.746.089	123.653.509.435	4.799.746.089
Details:				
+ Trade receivables	7.484.828.388		7.484.828.388	
+ Other receivables	90.804.969.205		90.804.969.205	
+ Advance to suppliers	25.363.711.842	4.799.746.089	25.363.711.842	4.799.746.089
+ Advance to employees				
- Collectibility of overdue receivables				
Total	**123.653.509.435**	**4.799.746.089**	**123.653.509.435**	**4.799.746.089**

8. INVENTORIES

Items	Closing Balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
- Real estate goods (*)	15.760.513.212		29.004.465.788	
Total	**15.760.513.212**		**29.004.465.788**	

Notes

- Material allocation basis: direct allocation to the product.

- Value of stagnant, poor-quality, degraded, or technologically obsolete inventory... that cannot be sold at the end of the period: none

- Causes and proposed handling measures for stagnant, poor-quality, degraded, or technically obsolete inventory,

- Value of inventory pledged or mortgaged as security for liabilities at the end of the period: 15.760.513.212 VND.

- Reasons for additional provision or reversal of provision for inventory devaluation: None.

(*) The An Duong Vuong Power High-rise Apartment Project was approved under Resolution No. 106/NQ-PIST-HĐQT dated December 27th, 2013 of the Board of Directors with a total investment of VND 153,505 billion. As at June 30th, 2026, there are 06 apartments and 01 commercial floors in inventory as collateral for loans at the Bank.

9. LONG-TERM ASSETS IN PROGRESS

Construction in progress

Items	Closing Balance	Opening balance
Fixed Asset Purchase		
Con Khuong Project	31.182.268.473	31.182.268.473
Bai Thom - Phu Quoc Project	1.609.760.572	1.609.760.572
Da Lat - Lam Dong Electricity Hotel Project	183.523.176	183.523.176
Cu Chi District Garden Village and Ecotourism Project (13ha)	5.640.301.337	5.640.301.337
Project of flower-ornamental plants-ornamental fish village in Cu Chi District (36-ha)	2.988.269.091	2.988.269.091
Phan Rang Electricity Hotel Project - Ninh Thuan	23.596.270.522	23.596.270.522
Cam Phuoc Tay Commune Solar Power - Nha Trang	376.471.081	376.471.081
Phuoc Huu Commune Solar Power - Ninh Thuan	19.546.639	19.546.639
Can Tho Water Heaven Project	20.119.836.686	20.119.836.686
Vung Tau Hotel Renovation and Upgrade	68.557.706.757	68.557.706.757
Major repairs of fixed assets		
Total	**154.273.954.334**	**154.273.954.334**

10 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings, structures	Machinery, equipment	Means of transportation	Office equipment	Other fixed assets	Total
Historical cost						
Opening balance	**15.577.774.510**	**535.988.000**	**2.273.209.832**	**477.797.639**		**18.864.769.981**
Increase						
Decrease						
- Conversion into investment						
- Disposals						
Closing balance	**15.577.774.510**	**535.988.000**	**2.273.209.832**	**477.797.639**		**18.864.769.981**
Accumulated depreciation						
Opening balance	**8.586.437.194**	**535.988.000**	**2.273.209.832**	**477.797.639**		**11.873.432.665**
Increase	**155.777.748**					**155.777.748**
- Depreciation	155.777.748					155.777.748
Decrease						
- Conversion into investment						
- Disposals						
Closing balance	**8.742.214.942**	**535.988.000**	**2.273.209.832**	**477.797.639**		**12.029.210.413**
Net book value						
Opening balance	**6.991.337.316**					**6.991.337.316**
Closing balance	**6.835.559.568**					**6.835.559.568**

Notes :

- *Net book value of tangible fixed assets that have been mortgaged or pledged to secure for loans:* *VND*
- *The historical cost of tangible fixed assets which have been fully depreciated* *115.745.427.530* *VND*
- *Detailed disclosure of the list of tangible fixed assets that are currently held and those liquidated, sold, or transferred during the period, with a value equal to or exceeding 10% of the total value of tangible fixed asset : none*

Asset	Closing Balance			Opening balance		
	Historical cost	Accumulated depreciation	Net book value	Historical cost	Accumulated depreciation	Net book value
Hotel 147 Phan Chu Trinh, Vung Tau Ward, HCMC	*15.577.774.510*	*8.586.437.151*	*6.991.337.360*	*15.577.774.510*	*8.742.214.896*	*6.835.559.614*

11 . INCREASE AND DECREASE IN INTANGIBLE FIXED ASSETS

Items	Land use rights	Copyright, patents	Industrial property rights	Computer software	License and franchise license	Other intangible fixed assets	Total
Historical cost							
Opening balance	**55.888.730.642**			**485.850.000**			**56.374.580.642**
Increase							
- Purchasing							
- Acquisitions from internal enterprise							
- Other increases							
Decrease							
- Disposals							
- Other decreases							
Closing balance	**55.888.730.642**			**485.850.000**			**56.374.580.642**
Accumulated ammortisation							
Opening balance	**12.337.700.898**			**485.850.000**			**12.823.550.898**
Increase	**632.702.610**						**632.702.610**
- Depreciation	632.702.610						632.702.610
- Other increases							
Decrease							
- Disposals							
- Other decreases							
Closing balance	**12.970.403.508**			**485.850.000**			**13.456.253.508**
Net book value							
Opening balance	**43.551.029.744**						**43.551.029.744**
Closing balance	**42.918.327.134**						**42.918.327.134**

Notes:

- Detailed disclosure of the list of existing intangible fixed assets and those liquidated, sold, or transferred during the period with a value equal to or exceeding 10% of the total value of intangible fixed assets :

Asset	Closing Balance			Opening balance		
	Historical cost	Accumulated depreciation	Net book value	Historical cost	Accumulated depreciation	Net book value
Land use rights (CT02710)	*28.000.000.000*	*4.598.708.825*	*23.401.291.175*	*28.000.000.000*	*4.598.708.825*	*23.401.291.175*
Land use rights (AP574908)	*23.988.710.206*	*4.497.716.408*	*19.490.993.798*	*23.988.710.206*	*4.767.799.460*	*19.220.910.746*
Land use rights (CI843020)	*42.523.488.000*	*7.566.456.900*	*34.957.031.100*	*42.523.488.000*	*8.020.444.314*	*34.503.043.686*

- Net book value of intangible fixed assets that have been mortgaged or pledged to secure for loans: *42.918.327.134* *VND*

- The historical cost of intangible fixed assets which have been fully depreciated but are still in use at the end of fiscal year: *485.850.000* *VND*

- Changes to depreciation methods: None

- Explanatory notes on data and other explanations: None.

12 . INCREASE AND DECREASE IN INVESMENT PROPERTIES

Items	Opening balance	Increase	Decrease	Closing Balance
a. Investment property for rent				
Historical cost	**23.545.360.562**			**23.545.360.562**
- Land use rights				
- House	9.561.124.108			9.561.124.108
- House and Land use rights	13.984.236.454			13.984.236.454
- Infrastructure				
Accumulated depreciation	**10.478.350.209**	**251.739.624**		**10.730.089.833**
- Land use rights				
- House	7.271.998.741	149.409.258		7.421.407.999
- House and Land use rights	3.206.351.468	102.330.366		3.308.681.834
- Infrastructure				
Net book value	**13.067.010.353**	**(251.739.624)**		**12.815.270.729**
- Land use rights				
- House	2.289.125.367	(149.409.258)		2.139.716.109
- House and Land use rights	10.777.884.986	(102.330.366)		10.675.554.620
- Infrastructure				

Notes :

- Net book value of Investment properties that have been mortgaged or pledged to : 10.675.554.620 VND

- The original cost of investment property at the end of the period has been fully depreciated, but the property is still being leased out or held for capital appreciation : none

- Provide detailed disclosures regarding the list of investment properties that are currently held and those liquidated or sold during the period, with a value equal to or exceeding 10% of the total value of investment properties:

Assets	**Historical cost**	**Accumulated**	**Net book**
Building at 5 Nguyen Sieu	*9.561.124.108*	*7.421.407.999*	*2.139.716.109*
House at 25 Tang Bat Ho street	*10.233.036.454*	*3.308.681.834*	*6.924.354.620*
Land use rights at at 25 Tang Bat Ho street	*3.751.200.000*	*-*	*3.751.200.000*

- Explanations of figures and other disclosures: None.

13 . BORROWINGS AND FINANCE LEASE LIABILITIES

13.1. Short-term

Items	Closing Balance	Rising		Opening balance
		Increase	Decrease	
Saigon Bank for Industry and Trade - Head Office	31.757.366.167			31.757.366.167
Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch (*)	48.690.090.000			48.690.090.000
Agricultural and Rural DevelopmentBank Branch 11	15.646.200.000		38.800.000	15.685.000.000
Total	**96.093.656.167**		**38.800.000**	**96.132.456.167**

Notes

Details of short-term loans and liabilities at the period ended as follows:

Number / date of loan Contract	Lenders	Loan term	Interest rate	Closing Balance	Form of a loan guarantee
Credit Agreement No. 26/2020/HDTDHMDP-PN dated October 8th, 2020	Saigon Bank for Industry and Trade - Head Office	Maximum not more than 06 months from disbursement date	Based on each Debt Agreement	31.757.366.167	The right to claim debt arises from the agency contract.
Credit Agreement No. CBSG.DN.27250621 dated July 5th, 2021	Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch (*)	12 months	Based on each Debt Agreement	48.690.090.000	House and land use rights of company
Credit Agreement No. 6480-LAV-202000242 dated August 6th, 2020	Agricultural and Rural Development Bank Branch 11	12 months	Based on each Debt Agreement	15.646.200.000	Deposit contract
Total				**96.093.656.167**	

13.2. Long-term

Items	Closing Balance	Rising		Opening balance
		Increase	Decrease	
Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch (*)	71.520.428.113			71.520.428.113
Total	**71.520.428.113**			**71.520.428.113**

Notes :

Details of short-term loans and liabilities at the period ended as follows:

Number / date of loan Contract	Lenders	Loan term	Interest rate	Closing Balance	Form of a loan guarantee
Credit Agreement No. CBSG.DN 27011220 dated December 2nd, 2020	Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch (*)	120 months	Based on each Debt Agreement	71.520.428.113	House and land use rights of company
Cộng				**71.520.428.113**	

(*) **Note:** Note: This debt was sold by Vietnam Thuong Tin Commercial Joint Stock Bank – North Saigon Branch to Mr. Nguyen Kien Cuong pursuant to Debt Purchase and Sale Agreement No. 22/2024/HĐMBN dated December 27th, 2024. As of June 30th, 2025, Mr. Cuong confirmed the outstanding amounts as follows: principal loan: VND 120.210.518.113; loan interest: VND 62.639.164.761; and late payment penalties: VND 10.632.272.614. Currently, the Company does not have information regarding the basis for calculating these loan interest and late payment penalty amounts.

13.3. Overdue outstanding loans and finance lease liabilities:

	Closing Balance		Opening balance	
	Book value	Interest	Book value	Interest
- Loan	167.614.084.280	81.364.480.408	96.132.456.167	79.419.438.848
Saigon Bank for Industry and Trade - Head Office	31.757.366.167	18.725.315.647	31.757.366.167	16.780.274.087
Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch	120.210.518.113	62.639.164.761	48.690.090.000	62.639.164.761
Agricultural and Rural DevelopmentBank Branch 11	15.646.200.000	-	15.685.000.000	-
Total	**167.614.084.280**	**81.364.480.408**	**96.132.456.167**	**79.419.438.848**

__Note:__ Reason for non-payment: The Company has not yet secured the financial resources to settle these debts on time.

14 . TRADE PAYABLES

Items	Closing Balance	Opening balance
14.1. Short-term	**2.998.334.364**	**3.033.487.216**
Other entities	2.998.334.364	3.033.487.216
14.2. Trade payable are related parties	**4.483.612.073**	**4.483.612.073**
Ha Noi Electrical Equipment and Technology JSC	2.613.560.773	2.613.560.773
Marina Hotel JSC	1.304.251.300	1.304.251.300
Thuan Phat Agricultural Investment Company Limited	565.800.000	565.800.000
Total	**7.481.946.437**	**7.517.099.289**

15 . ADVANCES FROM CUSTOMERS

Items	Closing Balance	Opening balance
15.1. Short-term	**18.915.942.976**	**3.735.023.476**
Mr. Dao Hai Manh	14.600.000.000	
Receive deposit to purchase Peridot Apartment	3.242.140.083	3.242.140.083
Other entities	1.073.802.893	492.883.393
15.2. Advances from customers are related parties	**25.109.960.002**	**25.109.960.002**
Ha Noi Electrical Equipment and Technology JSC	19.759.200.000	19.759.200.000
Phu Loi Investment and Trading Production Corp	4.570.760.002	4.570.760.002
Manh Dien Phu Quoc Company Limited	780.000.000	780.000.000
Total	**44.025.902.978**	**28.844.983.478**

16 . DIVIDENS AND PROFITS PAYABLES

Items	Closing Balance	Opening balance
Dividends and profits for 2010 must be returned	805.773.038	810.846.638
Dividends and profits for 2016 must be returned	6.467.452.480	6.478.735.780
Total	**7.273.225.518**	**7.289.582.418**

17 . TAXES AND OTHER RECEIVABLES, PAYABLES TO STATE

Items	Opening balance	Payable	Paid	Closing Balance
17.1. Taxes and other payables to the State budget				
Short-term				
VAT	124.207.222	157.004.110	243.499.848	37.711.484
Corporate income tax	402.715.152	2.022.330.796	2.022.330.796	402.715.152
Personal income tax	225.639.383	13.406.716	24.445.626	214.600.473
Land rent + Land use tax	23.313.070.501	10.692.387	2.674.256.122	20.649.506.766
Other taxes	3.816.352.682	2.002.496.207	1.347.331.155	4.471.517.734
Total	**27.881.984.940**	**4.205.930.216**	**6.311.863.547**	**25.776.051.609**
17.2. Taxes and other receivable from the State budget				
Short-term				
Corporate income tax	516.650.927			516.650.927
Personal income tax	2.055.088			2.055.088
Thuế nhà đất, tiền thuê đất	1.000.000.000			1.000.000.000
Total	**1.518.706.015**			**1.518.706.015**

Note: The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation to many types of transactions is susceptible to varying interpetations, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.

18 . ACCRUED EXPENSES

Items	Closing Balance	Opening balance
Short-term		
- Accrued interest expense (*)	81.364.480.408	79.419.438.848
- Other		4.176.058
Total	**81.364.480.408**	**79.423.614.906**

Notes :

(*) Interest expenses payable as of June 30th, 2026, include:

Saigon Bank for Industry and Trade - Head Office	18.725.315.647	16.780.274.087
Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch	62.639.164.761	62.639.164.761
Total	***81.364.480.408***	***79.419.438.848***

19 . OTHER PAYABLES

Items	Closing Balance	Opening balance
Short-term		
- Trade union fund	86.133.220	93.667.940
- Insurance (social, health, unemployment)	18.500.160	
- Other payables (*)	598.459.467.458	591.934.495.880
- Short-term deposits	1.041.000.000	1.041.000.000
Total	**599.605.100.838**	**593.069.163.820**

(*) ***Other payables as at June 30th, 2026 includes :***

Investment cooperation with Thai Son Investment Solutions Joint Stock Company	46.971.350.815	46.971.350.815
Electricity and Telecommunications Payment Solutions JSC	49.283.890	49.283.890
Thuan Phat Agricultural Investment Company Limited	434.727.296.294	434.727.296.294
Shareholders contribute capital in the 3rd and 4th	4.819.995.690	4.819.995.690
Temporarily hold 2% of Peridot apartment maintenance	2.682.749.864	2.682.749.864
Southern Power Corporation	3.101.855.215	3.101.855.215
Mr. Tran Ngoc Thang	2.650.000.000	2.650.000.000
Mr. Hoang Huy Hung	842.000.000	842.000.000
Marina Hotel JSC	10.636.870.672	10.636.870.672
Hoa Binh Service Trading Technology Investment	42.299.692.798	42.299.692.798
Ms La Thi Phuong Lien (deposit to purchase shares)	36.450.000.000	36.450.000.000
Mr. Vu Xuan Lai	50.000.000	1.110.000.000
Mr. Dao Hai Manh	7.000.000.000	-
Mr. Phung Hoai Ngoc	60.000.000	60.000.000
Board Remuneration	4.419.999.860	4.299.999.872
Phu Loi Investment and Trading Production Corp	203.000.000	203.000.000
Manh Dien Phu Quoc Company Limited	246.079.936	120.804.455
Others	1.249.292.424	909.596.315
Total	***598.459.467.458***	***591.934.495.880***

20 . OWNERS' EQUITY

20.1. Change in owners' equity

Items	Owners' contributed capital	Capital surplus	Development and investment funds	Undistributed profit after tax	Total
Previous opening balance	**454.071.610.000**	**1.000.000.000**	**2.773.035.995**	**(86.643.854.937)**	**371.200.791.058**
- Increase in capital					
- Profit of the previous period					
- Other increase					
- Profit distribution					
- Loss of the previous period				(77.056.806.321)	(77.056.806.321)
- Other decrease					
Previous period closing balance	**454.071.610.000**	**1.000.000.000**	**2.773.035.995**	**(163.700.661.258)**	**294.143.984.737**
Current opening balance	**454.071.610.000**	**1.000.000.000**	**2.773.035.995**	**(211.152.754.355)**	**246.691.891.640**
- Increase in capital					
- Profit of the current period					
- Other increase					
- Profit distribution					
- Loss of the current period				(31.732.487.561)	(31.732.487.561)
- Other decrease					
Current period closing balance	**454.071.610.000**	**1.000.000.000**	**2.773.035.995**	(242.885.241.916)	**214.959.404.079**

20.2. Details of the owners' capital contribution	**Rate**	**Closing Balance**	**Rate**	**Opening balance**
Contributed capital of Parent Company				
Contributed capital of others (*)	100%	454.071.610.000	100%	454.071.610.000
Total		**454.071.610.000**		**454.071.610.000**

- Value of bonds converted into stocks during the period: none
- Number of treasury shares: none

20.3. Capital transactions with owners and distribution of dividends and profits

	Current period	**Previous period**
- Owners' invested capital		
+ Opening capital	454.071.610.000	454.071.610.000
+ Increase in capital during the period		
+ Decrease in capital during the period		
+ Closing capital	454.071.610.000	454.071.610.000
- Dividends or distributed profits		

20.4. Shares	**Closing Balance**	**Opening balance**
- Number of shares registered for issuance	45.407.161	45.407.161
- Number of shares sold to the public	45.407.161	45.407.161
+ Ordinary shares	45.407.161	45.407.161
+ Preference shares (classified as equity)		
- Number of shares repurchased (treasury shares)		
+ Ordinary shares		
+ Preference shares (classified as equity)		
- Number of shares outstanding	45.407.161	45.407.161
+ Ordinary shares	45.407.161	45.407.161
+ Preference shares (classified as equity)		

** Par value of shares outstanding: VND 10.000 / share*

21 . OFF-BALANCE SHEET ITEMS

21.1. Enterprise assets used for pledging or mortgaging

Asset	**Term**	**History cost**	**Mortgagee**
Hotel 147 Phan Chu Trinh, Vung Tau Ward, HCMC	120 months	15.577.774.510	Vietnam Thuong Tin Commercial Joint Stock Bank - North Saigon Branch
House at 25 Tang Bat Ho street	120 months	10.233.036.454	
Land use rights at at 25 Tang Bat Ho street	120 months	3.751.200.000	

21.2. Foreign currencies

	Closing Balance	**Opening balance**
- USD	100,00	242,82

VI . ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED INCOME STATEMENT

Unit: VND

1 . REVENUES FROM SALES AND SERVICES RENDERED

Items	Current period	Previous period
- Revenues from selling goods, finished products	26.083.900.991	
- Revenues from services rendered	3.696.108.546	580.022.855
Total	**29.780.009.537**	**580.022.855**

2 . REVENUE DEDUCTIONS

Items	Current period	Previous period
- Commercial discounts		
- Sales rebates		
- Sales returns		
Total		

3 . COST OF GOODS SOLD

Items	Current period	Previous period
- Cost of goods and finished goods sold	13.243.952.576	
- Cost of services rendered	1.268.159.076	1.017.948.907
Total	**14.512.111.652**	**1.017.948.907**

4 . FINANCIAL INCOME

Items	Current period	Previous period
- Interest from term deposits and loan receivables	667.385.188	652.981.295
- Gains of realized exchange rate difference	135.755	
- Gains of unrealized exchange rate difference	564.851	
- Others		
Total	**668.085.794**	**652.981.295**

5 . FINANCIAL EXPENSES

Items	Current period	Previous period
- Loan interest expense	1.945.041.560	64.584.206.321
- Provision for devaluation of trading securities and investment losses	38.333.416.066	5.928.925.918
Total	**40.278.457.626**	**70.513.132.239**

6 . OTHER INCOME

Items	Current period	Previous period
- Gain on disposal of fixed assets		
- Others	32.000	3.168.448
Total	**32.000**	**3.168.448**

7 . OTHER EXPENSES

Items	Current period	Previous period
- Fines including administrative violations	2.962.799.168	3.866.497.883
- Others	3.193.451	
Total	**2.965.992.619**	**3.866.497.883**

8 . SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES

Items	Current period	Previous period
- Labour costs	844.768.213	1.151.102.319
- Depreciation	735.032.976	735.032.976
- Tax, duties, fees	10.692.387	32.305.644
- Costs of external services	711.598.766	646.453.066
- Others	99.629.857	138.942.398
Total	**2.401.722.199**	**2.703.836.403**

9 . PRODUCTION AND BUSINESS COSTS BY ELEMENT

Items	Current period	Previous period
- Material cost	13.243.952.576	
- Labour costs	844.768.213	1.016.170.729
- Depreciation	1.040.219.982	1.040.219.982
- Costs of external services	1.674.570.836	1.078.414.699
- Other	110.322.244	121.415.323
Total	**16.913.833.851**	**3.256.220.733**

10 . CURRENT INCOME TAX EXPENSES

Items	Current period	Previous period
- Total net profit before tax	(29.704.321.935)	(76.665.871.141)
- Tax calculated based on the current corporate income tax rate	0	0
Adjustment		
- Non-taxable income		
- Non-deductible expenses	11.614.634.876	49.086.731.151
- Provision for shortfall/(surplus) from prior years		
Taxable profit	(18.089.687.059)	(27.579.139.990)
Corporate income tax expense		
Current corporate income tax expense	2.022.330.796	191.739.104
- CIT expenses in respect of the current year taxable profit		
- Adjustment of CIT expenses in the previous period to the current year	2.022.330.796	191.739.104
Deferred corporate income tax expense		
Corporate income tax expense	**2.022.330.796**	**191.739.104**

The corporate income tax expense for the accounting period is estimated based on taxable income and is subject to potential adjustments following review by tax authorities.

11 . BASIC EARNINGS PER SHARE

	Note	Current period
Profit after corporate income tax	(31.726.652.731)	(77.056.806.321)
Profit or loss allocated to shareholders holding common shares	(31.732.487.561)	(77.056.806.321)
Bonus and welfare funds deducted from profit after CIT		
Weighted average common shares outstanding during the year	45.407.161	45.407.161
Basic earnings per share	**(699)**	**(1.697)**

VII . ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED CASH FLOWS STATEMENT

1 . Non-monetary transactions affecting Separate cash flows statement in the future

In 6-month period ended June 30th, 2026, the Company did not incur any non-monetary transactions affecting the separate cash flows statement.

2 . Cash and cash equivalents held by the Company without usage

In 6-month period ended June 30th, 2026, the Company did not incur any Cash and cash equivalents held by the Company without use.

3 . Proceeds from borrowings during the period	Current period
Proceeds from ordinary contracts	
Proceeds from other borrowings	

4 . Payments on principal during the period	Current period
Payments from ordinary contracts	38.800.000
Payments from other borrowings	

VIII . OTHER INFORMATION

1 . Segment reporting

Segment reporting follows service units and business lines

Item	Goods, Finished goods	Service and other	Total
Current period			
Net revenue	***26.083.900.991***	***3.696.108.546***	***29.780.009.537***
Net revenue from external sales	26.083.900.991	3.696.108.546	29.780.009.537
Direct costs	***13.243.952.576***	***1.268.159.076***	***14.512.111.652***
Cost of goods sold and services to external	13.243.952.576	1.268.159.076	14.512.111.652
Profit from business activities before tax	***12.839.948.415***	***2.427.949.470***	***15.267.897.885***
Financial income			668.085.794
Financial expenses			40.278.457.626
Selling expenses			
General administration expenses			2.401.722.199
Other income			32.000
Other expenses			2.965.992.619
Current corporate income tax expenses			2.022.330.796
Profits after corporate income tax			**(31.732.487.561)**
Previous period			
Net revenue		***580.022.855***	***580.022.855***
Net revenue from external sales		580.022.855	580.022.855
Direct costs		***1.017.948.907***	***1.017.948.907***
Cost of goods sold and services to external		1.017.948.907	1.017.948.907
Profit from business activities before tax		***(437.926.052)***	***(437.926.052)***
Financial income			653.156.912
Financial expenses			70.513.132.239
Selling expenses			
General administration expenses			2.703.836.403
Other income			3.168.448
Other expenses			3.866.497.883
Current corporate income tax expenses			191.739.104
Profits after corporate income tax			**(77.056.806.321)**

2 . **Contingent liabilities, commitments, and other financial information:** none.

3 . **Events after the Balance Sheet date:** none

4 . **Information with related parities**

4.1. Transactions with key management members

Key management members and related individuals include: Board of Directors, Board of Supervisors and Board of Management.

Transactions during the period between the Company and members of key management:

The expense of Board of Directors, Board of Supervisors and Board of Management

Wage and Salaries	**Current period**	**Previous period**
Mr. Vu Xuan Lai	37.860.000	0
Mr. Hoang Huy Hung	37.860.000	0
Ms Tran Thi My Kieu	66.000.000	10.920.000
Ms La Thi Vuong Quy	198.502.000	205.341.000
Mr. Bui Tuan Anh	0	46.666.662
Mr. Phung Hoai Ngoc	0	16.666.665
Mr. Tran Ngoc Thang	0	33.333.330
Mr. Nguyen Van Hieu	0	33.333.330
Ms Le Ngoc Quynh	0	19.999.998
Ms Nguyen Thi Phuong	0	12.890.000
Ms Nguyen Thi Cam Ha	0	13.333.332
Mr. Nguyen Long Hung	0	13.333.332
	0	0
Total	**340.222.000**	**405.817.649**

Other transactions : none

Related Parties	Transaction	Amount (VND)
Mr. Vu Xuan Lai	The company repaid the borrowed cash	1.060.000.000
Mr. Hoang Huy Hung	Receive an advance	301.955.000
	Return of advance	20.323.400
Ms Tran Thi My Kieu	Receive an advance	60.567.850
	Return of advance	55.321.325
Ms La Thi Vuong Quy	Receive an advance	5.000.000
	Return of advance	

At the end of the period, balances with key management members is :

Related Parties	Item	Balance
Mr. Vu Xuan Lai	Other Payable	50.000.000
Mr. Tran Ngoc Thang	Other Payable	2.650.000.000
Mr. Hoang Huy Hung	Receivable from employees	751.631.600
	Other Payable	50.000.000
Mr. Phung Hoai Ngoc	Receivable from employees	18.995.914.259
Ms Tran Thi My Kieu	Receivable from employees	1.476.374.966
Ms La Thi Vuong Quy	Receivable from employees	640.430

4.2. Transactions with other individual related parties: none

At the end of the period, the debts with related individuals were as follows:

	Closing Balance
Payables (Ms La Thi Phuong Lien)	36.450.000.000

4.3. Transactions with related parties are organizations

Related Parties	Relationship	Capital ownership
Vietlife Travel and Import Export Service Trading Joint Stock Company	Subsidiaries	100,00%
Electricity and Telecommunications Payment Solutions JSC	Companies with the same key leadership	0,00%
Marina Hotel JSC	Companies with the same key leadership	0,00%
Thuan Phat Agricultural Investment Company Limited	Companies with the same key leadership	0,00%
Hoa Binh Service Trading Technology Investment Company Limited	ECI Board Member is Chairman of Hoa Binh	0,00%
ECLIFE Service Joint Stock Company	ECI Board Member is Chairman and CEO of Eclife	0,00%
Thai Son Investment Solutions Joint Stock	Major shareholder	20,09%
Ha Noi Electrical Equipment and Technology JSC	Major shareholder	33,03%
Manh Dien Phu Quoc Company Limited	ECI Board Member is representative of Manh Dien Phu Quoc	0,00%
Ben Thanh Dubai Jewelry Corporation (Phu Loi Production, Trade and Investment Joint Stock Company)	ECI's Board of Directors member is the General Director of Ben Thanh Dubai Jewelry Corporation.	0,00%

There is no transactions during the period between the Company and related parties.

At the end of the period, balances with related parrties are :

Related Parties	Item	Balance
Electricity and Telecommunications Payment Solutions JSC	Trade receivable	8.000.000
	Other receivable	77.672.326.974
Phu Loi Production, Trade and Investment Joint Stock Company	Advance to suppliers	16.790.610.574
	Advances from customers	4.570.760.002
	Other payable	203.000.000
Ha Noi Electrical Equipment and Technology JSC	Other receivable	5.509.726.027
	Trade payable	2.613.560.773
	Advances from customers	19.759.200.000
Marina Hotel JSC	Other receivable	20.042.875
	Trade payable	1.304.251.300
	Other payable	10.636.870.672
Manh Dien Phu Quoc Company Limited	Other receivable	373.403.700
	Advances from customers	780.000.000
	Other payable	246.079.936
Thuan Phat Agricultural Investment Company	Trade payable	565.800.000
	Other payable	429.527.296.294
	Long-term Other	45.131.451.943

Thai Son Investment Solutions Joint Stock	Other payable	46.971.350.815
Hoa Binh Service Trading Technology	Other payable	42.299.692.798

5 . Going-concern assumption

No events had been caused to make serious doubts about the operating continuously and the Company does not intend and are forced to stop working, or significantly narrowed scale of operation.

6 . Comparative figures

The comparative figures are those taken on the Balance Sheet from the consolidated financial statement for the fiscal year as at December 31st, 2025, the Consolidated Income Statement and Consolidated Cash Flow Statement from the Separate Financial statements for the 6-month period ended June 30th, 2025 which were audited by Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCS). This data has been reclassified in accordance with Circular 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance, for comparison purposes.

In compliance with Circular No. 99/2025/TT-BTC dated October 27th, 2025, issued by the Ministry of Finance, the Company has reclassified certain opening-balance items in the Statement of Financial Position for the accounting period ended June 30th, 2026, as follows:

Norms	Code	Circular 99/2025/TT-BTC	Circular 200/2014/TT-BTC	Differnce
Separate statement of financial position				
Provisions for devaluation of held to maturity investments	124	(29.644.629.590)	0	(29.644.629.590)
Provisions for devaluation of trading securities	122	0	(29.644.629.590)	29.644.629.590
Held to maturity investments	313	7.289.582.418	0	7.289.582.418
Short-term receivables	320	593.069.163.820	600.358.746.238	(7.289.582.418)

Approved on August 25th 2026

Prepared by	Chief Accountant	Legal representative
LA THI VUONG QUY	LA THI VUONG QUY	HOANG HUY HUNG