TỔNG CÔNG TY SẢN XUẤT - XUẤT NHẬP KHẨU BÌNH DƯƠNG - CÔNG TY CỔ PHẦN

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

BINH DUONG PRODUCING AND TRADING CORPORATION

For the period from 01/01/2026 to 30/06/2026 (reviewed)

CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Binh Duong Producing and Trading Corporation ("the Corporation") presents its report and the Corporation's Interim Consolidated Financial Statements for the accounting period from 01/01/2026 to 30/06/2026.

THE CORPORATION

The predecessor of Binh Duong Producing and Trading Corporation - Company Limited was the Binh Duong Producing and Trading Company, operating activities under Business Registration Certificate No. 103728 dated 26 November 1992 issued by Binh Duong province Department of Investment and Planning, 15th re-registered on 28 November 2006. The Corporation operates under the parent-subsidiary model according to the Decision No. 134/2006/QD-UBND issued on 22 May 2006, by the Chairman of the Binh Duong Provincial People's Committee.

Binh Duong Producing and Trading Company was transformed into the Binh Duong Producing and Trading Corporation - Company Limited under Decision No. 1805/QD-UBND issued on 24 June 2010, by the Binh Duong Provincial People's Committee. The Corporation officially began operations as a One Member Limited Liability Company under the Enterprise Registration Certificate No. 3700148166 issued on 15 November 2010, 3rd re-registered on 18 October 2017 issued by the Binh Duong province Department of Planning and Investment.

The Corporation officially operates under the joint-stock company model under the Business Registration Certificate No. 3700148166 issued on 01 November 2018, by the Binh Duong province Department of Planning and Investment (currently the Department of Finance of Ho Chi Minh City), 11th re-registered on 22 July 2026.

The Corporation's head office is located at: No. 77 Binh Duong Boulevard, Lai Thieu Ward, Ho Chi Minh City.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors, the Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors

Mr. Nguyen An Dinh	Chairman	
Mr. Tran Chien Cong	Member	Appointed on 29/06/2026
Mr. Tran Hong Khoi	Member	
Mr. Tran Viet Anh	Member	
Mr. Nguyen Van Thien	Member	Resigned on 29/06/2026
Mr. Mai Huu Tin	Member	
Mr. Le Trong Nghia	Member	
Mr. Nguyen Van Hien Phuc	Independent member of the BOD	

Board of Management

Mr. Le Trong Nghia	General Director	
Mr. Huynh Huu Hung	Deputy General Director	

Board of Supervision

Mrs. Tran Anh Ngoc	Head of the BOS	Appointed on 29/06/2026
Mr. Nguyen Ngoc Truong Long	Head of the BOS	Resigned on 29/06/2026
Mr. Le Van Minh	Member	
Mr. Cao Hoang De	Member	
Mrs. Tran Thi Tuyet Nga	Member	

LEGAL REPRESENTATIVE

The legal representative of the Corporation during the period and until the preparation of this Interim Consolidated Financial Statements are Mr. Nguyen An Dinh - Chairman of the Board of Directors and Mr. Le Trong Nghia – General Director.

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the review of the Interim Consolidated Financial Statements for the Corporation.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

We - the Board of Management are responsible for the Interim Consolidated Financial Statements which give a true and fair view of the financial position of the Corporation, its operating results and its cash flows for the year. In preparing those Interim Consolidated Financial Statements, we are required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of the Interim Consolidated Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Consolidated Financial Statements;
- Prepare and present the Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on going concern basis unless it is inappropriate to presume that the Corporation will continue in business.

We are responsible for ensuring that accounting records are kept to reflect the financial position of the Corporation, with reasonable accuracy at any time and to ensure that the Interim Consolidated Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We confirm that the Interim Consolidated Financial Statements give a true and fair view of the financial position at 30 June 2026, its operating results and cash flows for the fiscal year then ended of the Corporation in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Consolidated Financial Statements.

Other commitments

We confirm that our Corporation has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

Approved, 28 August 2026

On behalf of the Board of Management

General Director

M.S.D.N: 3700148166-C.T.C.P
TỔNG CÔNG TY
SẢN XUẤT-
XUẤT NHẬP KHẨU
BÌNH DƯƠNG
CÔNG TY
CỔ PHẦN
TP. THUẬN AN-T. BÌNH DƯƠNG

Le Trong Nghia

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **Shareholders, The Board of Directors and The Board of Management**
Binh Duong Producing and Trading Corporation

We have reviewed the accompanying Interim Consolidated Financial Statements of Binh Duong Producing and Trading Corporation prepared on 30 August 2026, from page 07 to page 63, including: Interim Consolidated Statement of Financial Position as at 30 June 2026, Interim Consolidated Statement of Income, Interim Consolidated Statement of of Cash Flows for the 06-month period then ended and Notes to the Interim Consolidated Financial Statements.

Board of Management's Responsibility

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

Audtiors' Reponsibility

Our responsibility is to express a conclusion on these 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 financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with 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.

Basis for qualified conclusion

- According to the contents as in Notes No. 43a and 43c of Notes to the Interim Consolidated Financial Statements, regarding the land transfer and the cancellation of the land transfer contract with the Development Company Limited and U&I Realty Corporation, the above transactions were carried out based on the policy approved by the Binh Duong Province Party Committee and in accordance with the agreement between the parties involved. The profits from the transfer transactions, which were incurred before the equitization stage, were adjusted by the Corporation by reducing the liabilities balance for profits payable to the State Budget as in Note No. 22. As at the preparation date of these Interim Consolidated Financial Statements, the balances of the mentioned items have not been reconciled or confirmed, and the Corporation has not yet obtained approval for the equitization settlement from the competent authorities. Through the audit procedures performed, we are unable to assess the impact of the above issues on the attached Interim Consolidated Financial Statements.

Basis for qualified conclusion (Continued)

- Based on the disclosures in Note No. 43b of Notes to the Interim Consolidated Financial Statements, relating to the transfer of land to An Binh Joint Stock Company, as at 01/01/2026 and 30/06/2026, the Corporation has presented a receivable of VND 60 billion arising from the contract for compensation of land-related expenses and land transfer, which arose prior to the Corporation's conversion into a joint stock company. On 14/11/2019, the People's Committee of Binh Duong Province issued Decision No. 3379/QD-UBND on the revocation of the decision granting An Binh Joint Stock Company the lease of land with a one-off land rental payment for the entire lease term, located in Phu Loi ward, Thu Dau Mot city, Binh Duong province. The relevant parties have not yet reached an agreement on the resolution of matters relating to the aforementioned contract. Based on the information and supporting documents obtained, we have carried out all necessary review procedures, but we are unable to assess the collectability of this receivable and the impact of this issue on the attached Interim Consolidated Financial Statements.

- We are unable to assess the appropriateness of the capital contribution transaction to Tan Thanh Investment & Development Joint Stock Company ("Tan Thanh"), the calculation of interest on the related capital advance and the recoverability of this receivable, further details are disclosed in Note No. 42b to the Notes to the Interim Consolidated Financial Statements. As at 30/06/2026, this receivable was overdue; however, the Corporation has not considered making a provision for this receivable.

- Also in relation to Tan Thanh Investment & Development Joint Stock Company, Note No. 05 presents overdue lending receivables and the corresponding accrued interest balances, which amounted to VND 84.35 billion and VND 57.03 billion, respectively, as at 30 June 2026. The corresponding allowance for doubtful debts amounted to VND 64.10 billion. Since 01/01/2023, the Corporation has not recognised interest income or late payment interest arising in respect of the outstanding principal amounts of lending granted to Tan Thanh. As at 30 June 2026, the balance of accrued late payment interest and lending interest arising from overdue lending receivables that had not been recognised as revenue amounted to VND 47.84 billion as at 30/06/2026 (VND 43.88 billion as at 01/01/2026). The interest accrued during the current period that had not been recognised as revenue amounted to VND 3.97 billion (detailed as in Note No. 09).

  Based on the review procedures performed, we were unable to assess the amount of overdue lending interest and late payment interest that should be additionally recognised, the recoverability of the aforementioned receivables, the amount of allowance for doubtful debts that should be recognised, and the effects of these matters on the accompanying Interim Consolidated Financial Statements.

- According to the disclosures in Notes No. 08 and No. 42c to the Interim Consolidated Financial Statements, the Corporation is required to pay additional land use fees arising from the application of an incorrect land price and the corresponding late payment penalties, pursuant to the Judgment of the High People's Court in Hanoi, the notices issued by the Binh Duong Tax Department and the Hanoi Civil Judgment Enforcement Department, with a total amount of VND 1,060.22 billion. The total amount paid and offset by the Corporation was VND 1,060.22 billion, of which VND 806.17 billion was paid in cash and VND 254.05 billion was offset by the judgment enforcement authority. The offset amount comprises:

  + VND 128.36 billion paid by the relevant individuals through the Corporation to remedy the consequences;
  + VND 125.69 billion provisionally paid by the Corporation in 2019, including the receivable from Tan Phu Investment - Construction Company Limited of VND 87.986 billion, in respect of which we expressed a qualified opinion in prior years (detailed as in Note No. 08 and No. 42a).

  The total amount actually paid and offset by the Corporation as mentioned above is recognised under "Other receivables" (Note No. 08), comprising a receivable from Tan Phu Investment - Construction Company Limited of VND 87.99 billion and receivables for provisional payments pending resolution in connection with the finalisation of the equitization process of VND 972.238 billion. Allowance has also been made, with the accumulated balance as at 30/06/2026 amounting to VND 247.39 billion, of which VND 35.34 billion was recognised as general and administrative expenses during the current period (Note No. 08 and No. 33), pursuant to Resolution No. 72/NQDHDCD dated 30/06/2023 of the Annual General Meeting of Shareholders in 2023. At the same time, the amount of VND 128.36 billion paid by the relevant individuals through the Corporation to remedy the consequences was recognised as a payable under "Other payables" (Note No. 22). Based on the review procedures performed, we were unable to assess the appropriateness and accuracy of, and the recoverability of, the "Other receivables - Receivables for provisional payments pending resolution in connection with the finalisation of the equitisation process" and the corresponding provision balance, the receivable from Tan Phu Investment - Construction Company Limited, as well as the recognition of the payable to the individuals concerned in connection with the judgment. We were also unable to determine whether any additional liabilities for land use fees and late payment penalties, if any, should be recognised in relation to the additional land use fees payable for other land lots, as concluded by State Audit Office Region IV in 2017, and the effects of these matters on the accompanying Interim Consolidated Financial Statements.

Qualified conclusion

Based on our review, with the exception of the matter described in the "Basis for Qualified Conclusion" paragraph, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements does not give a true and fair view, in all material respects, of the financial position of Binh Duong Producing and Trading Corporationn as at 30 June 2026, and of its financial performance and its cash flows for the 06-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Interim Consolidated Financial Statements.

Emphasis of matter

We would like to draw the readers' attention to the following matters:

- The Corporation is presenting investment property held for capital appreciation purposes, comprising land use rights with a total carrying value of VND 78 billion, located in Dong Tu quarter, Lai Thieu ward, Ho Chi Minh City, with a total area of 10,547 m^2, as disclosed in Note No. 14 to the Interim Consolidated Financial Statements. This investment property was acquired prior to the period when the Corporation was officially converted into a joint stock company, and the procedures for transferring the ownership/title of the property to the Corporation's name have not yet been completed.
- The land plots located in Vinh Phu commune, Binh Duong province (currently Binh Hoa ward, Ho Chi Minh city), which were acquired by the Corporation prior to its official conversion into a joint stock company, were handed over by the Corporation to the Binh Duong Province Land Fund Development Center pursuant to Decision No. 2569/QD-UBND dated 02/10/2023 issued by the People's Committee of Binh Duong province. The investment costs of these land plots are currently recorded under the line item "Construction in progress" - Land use rights in Vinh Phu commune, Binh Duong province (detailed in Note No. 11 - item (3) of Notes to the Interim Consolidated Financial Statements). The treatment of these costs is currently under consideration and pending approval by the People's Committee of Binh Duong Province (currently the People's Committee of Ho Chi Minh City).
- As at the date of issuance of this report, the competent authority, namely the People's Committee of Binh Duong Province (currently the People's Committee of Ho Chi Minh City), has not yet approved the finalization of the equitization process. Accordingly, certain balances and disclosures in the Corporation's interim consolidated financial statements may be subject to adjustment following the approval of the equitization finalization as at 31/10/2018, details as in Note No. 44.

Our conclusion is not modified in respect of this matter.

AASC Auditing Firm Company Limited

M.S.D.N - 0100111105 - C.T.N.H.H
CÔNG TY TRÁCH NHIỆM HỮU HẠN HÃNG KIỂM TOÁN AASC
THÀNH PHỐ HÀ NỘI

Ngo Minh Quy
Deputy General Director
Certificate of registration to audit practice
No. 2434-2023-002-1
Ho Chi Minh City, 28 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code	ASSETS	Note	30/06/2026	01/01/2026 (Restatement)
			VND	VND
100	**A. CURRENT ASSETS**		**2,896,098,728,018**	**2,108,373,457,872**
110	**I. Cash and cash equivalents**	**04**	**276,251,129,049**	**391,161,348,598**
111	1. Cash		101,107,273,569	66,044,536,269
112	2. Cash equivalents		175,143,855,480	325,116,812,329
120	**II. Short-term financial investments**	**05**	**1,153,798,016,265**	**746,183,830,401**
123	1. Short-term held-to-maturity investments		1,217,900,717,605	818,286,531,741
124	2. Allowance for short-term impairment of held-to-maturity investments		(64,102,701,340)	(72,102,701,340)
130	**III. Short-term receivable**		**568,503,975,593**	**405,897,631,913**
131	1. Short-term trade receivables	06	262,835,852,980	48,970,913,842
132	2. Short-term prepayments to suppliers	07	32,253,456,398	62,438,810,456
135	3. Other short-term receivables	08	288,232,641,070	308,732,666,705
136	4. Allowance for short-term doubtful debts		(14,817,974,855)	(14,244,759,090)
140	**IV. Inventories**	**10**	**755,538,857,498**	**526,809,547,813**
141	1. Inventories		794,309,133,322	565,281,632,012
142	2. Allowance for decline of inventories		(38,770,275,824)	(38,472,084,199)
160	**VI. Other short-term assets**		**142,006,749,613**	**38,321,099,147**
161	1. Short-term deferred expenses	15	21,665,527,309	3,781,166,041
162	2. Deductible VAT		99,162,068,142	15,860,401,782
163	3. Short-term taxes and other receivables from State budget	19	21,179,154,162	18,679,531,324
200	**B. NON- CURRENT ASSETS**		**3,455,181,110,991**	**3,529,095,728,817**
210	**I. Long-term receivables**		**785,179,283,344**	**820,235,378,566**
211	1. Long-term trade receivables	06	60,000,000,000	60,000,000,000
215	2. Other long-term receivables	08	972,565,058,683	972,280,328,857
216	3. Allowance for long-term doubtful debts		(247,385,775,339)	(212,044,950,291)
220	**II. Fixed assets**		**1,503,033,623,404**	**1,386,086,674,927**
221	1. Tangible fixed assets	12	1,008,840,706,870	879,227,941,938
222	- *Historical cost*		*2,443,589,604,595*	*1,879,417,740,575*
223	- *Accumulated depreciation*		*(1,434,748,897,725)*	*(1,000,189,798,637)*
227	2. Intangible fixed assets	13	494,192,916,534	506,858,732,989
228	- *Historical cost*		*728,607,844,175*	*719,166,273,668*
229	- *Accumulated amortization*		*(234,414,927,641)*	*(212,307,540,679)*
240	**III. Investment properties**	**14**	**182,010,184,464**	**183,588,696,252**
241	- Historical cost		201,186,380,934	201,186,380,934
242	- Accumulated depreciation		(19,176,196,470)	(17,597,684,682)
250	**V. Long-term assets in progress**		**257,353,369,137**	**165,608,348,984**
252	1. Construction in progress	11	257,353,369,137	165,608,348,984
260	**VI. Long-term investments**	**05**	**581,029,515,534**	**887,537,250,117**
262	1. Investments in joint ventures and associates		515,272,500,204	865,717,741,637
263	2. Equity investments in other entities		1,901,732,800	1,901,732,800
265	3. Allowance for long-term impairment of held-to-maturity investments		63,855,282,530	19,917,775,680
270	**VII. Other long-term assets**		**146,575,135,108**	**86,039,379,971**
271	1. Long-term deferred expenses	15	132,468,425,123	86,039,379,971
279	2. Goodwill		14,106,709,985	-
280	**TOTAL ASSETS**		**6,351,279,839,009**	**5,637,469,186,689**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026
(continued)

Code	CAPITAL	Note	30/06/2026 VND	01/01/2026 (Restatement) VND
300	**C. LIABILITIES**		**2,023,475,676,741**	**1,662,658,999,921**
310	**I. Current liabilities**		**1,741,423,926,134**	**1,380,371,784,746**
311	1. Short-term trade payables	16	135,282,985,664	14,023,161,579
312	2. Short-term prepayments from customers	17	14,632,572,303	47,540,290,643
313	3. Dividend and profit payables	21	41,244,963,900	40,535,938
314	4. Short-term taxes and other payables to State budget	19	40,797,896,369	56,291,874,783
315	5. Payables to employees		79,793,288,026	34,163,550,518
316	6. Short-term accrued expenses	20	529,971,066,440	525,899,517,365
319	7. Short-term unearned revenue	18	9,674,151,106	50,796,869,960
320	8. Other payables	22	629,477,706,860	623,729,673,030
321	9. Short-term borrowings and finance lease liabilities	23	208,849,732,909	-
323	10. Bonus and welfare fund		51,699,562,557	27,886,310,930
330	**II. Non-current liabilities**		**282,051,750,607**	**282,287,215,175**
337	1. Long-term unearned revenue	18	16,033,814,694	17,114,709,418
338	2. Other long-term payables	22	81,413,566,639	81,398,428,113
342	3. Deferred income tax liabilities	37a	184,604,369,274	183,774,077,644
400	**D. OWNER'S EQUITY**	**24**	**4,327,804,162,268**	**3,974,810,186,768**
411	1. Contributed capital		3,000,000,000,000	3,000,000,000,000
411a	*Ordinary shares with voting rights*		*3,000,000,000,000*	*3,000,000,000,000*
414	2. Other capital		11,949,349,305	11,949,349,305
416	3. Differences upon asset revaluation		(35,469,525,274)	(35,469,525,274)
417	4. Exchange rate differences	25	(145,963,976,859)	(149,012,066,986)
418	5. Development and investment fund		105,889,090,625	88,819,499,871
420	6. Retained earnings		589,237,302,651	601,339,546,781
420a	*RE accumulated to previous year*		*526,470,825,696*	*533,042,014,938*
420b	*RE of the current year*		*62,766,476,955*	*68,297,531,843*
429	7. Non – Controlling interests		802,161,921,820	457,183,383,071
440	**TOTAL CAPITAL**		**6,351,279,839,009**	**5,637,469,186,689**

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
Nguyen Hong Quyen	Nguyen Thi Kim Phuong	Le Trong Nghia

M.S.D.N: 3700148166-C.T.C.P
TỔNG CÔNG TY SẢN XUẤT-XUẤT NHẬP KHẨU BÌNH DƯƠNG CÔNG TY CỔ PHẦN
TP. THUẬN AN-T. BÌNH DƯƠNG

INTERIM CONSOLIDATED STATEMENT OF INCOME

For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	This period VND	Previous period VND
01	**1. Revenue from sales of goods and provision of services**	**27**	**911,642,855,921**	**368,609,315,218**
02	2. Revenue deductions	28	1,934,134,167	752,698,752
10	**3. Net revenue from sales of goods and provision of services**		**909,708,721,754**	**367,856,616,466**
11	**4. Cost of goods sold**	**29**	**705,112,332,595**	**276,775,131,243**
20	**5. Gross profit from sales of goods and provision of services**		**204,596,389,159**	**91,081,485,223**
21	6. Gain/(loss) on liquidation or disposal of investment properties		-	-
22	7. Financial income	30	40,740,953,058	23,492,820,137
23	8. Financial expenses	31	17,393,227,501	6,254,005,847
24	*In which: Interest expense*		*1,934,471,687*	-
25	9. Selling expenses	32	26,239,576,673	12,250,821,031
26	10. General and administrative expenses	33	133,701,554,337	116,033,190,420
27	11. Share of joint ventures and associates' profit or loss		23,510,865,441	21,083,715,261
30	**12. Net profit from operating activities**		**91,513,849,147**	**1,120,003,323**
31	13. Other income	34	29,002,525,055	301,797,608
32	14. Other expenses	35	314,186,088	408,529,740
40	**15. Other profit**		**28,688,338,967**	**(106,732,132)**
50	**16. Total net profit before tax**		**120,202,188,114**	**1,013,271,191**
51	17. Current corporate income tax expense	36	27,029,915,324	10,064,402,464
52	18. Deferred corporate income tax expense	37	3,201,105,383	(2,122,288,576)
60	**19. Profit after corporate income tax**		**89,971,167,407**	**(6,928,842,697)**
61	**20. Profit after tax attributable to owners of the parent**		**62,766,476,955**	**(16,507,685,498)**
62	**21. Profit after tax attributable to non-controlling interest**		**27,204,690,452**	**9,578,842,801**
70	**22. Basic earnings per share**	**38**	**199**	**(55)**

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
Nguyen Hong Quyen	Nguyen Thi Kim Phuong	Le Trong Nghia

TỔNG CÔNG TY SẢN XUẤT-XUẤT NHẬP KHẨU BÌNH DƯƠNG CÔNG TY CỔ PHẦN

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026

(Under indirect method)

Code	ITEMS		Note	This period VND	Previous period (Restatement) VND
	I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
01	*1.*	***Profit before tax***		***120,202,188,114***	***1,013,271,191***
	2.	***Adjustment for***			
02	-	Depreciation and amortization of fixed assets and investment properties		52,949,993,531	45,470,421,314
03	-	Allowances and provisions		28,704,758,867	42,941,865,741
04	-	Exchange gains, losses from retranslation of monetary items denominated in foreign currency		(1,923,026,864)	4,361,333,423
05	-	Gains, losses from investment activities		(42,046,259,208)	(41,484,217,208)
06	-	Interest expense		1,934,471,687	-
08	***3.***	***Operating profit before changes in working capital***		***159,822,126,127***	***52,302,674,461***
09	-	Increase, decrease in receivables		31,641,509,789	(52,518,334,795)
10	-	Increase, decrease in inventories		(7,434,779,814)	(27,155,486,876)
11	-	Increase, decrease in payables (excluding interest payable, corporate income tax payable)		(48,221,538,288)	51,010,179,488
12	-	Increase, decrease in deferred expenses		29,225,227,491	2,003,939,090
14	-	Interest paid		(2,127,796,175)	-
15	-	Corporate income tax paid		(41,664,457,732)	(20,124,313,123)
17	-	Other payments on operating activities		(11,896,799,482)	(10,149,985,449)
20	***Net cash flow from operating activities***			***109,343,491,916***	***(4,631,327,204)***
	II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
21	1.	Purchase or construction of fixed assets and other long-term assets		(53,185,693,646)	(13,733,881,006)
22	2.	Proceeds from disposals of fixed assets and other long-term assets		692,937,704	-
23	3.	Lendings and purchase of debt instruments from other entities		(791,771,928,690)	(1,017,403,629,000)
24	4.	Collection of lendings and resale of debt instruments of other entities		564,487,343,008	1,028,445,616,141
25	5.	Equity investments in other entities		14,348,494,632	(15,167,000,000)
27	6.	Proceeds from equity investments in other entities		52,269,129,783	21,518,046,880
30	***Net cash flow from investing activities***			***(213,159,717,209)***	***3,659,153,015***

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026

(Under indirect method)

Code	ITEMS	Note	This period	Previous period (Restatement)
			VND	VND
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		254,874,634,009	-
34	2. Repayment of principal		(268,292,605,830)	-
36	3. Dividends or profits paid to owners		(6,142,438)	-
40	***Net cash flow from financing activities***		***(13,424,114,259)***	-
50	**Net cash flows in the period**		**(117,240,339,552)**	**(972,174,189)**
60	**Cash and cash equivalents at the beginning of the period**		**391,161,348,598**	**358,887,076,723**
61	Effect of exchange rate fluctuations		2,330,120,003	9,138,707,730
70	**Cash and cash equivalents at the end of the period**	**04**	**276,251,129,049**	**367,053,610,264**

Approved, 28 August 2026

Preparer	**Chief Accountant**	**General Director**
Nguyen Hong Quyen	**Nguyen Thi Kim Phuong**	**Le Trong Nghia**

TỔNG CÔNG TY SẢN XUẤT-XUẤT NHẬP KHẨU BÌNH DƯƠNG CÔNG TY CỔ PHẦN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/06/2026

1 . GENERAL INFORMATION

Form of ownership

The predecessor of Binh Duong Producing and Trading Corporation - Company Limited was the Binh Duong Producing and Trading Company, operating activities under Business Registration Certificate No. 103728 dated 26 November 1992 issued by Binh Duong province Department of Investment and Planning, 15th re-registered on 28 November 2006. The Corporation operates under the parent-subsidiary model according to the Decision No. 134/2006/QD-UBND issued on 22 May 2006, by the Chairman of the Binh Duong Provincial People's Committee.

Binh Duong Producing and Trading Company was transformed into the Binh Duong Producing and Trading Corporation - Company Limited under Decision No. 1805/QD-UBND issued on 24 June 2010, by the Binh Duong Provincial People's Committee. The Corporation officially began operations as a One Member Limited Liability Company under the Enterprise Registration Certificate No. 3700148166 issued on 15 November 2010, 3rd re-registered on 18 October 2017 issued by the Binh Duong province Department of Planning and Investment.

The Corporation officially operates under the joint-stock company model under the Business Registration Certificate No. 3700148166 issued on 01 November 2018, by the Binh Duong province Department of Planning and Investment (currently the Department of Finance of Ho Chi Minh City), 11th re-registered on 22 July 2026.

The Corporation's head office is located at: No. 77 Binh Duong Boulevard, Lai Thieu Ward, Ho Chi Minh City.

The Corporation's charter capital is VND 3,000,000,000,000 equivalent to 300,000,000 shares with the par value of VND 10,000 per share.

The number of employees of the Corporation and subsidiaries as at 30 June 2026: 4,329 employees (as at 01 January 2026: 936 employees).

Business field

Commercial operations, golf course services and industrial park infrastructure.

Business activities

Main business activities of the Corporation are:

- Operation of hospitals and medical stations;
- Manufacturing and trading of paper and paper-based products;
- Processing, manufacturing, and assembling of machinery, equipment, and products made from metallic raw materials;
- Real estate business, including the use of land use rights owned, leased, or used by the Corporation;
- Construction of industrial, civil, and transportation works;
- Trading of medical supplies and equipment; financial investment in other enterprises domestically and abroad;
- Operation of golf courses, hotels, and tourism and recreational services;
- Fabrication and assembly of steel structures for buildings and workshops;
- Trading of machinery, supplies, equipment, refrigeration engineering, and metallic raw materials;
- Timber exploitation, etc.

The Corporation's operation in the fiscal year that affects the Consolidated Financial Statements

The after-tax profit on the Interim Consolidated Financial Statements of the period increased by VND 96.90 billion, equivalent to an increase of 13.99 times over the same period last year. The main causes of fluctuations are as follows:

- Net revenue from operating activities increased by VND 541.85 billion, equivalent to an increase of 147.30%. The cost of goods sold and provision of services increased by VND 428.34 billion, equivalent to an increase of 154.76%, mainly due to the business situation at member units achieving many positive results. This led to a Gross Profit on sales and service provision in this period increased by VND 113.51 billion, equivalent to an increase of 124.63%;
- Financial income increased by VND 17.25 billion, equivalent to an increase of 73.42%, mainly due to the increase in deposit and loan interest; Financial expenses increased by VND 11.14 billion, equivalent to an increase of 178.11% mainly due to business consolidation in the period;
- Other profit increased by VND 28.80 billion compared to the same period of the previous year, mainly due to the recognition of income from the transfer of the value of land lease rights.

The Group's subsidiaries consolidated in Consolidated Financial Statements as at 30 June 2026 include:

No.	Name of Company	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
1	KP Apparell Manufacturing Co.,Ltd	Kingdom of Cambodia	100.00%	100.00%	Manufacturing of yarns, fabrics, and garments
2	Vinh Phu Paper Co.,Ltd	Ho Chi Minh City	100.00%	100.00%	Manufacturing and trading of paper products
3	Thuan An General Trading JSC	Ho Chi Minh City	62.68%	62.68%	Commercial operations
4	Palm - Song Be Golf Co., Ltd	Ho Chi Minh City	100.00%	100.00%	Golf course services
5	Protrade International One Member Co., Ltd	Ho Chi Minh City	100.00%	100.00%	Industrial park infrastructure
6	Dau Tieng Viet Lao Rubber JSC	Ho Chi Minh City	51.00%	51.00%	Rubber plantation, latex harvesting, and processing
7	Protrade Garment JSC (*)	Ho Chi Minh City	50.20%	50.20%	Manufacturing of yarns, fabrics, and garments

(*) Protrade Garment JSC became a subsidiary of the Corporation from 13/04/2026, detailed in Note No. 3.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Corporation maintains its accounting records in Vietnam Dong (VND).

2.2 . Accounting Standards and Accounting system

Applicable Accounting Policies

The Corporation applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance and Circular No. 202/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance, Circular No. 43/2026/TT-BTC dated 20/04/2026 on amendments and supplements to a number of articles of Circular No. 202/2014/TT-BTC guiding the method of preparing and presenting consolidated financial statements.

Declaration of compliance with Accounting Standards and Accounting System

The Corporation applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and disclosures

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/03/2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. On 20/04/2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance guiding methods of preparing and presenting consolidated financial statements, effective for annual accounting periods beginning on or after 1 January 2026.

The Corporation has adopted the applicable requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC from 1 January 2026 on a non-retrospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in Note No. 48 of the Interim Cosolidated Financial Statements.

2.4 . Basis for the preparation of the Interim Consolidated Financial Statements

The Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Corporation and Financial Statements of its subsidiaries under its control for the accounting period from 01/01/2026 to 30/06/2026. Control right is achieved when the Corporation has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Corporation. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Corporation and its subsidiaries.

Balances, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated Financial Statements.

Transactions of business combination in different stages:

Before obtaining control of the Corporation, the Corporation does not have significant influence on these companies. At the time of achieving control, the investments are revalued at fair value and the differences between fair value and original cost of investments are recognized in the Interim Consolidated Statement of Income.

Non - controlling interest

Non - controlling interest represents the portion of profit or loss and net assets of the subsidiary that is not held by the Corporation.

2.5 . Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:

- Allowances for doubtful debts;
- Allowances for decline of inventories;
- Estimated allocation of deferred expenses;
- Estimated useful lives of fixed assets and investment properties;
- Classification and allowances of financial investments;
- Estimated corporate income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Corporation's Consolidated Financial Statements and that are assessed by the Board of Management to be reasonable under the circumstances.

2.6 . Financial instruments

Initial recognition

Financial assets

Financial assets of the Corporation include cash, cash equivalents, trade receivables, other receivables, lendings. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Corporation include borrowings, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the accounting period because the Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.7 Translation of the Financial Statements prepared in foreign currencies into Vietnam Dong

Financial Statements prepared in foreign currencies are translated to Financial Statements prepared in Vietnam Dong at the exchange rates as follows: Assets and liabilities are translated using the Telegraphic Transfer Middle (TTM) of the commercial bank where the Corporation regularly conducts transactions at the end of the accounting period; Owner's equity is translated at the exchange rate on the date of contribution; Items of Statement of Income and Statement of Cash flows are translated at the actual rate ruling at the date of transactions /or the average exchange rate of the accounting period.

2.8 . Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnam Dong using the actual rate at the transaction dates (is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Corporation regularly conducts transactions.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Interim Consolidated Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Corporation regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Corporation opens its accounts;

All exchange differences arising as a result of transactions or revaluation at the reporting date shall be recorded into the financial income or expense in the accounting period.

2.9 . Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 03 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.10 . Business combination and goodwill

The goodwill or gain from a bargain purchase is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the subsidiary's identifiable net assets at the acquisition date held by Parent. Gain from a bargain purchase (if any) will be recognized in the Consolidated income statement. Goodwill is amortized on a straight-line basis over an estimated useful life of 10 years. Periodically, the Corporation will assess goodwill for impairment at the subsidiary, if there is evidence that the impairment loss of goodwill exceeds the annual amortization amount, impairment loss shall be recognized in the period in which it arises.

2.11 . Financial investments

Investments held to maturity comprise term deposits, lendings, etc. held to maturity to earn profits periodically and other held to maturity investments.

In the Consolidated Financial Statements, investments in associates are accounted for using equity method. Under this method, the investments are initially recognised at cost and adjusted thereafter for the post acquisition change in the Corporation's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Corporation will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

The Financial Statements of associates are prepared in the same period with the Corporation's Consolidated Financial Statements and use the consistent accounting policies with the Corporation's policies. Adjustment shall be made if necessary to ensure the consistence with the Corporation's accounting policies.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less allowance for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

- Long-term investments (other than trading securities) without significant influence on the investee: the provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: allowance for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.12 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Corporation. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating possible losses.

2.13 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Method for valuation of work in progress at the end of the period: the value of work in progress is recorded based on actual cost incurred for each unfinished product.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.14 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation/ amortization and carrying amount.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initital standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of Income in the period in which the costs are incurred.

Fixed assets are depreciated (amortized) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	06 - 25 years
- Machinery, equipment	06 - 12 years
- Vehicle, transportation equipment	05 - 10 years
- Office equipment and furniture	03 - 08 years
- Other fixed assets	04 - 07 years
- Land use rights	20 years
- Management software	03 years

Depreciation of rubber plantations is carried out in accordance with the Decision No. 221/QD-CSVN dated 27 April 2010 of the Vietnam Rubber Group.

2.15 . Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for capital appreciation, which are land use rights prior to 01/01/2015 are depreciated on straight-line basis similar to other fixed assets, but from 01/01/2015 are not depreciated.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings, structures	10 - 20 years
- Land use rights	44 years

2.16 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.17 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.18 . Defered expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Deferred land expenses include prepaid land rental, including those related to leased land for which the Corporation has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with current legal regulations. These expenses are recognized in the Interim Consolidated Statement of Income on a straight-line basis according to the lease term of the contracts;
- Tools and supplies include assets which are possessed by the Corporation in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis over their useful lives;
- Goodwill arising from the equitization of state-owned enterprise is allocated gradually within no more than 10 years;
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis over their useful lives.

2.19 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Corporation. The payables shall be classified into short-term payables or long-term payables on the Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

2.20 . Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Corporation has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the Corporation according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.21 . Borrowings

Borrowings are monitored in detail by lender, each loan agreement and repayment term. Borrowings and debts denominated in foreign currencies are monitored in detail in their original currencies.

2.22 . Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs".

2.23 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expense, and other accrued expenses, which are recorded as operating expenses of the accounting period.

Accrued expenses to estimate the cost of goods sold, cost of real estate sold: based on the difference between the cost according to the estimated unit cost and the actual accumulated cost occurred.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenue and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.24 . Unearned revenue

Unearned revenue include revenue paid in advance from customers: prepayments for one or many accounting periods relating to asset leasing.

Unearned revenue is transferred to Revenue from sales of goods and provision of services with the amount corresponding to each the accounting period.

2.25 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies reflected in the balance of the Foreign Exchange Differences account until the disposal of the investment include:
- Exchange differences resulting from the translation of the financial statements of a foreign subsidiary;
- Exchange differences arising from foreign currency monetary items belonging to the enterprise's net investment in a foreign operation;
- Exchange differences from foreign currency payables accounted for as a hedge of the enterprise's net investment in a foreign operation.

Differences arising from asset revaluation shall be recorded when receiving decision of State on asset revaluation, or when carrying out the equitization of State-owned enterprises and other cases in accordance with legal regulations.

Other capital is the operating capital formed from the operating results or from gifts, presents, financing, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Retained earnings are used to present the Corporation's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Corporation.

2.26 . Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at fair value of the consideration received, excluding discounts, rebates, and sales returns.

Revenue from sales of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Corporation no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

Revenue from provision of services

- The percentage of completion of the transaction at the Statement of Financial Position date can be measured reliably.

Revenue from leasing land with developed infrastructure

Revenue from leasing land with developed infrastructure is recognized at Protrade International One Member Limited Liability Company.

In cases where the lease term accounts for 90% of the asset's useful life, the Corporation recognizes the entire prepaid rental amount as revenue once, provided that all the following conditions are met:

- The lessee has no right to unilaterally terminate the lease agreement, and the leasing entity is not obliged to refund the prepaid amount under any circumstances and in any form;
- The prepaid amount is not less than 90% of the total expected rental revenue over the lease term, and the lessee must fully settle the rental amount within 12 months from the lease commencement date;
- Substantially all risks and rewards related to ownership of the leased asset have been transferred to the lessee;
- The leasing entity must be able to reliably estimate the total costs associated with the leasing activity.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the Corporation shall be recognised when the two (2) conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Corporation's right to receive dividend is established.

2.27 . Revenue deductions

Revenue deductions from sales of goods and provision of services arising in the period include: Trade discounts, sales discounts and sales returns.

Trade discount, sales discount incurred in the same period of sale of goods and provision of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Corporation records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Consolidated Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.28 . Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

2.29 . Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs;
- Exchange loss.

The above items are recorded by the total amount arising in the year without offsetting against financial income.

2.30 . Selling expenses, General and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Corporation.

2.31 . Corporate income tax

a) Deferred income tax liability

Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax liability is determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of accounting period.

b) Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expense is determined based on taxable income during the year and current corporate income tax rate.

Deferred corporate income tax expense is determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expense and deferred corporate income tax expense are not offset against each other.

c) Tax incentives policies

- At Protrade International One Member Limited Liability Company: The Corporation is entitled to apply a corporate income tax rate of 10% on taxable profits for fifteen (15) years from the commencement of business operations (in 2007), and a tax rate of 20% for the remaining period. The Corporation is exempt from corporate income tax for four (04) years starting from the first year in which it has taxable profits (the financial year ended 31/10/2018), and is entitled to a 50% reduction of the applicable tax rate for the following nine (09) years;
- At Palm - Song Be Golf Co., Ltd: According to the terms stated in the Investment Certificate, the Corporation is obligated to pay corporate income tax to the State at a rate of 18% on taxable profits from its principal business activities, and at the standard corporate income tax rate for other income.

d) Current corporate income tax rate:

For the accounting period from 01/01/2026 to 30/06/2026, the Corporation applies the corporate income tax rate of 20% for the operating activities which has taxable income.

2.32 . Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Corporation (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.33 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Corporation's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Corporation or being under the control of the Corporation, or being under common control with the Corporation, including the Corporation's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Corporation that have a significant influence on the Corporation, key management personnel of the Corporation, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of the Interim Consolidated Financial Statements, the Corporation should consider the nature of the relationship rather than the legal form of the relationship.

2.34 . Segment information

A segment is a distinguishable component of the Corporation that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the Financial Statements of the Corporation in order to help users of the Financial Statements better understand and make more informed judgements about the Corporation as a whole.

3 . BUSINESS COMBINATION

Acquired Protrade Garment JSC

On 13/04/2026, the Corporation completed the purchase of an additional 150,500 shares of Protrade Garment JSC ("BDG") with a price of VND 5,755,531,160, equivalent to 0.61% of equity in BDG. Accordingly, the Corporation's ownership rate in BDG has increased from 49.46% to 50.07%. On this date, BDG became a subsidiary of the Corporation.

The goodwill arising from the business combination is as follows:

Content	Carrying amount at the date of gaining control	Fair value adjustments	Fair value at the date of gaining control (*)
	VND	VND	VND
Assets			
Cash and cash equivalents	21,263,224,632	-	21,263,224,632
Short-term held-to-maturity investments	210,055,075,370	-	210,055,075,370
Short-term and long-term receivables	278,938,099,376	-	278,938,099,376
Inventories	222,399,099,386	-	222,399,099,386
Other short-term assets	77,323,642,555	-	77,323,642,555
Net value of tangible assets	173,536,907,561	-	173,536,907,561
Construction in progress	2,340,346,462	-	2,340,346,462
Other long-term assets	141,188,024,495	-	141,188,024,495
Total assets	**1,127,044,419,837**	**-**	**1,127,044,419,837**
Liabilities			
Short-term liabilities	388,382,912,192	-	388,382,912,192
Long-term liabilities	8,108,431,722	-	8,108,431,722
Tota liabilities	**396,491,343,914**	**-**	**396,491,343,914**
Total value of net assets	**730,553,075,923**		**730,553,075,923**
Non - controlling interests			364,792,456,614
Total value of net assets corresponding to the Corporation's interests (50.07%)			**365,760,619,309**
Total cost of investment			**367,082,739,477**
In which			
Fair value of the investment of 49.46% of the investee's equity at the date of gaining control (as at 13/04/2026)			361,327,208,317
Price of the investment of 0.61% of the investee's equity			5,755,531,160
Goodwill arose from business combination			**1,322,120,168**

(*) The Corporation did not determine the fair value at the acquisition date; therefore, the fair value was equal to the carrying amount at the date control was obtained.

After Protrade Garment JSC becoming a subsidiary, the Corporation purchased 32,100 more shares to increase its ownership rate with a total value of VND 1,159,198,840. As of 30/06/2026, the Corporation's total contributed capital in BDG is VND 124.48 billion, the ratio of interests and voting rights is 50.20%.

4 . CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026 (Restatement)
	VND	VND
Cash on hand	8,591,680,286	3,296,214,637
Demand deposits	92,351,546,614	62,724,156,066
Cash in transit	164,046,669	24,165,566
Cash equivalents	175,143,855,480	325,116,812,329
	276,251,129,049	**391,161,348,598**

Detailed information on demand deposits as at 30/06/2026:

	Currency	Amount
		VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch	VND and USD	32,493,796,271
Sai Gon - Ha Noi Bank Lao Limited - Champasack Branch	USD	17,380,890,788
Vietnam Joint Stock Commercial Bank of Industry and Trade - Ho Chi Minh City Branch	VND and USD	21,244,355,449
Other banks	VND and USD	21,232,504,106
		92,351,546,614

Detailed information on cash equivalents as at 30/06/2026 is as follows:

	Currency	Terms	Interest rate	Amount
				VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch	VND	01 - 03 months	4.75% per annum	134,600,000,000
Vietnam Joint Stock Commercial Bank of Industry and Trade - HCMC Branch	VND	01 month	4.75% per annum	40,000,000,000
Accrued interest receivables				543,855,480
				175,143,855,480

5 . FINANCIAL INVESTMENTS

a) **Held to maturity investments**

	30/06/2026 Value VND	30/06/2026 Recoverable value VND	30/06/2026 Allowance VND	01/01/2026 (Restatement) Value VND	01/01/2026 (Restatement) Recoverable value VND	01/01/2026 (Restatement) Allowance VND
a.1) Short-term						
Term deposits	*1,076,524,043,312*	*1,076,524,043,312*	-	*668,909,857,448*	*668,909,857,448*	-
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - Binh Duong Branch	825,860,000,000	825,860,000,000	-	548,700,000,000	548,700,000,000	-
- Sai Gon - Ha Noi Bank Lao Limited, Champasack Branch	104,191,770,150	104,191,770,150	-	54,895,127,625	54,895,127,625	-
- Other banks	123,969,780,765	123,969,780,765	-	46,141,082,733	46,141,082,733	-
- Accrued interest receivables	22,502,492,397	22,502,492,397	-	19,173,647,090	19,173,647,090	-
Lending to related parties	*141,376,674,293*	*77,273,972,953*	*(64,102,701,340)*	*149,376,674,293*	*77,273,972,953*	*(72,102,701,340)*
Tan Thanh Investment & Development JSC	141,376,674,293	77,273,972,953	(64,102,701,340)	149,376,674,293	77,273,972,953	(72,102,701,340)
+ Lending principal	*84,347,102,061*	*77,273,972,953*	*(7,073,129,108)*	*92,347,102,061*	*77,273,972,953*	*(15,073,129,108)*
+ Lending accrued interest	*57,029,572,232*	-	*(57,029,572,232)*	*57,029,572,232*	-	*(57,029,572,232)*
	1,217,900,717,605	**1,153,798,016,265**	**(64,102,701,340)**	**818,286,531,741**	**746,183,830,401**	**(72,102,701,340)**
a.2) Long-term						
Term deposits	*53,959,232,878*	*53,959,232,878*	-	*10,021,726,028*	*10,021,726,028*	-
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - Binh Duong Branch	50,000,000,000	50,000,000,000	-	10,000,000,000	10,000,000,000	-
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Duong Branch	3,000,000,000	3,000,000,000	-	-	-	-
- Accrued interest receivables	959,232,878	959,232,878	-	21,726,028	21,726,028	-
Lending - D&M Travel Co., Ltd	*9,896,049,652*	*9,896,049,652*	-	*9,896,049,652*	*9,896,049,652*	-
	63,855,282,530	**63,855,282,530**	-	**19,917,775,680**	**19,917,775,680**	-

5 . FINANCIAL INVESTMENTS (*Continued*)

Detailed information on held-to-maturity investments as at 30/06/2026:

Term deposits

	Currency	Terms	Interest rate	Principal	Accrued interest	Total
				VND	VND	VND
Short-term				***1,054,021,550,915***	***22,502,492,397***	***1,076,524,043,312***
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - Binh Duong Branch	VND	06 - 12 months	4.80% - 8.00% per annum	825,860,000,000	17,795,897,588	843,655,897,588
- Sai Gon - Ha Noi Bank Lao Limited, Champasack Branch	USD	12 months	3.50% - 3.75% per annum	104,191,770,150	1,511,705,548	105,703,475,698
- Other banks	LAK, USD and VND	06 - 12 months	3.70% - 9.20% per annum	123,969,780,765	3,194,889,261	127,164,670,026
Long-term				***53,000,000,000***	***959,232,878***	***53,959,232,878***
- Joint Stock Commercial Bank for Investment and Development of Viet Nam - Binh Duong Branch	VND	13 - 18 months	6.10% -8.00% per annum	50,000,000,000	932,602,741	50,932,602,741
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Duong Branch	VND	14 months	4.50% per annum	3,000,000,000	26,630,137	3,026,630,137
				1,107,021,550,915	**23,461,725,275**	**1,130,483,276,190**

Detailed information on the short-term loan to Tan Thanh Investment & Development Joint Stock Company:

Borrowing contract dated 08/01/2016 and the contract appendix dated 31/12/2019; Borrowing contract No. 2017/HDVV dated 30/11/2017, the contract appendix dated 31/12/2019, with the following terms and conditions:

- Currency: VND;
- Purpose of borrowing: Working capital financing;
- Interest Rate: 8% per annum;
- Term: 36 months from 01/01/2020;
- Guarantee: Unsecured;
- The outstanding principal balance as at 30/06/2026 was VND 84,347,102,061; the accrued interest receivable from lendings as at 30/06/2026 was VND 57,029,572,232.

Detailed information on the long-term lending to D&M Tourism Company Limited:

The receivable from D&M Tourism Co., Ltd. for the lending to implement the initial procedures for the resort project in Mui Ne, Binh Thuan Province (now Mui Ne ward, Lam Dong province), with D&M Tourism Co., Ltd. as the project owner, at an interest rate of 0% per annum, and unsecured. According to the Transfer Minutes No. 02/BBBG-TCTY dated 29 June 2021, regarding the transfer of the capital ownership rights in D&M Tourism Co., Ltd. from the Corporation to Binh Duong Project Investment and Management Co., Ltd. ("IMPCo"), IMPCo is responsible for repaying the lending to the Corporation within 06 months from the date of approval by the Provincial Party Committee of Binh Duong (now Ho Chi Minh City Party Committee). As at the date of this report, the Provincial Party Committee of Binh Duong (now Ho Chi Minh City Party Committee) has not yet issued the approval for the mentioned content.

5 . FINANCIAL INVESTMENTS (continued)

b) Equity investments in other entities

	Stock Code	Address	30/06/2026 Proportion of interet	30/06/2026 Proportion of voting rights	30/06/2026 Book value under the equity method	01/01/2026 Proportion of interet	01/01/2026 Proportion of voting rights	01/01/2026 Book value under the equity method
					VND			VND
- Phu My Development JSC		Ho Chi Minh City	35.00%	35.00%	11,933,518,586	35.00%	35.00%	15,529,388,559
- FrieslandCampina Vietnam Co., Ltd		Ho Chi Minh City	30.00%	30.00%	93,525,165,733	30.00%	30.00%	83,517,165,457
- Hanh Phuc International Multi-Specialty Hospital JSC		Ho Chi Minh City	24.00%	24.00%	166,699,272,688	24.00%	24.00%	167,598,915,154
- Hung Vuong JSC		Ho Chi Minh City	35.96%	35.96%	37,062,569,900	35.96%	35.96%	36,398,185,604
- YCH-PROTRADE Co., Ltd		Ho Chi Minh City	30.00%	30.00%	115,713,928,849	30.00%	30.00%	104,987,768,520
- Tan Thanh Investment & Development JSC		Ho Chi Minh City	41.74%	30.00%	90,338,044,448	41.74%	30.00%	91,380,945,206
- Protrade Garment JSC (*)	BDG	Ho Chi Minh City			-	49.46%	49.46%	366,305,373,137
					515,272,500,204			**865,717,741,637**

(*) Protrade Garment JSC became a subsidiary of the Corporation from 14/04/2026, detailed in Note No. 03.

Significant transactions between the Corporation and associates during the period: Detailed in Note No. 47.

5 . FINANCIAL INVESTMENTS (continued)

c) Equity investments in other entities

	30/06/2026			01/01/2026		
	Value	Recoverable value	Allowance	Value	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
- Dautieng Rubber Mechanical - Transport JSC	1,901,732,800	1,901,732,800	-	1,901,732,800	1,901,732,800	-
	1,901,732,800	**1,901,732,800**	**-**	**1,901,732,800**	**1,901,732,800**	**-**

6 . TRADE RECEIVABLES

	30/06/2026		01/01/2026	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
a) Short-term				
Related parties	***601,616,260***	-	***333,017,570***	-
- Phu My Development JSC	393,750,000	-	192,121,200	-
- Protrade Garment JSC	-	-	31,567,800	-
- Binh Duong Project Investment and Management Co., Ltd	3,130,000	-	-	-
- Frieslandcampina Viet Nam Co., Ltd	37,311,920	-	-	-
- Tan Thanh Investment & Development JSC	75,462,000	-	-	-
- Prosper JSC	91,962,340	-	109,328,570	-
Other parties	***262,234,236,720***	***(4,463,233,636)***	***48,637,896,272***	***(4,212,059,090)***
- Rcrv Inc Dba Rock Revival	48,099,453,248	-	-	-
- Victory 2020, LLC (DBA Miss Me)	83,810,620,597	-	-	-
- Olymp Bezner Kg Hopfighemer	52,682,124,156	-	-	-
- An Khai Nguyen Co., Ltd	13,380,627,713	-	-	-
- Camel Rubber Viet Nam Co., Ltd	5,652,403,530	-	11,856,390,094	-
- Ching Feng Viet Nam Co., Ltd	505,990,420	-	7,661,926,121	-
- Da Nang Rubber JSC	-	-	4,959,710,949	-
- Others	58,103,017,056	(4,463,233,636)	24,159,869,108	(4,212,059,090)
	262,835,852,980	**(4,463,233,636)**	**48,970,913,842**	**(4,212,059,090)**
b) Long-term				
Other parties				
- An Bình JSC (*)	60,000,000,000	-	60,000,000,000	-
	60,000,000,000	**-**	**60,000,000,000**	**-**

(*) This is a receivable related to the transfer of 15 hectares of land in Phu Loi ward, Thu Dau Mot city, Binh Duong province. As at 22/11/2016, the People's Committee of Binh Duong Province issued the Decision No. 3536/QD-UBND to revoke the land managed by Binh Duong Producing and Tranding Corporation - Company Limited and allocate it to An Binh Joint Stock Company for a one-time land lease payment for the entire lease term in Phu Loi ward, Thu Dau Mot city (currently Phu Loi ward, Ho Chi Minh city). However, as at 14/11/2019, the People's Committee of Binh Duong /Province issued the Decision No. 3379/QD-UBND to revoke the Decision No. 3536/QD-UBND dated 22/12/2016. Detailed information as in Note No. 43b.

The receivables arising from commercial contracts/rights to claim receivables from customers of Protrade Garment Joint Stock Company - a subsidiary of the Corporation - were used as collateral for short-term bank borrowings as at the end of the period *(Detailed as in Note No. 23).*

7 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2026		01/01/2026	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
Others				
- Mr. Bui Thanh Hai	10,032,700,000	(10,032,700,000)	10,032,700,000	(10,032,700,000)
- Hung Nguyen Lao Viet Co., Ltd	7,536,161,823	-	-	-
- Bach Phuong Engineering Solution Co., Ltd	7,310,400,030	-	49,771,947,065	-
- Others	7,374,194,545	(78,248,045)	2,634,163,391	-
	32,253,456,398	**(10,110,948,045)**	**62,438,810,456**	**(10,032,700,000)**

8 . OTHER RECEIVABLES

	30/06/2026		01/01/2026 (Restatement)	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
a) Short-term				
- Receivables of SHUI paid on behalf of employees	2,971,968,595	-	-	-
- Receivable from Tan Thanh Investment & Development JSC for the lending interest (1)	115,884,180,822	-	115,884,180,822	-
- Advances	15,784,288,339	-	13,756,914,423	-
- Mortgages	236,729,085	-	436,814,838	-
- Dividend and profit receivables	191,673,913	-	26,100,000,000	-
+ YCH - Protrade Co., Ltd	-	-	*26,100,000,000*	-
+ Others	*191,673,913*	-	-	-
- Receivable for tax refund due to contract cancellation (2)	61,014,602,231	-	61,014,602,231	-
- Receivable from Tan Phu Investment - Construction Co., Ltd for the price difference from the transfer of the 43 hectares land area (3)	87,986,422,597	-	87,986,422,597	-
- Others	4,162,775,488	(243,793,174)	3,553,731,794	-
	288,232,641,070	**(243,793,174)**	**308,732,666,705**	**-**
b) Long-term				
- Deposits	326,729,826	-	42,000,000	-
- Receivables from temporary payments awaiting settlement of the equitization settlement (4)	972,238,328,857	(247,385,775,339)	972,238,328,857	(212,044,950,291)
	972,565,058,683	**(247,385,775,339)**	**972,280,328,857**	**(212,044,950,291)**

8 . OTHER RECEIVABLES (*Continued*)

	30/06/2026		01/01/2026 (Restatement)	
	Value	Allowance	Value	Allowance
	VND	VND	VND	VND
c) In which: Other receivables from related parties				
Binh Duong Project Investment and Management Co., Ltd	409,051,833	-	403,130,673	-
Tan Thanh Investment & Development JSC	115,884,180,822	-	115,884,180,822	-
YCH - Protrade Co., Ltd	-	-	26,100,000,000	-
	116,293,232,655	**-**	**142,387,311,495**	**-**

(1) Receivable from Tan Thanh Investment & Development Joint Stock Company for the lending interest from the Agreement Minutes No. 2019/TTLV dated 01/11/2019, between Binh Duong Production and Trading Corporation and Tan Thanh Investment & Development Joint Stock Company, detailed information as in Note No. 42b.

(2) Detailed information as in Note No. 43c.

(3) Detailed information as in Note No. 42a.

(4) Detailed information as in Note No. 42c.

9 . DOUBTFUL DEBTS

	30/06/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables that are overdue or not due but difficult to be recovered				
Trade receivables				
+ Others	6,566,733,757	2,103,500,121	6,581,733,757	2,369,674,667
Prepayments to suppliers				
+ Mr. Bui Thanh Hai	10,032,700,000	-	10,032,700,000	-
+ Others	78,248,045	-	-	-
Held-to-maturity investments				
+ Tan Thanh Investment & Development JSC (1)	141,376,674,293	77,273,972,953	149,376,674,293	77,273,972,953
Other receivables				
+ Tan Thanh Investment & Development JSC (1)	115,884,180,822	115,884,180,822	115,884,180,822	115,884,180,822
+ Receivables from temporary payments awaiting settlement of the equitization finalization (2)	972,238,328,857	724,852,553,518	972,238,328,857	760,193,378,566
+ Others	2,593,492,155	2,349,698,981	2,342,518,655	2,342,518,655
	1,248,770,357,929	**922,463,906,395**	**1,256,456,136,384**	**958,063,725,663**

Information about fines and late payment interest receivable arising from overdue debts which are not recorded as income

	30/06/2026	01/01/2026
+ Tan Thanh Investment & Development JSC (1)	47,844,411,296	43,876,317,346
	47,844,411,296	**43,876,317,346**

(1) From 01/01/2023, the Corporation has not recognized any lending interest or late payment interest related to the outstanding lending balance from Tan Thanh Investment & Development JSC due to the inability to assess the certainty of recovery.

(2) This represents the receivable from provisional payments pending settlement of the equitization finalization, the recoverability of this receivable depends on the outcome of the equitization finalization to be determined by the competent authority. Detailed information as in Note No. 42c.

10 . INVENTORIES

	30/06/2026		01/01/2026	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Goods in transit	4,647,651,050	-	-	-
Raw materials	147,616,681,484	(964,879,152)	11,691,644,557	(599,189,655)
Tools, supplies	4,088,328,338	(6,170,374)	79,272,378	-
Work in progress	449,663,026,031	-	341,855,550,289	-
- *Protrade International Industrial Park Project* (*)	*315,386,909,249*	-	*318,107,945,677*	-
- *Cost for production and business at Protrade Garment JSC*	*104,999,930,015*	-	-	-
- *Cost for production and business at Dau Tieng Viet – Laos Rubber JSC*	*29,276,186,767*	-	*23,747,604,612*	-
Finished goods	23,473,213,551	-	47,019,645,504	-
Goods (**)	164,820,232,868	(37,799,226,298)	164,635,519,284	(37,872,894,544)
	794,309,133,322	**(38,770,275,824)**	**565,281,632,012**	**(38,472,084,199)**

(*) Work in progress represents real estate investment costs held for sale at Protrade International One Member Company Limited, as follows:

	30/06/2026	01/01/2026
	VND	VND
- Land use rights and related costs	104,516,255,325	105,909,972,867
- Construction costs	161,691,318,252	162,709,079,313
- Design and infrastructure development costs	41,199,357,505	41,458,685,601
- Capitalised borrowing costs	5,083,899,278	5,115,899,727
- Project management costs	2,896,078,889	2,914,308,169
	315,386,909,249	**318,107,945,677**

(**) Goods mainly comprise ornamental plants held for trading at the Parent Company - the Corporation, and essential goods and petroleum products at Thuan An General Trading Joint Stock Company.

The carrying amount of inventories used as collateral for short-term bank borrowings as at the end of the period was VND 232,876,348,675 *(Detailed as in Note No. 23).*

11 . CONSTRUCTION IN PROGRESS

	30/06/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Rubber plantations under construction	2,941,056,031	2,941,056,031	2,878,418,948	2,878,418,948
Resettlement area at An Tay Industrial Park - Service Area (1)	66,727,329,629	66,727,329,629	66,727,329,629	66,727,329,629
An Dien Industrial Cluster (2)	3,240,218,299	3,240,218,299	3,240,218,299	3,240,218,299
Land use rights in Vinh Phu Commune, Binh Duong Province (3)	8,474,786,210	8,474,786,210	8,474,786,210	8,474,786,210
Go Chai planning area (4)	40,038,834,627	40,038,834,627	40,038,834,627	40,038,834,627
Ready-built factory projects for rent (5)	114,832,201,871	114,832,201,871	26,216,583,331	26,216,583,331
Others	21,098,942,470	21,098,942,470	18,032,177,940	18,032,177,940
	257,353,369,137	**257,353,369,137**	**165,608,348,984**	**165,608,348,984**

(1) Project name: Resettlement Area at An Tay Industrial Park - Service Area;

- Owner: Binh Duong Producing and Trading Corporation;
- Address: An Dien commune, Ben Cat town, Binh Duong province (now Long Nguyen ward, Ho Chi Minh City);
- Purpose of construction: Investment in resettlement area;
- Project scale: 8.8 hectares;
- Project status as at 30/06/2026: The Corporation has been granted land use rights for the project and is currently completing legal procedures to separate land titles and hand over land to households in the resettlement area. Costs incurred as at 30/06/2026 include compensation, site clearance, and infrastructure investment. After fulfilling the legal obligations of issuing land titles to residents, the Corporation will settle with the Provincial Party Committee on all related transactions, including the funds previously collected from households, which are detailed as in Note No. 22 due to their relation to the pre-equitization phase. Thus, these figures may change after the equitization settlement is approved.

(2) Project name: An Dien Industrial Cluster

- Owner: Binh Duong Producing and Trading Corporation;
- Address: An Dien commune, Ben Cat town, Binh Duong province (now Long Nguyen ward, Ho Chi Minh City);
- Purpose of construction: Investment in technical infrastructure construction of An Dien Industrial Cluster;
- Total investment: VND 194,330,575,584;
- Project cale: 7.9 hectares;
- Project status as at 30/06/2026: currently suspended pending consideration by the People's Committee of Binh Duong province (now People's Committee of Ho Chi Minh City) regarding land recovery and project implementation.

(3) Project name: Land Purchase in Vinh Phu Commune, Binh Duong Province;

- Owner: Binh Duong Producing and Trading Corporation;
- Construction site: Vinh Phu commune, Binh Duong province (now Binh Hoa ward, Ho Chi Minh City);
- Purpose of construction: Holding for capital appreciation;
- Project scale: 564 m^2;
- Project status as at 30/06/2026: Pursuant to Decision No. 2569/QD-UBND dated 02/10/2023 issued by the People's Committee of Binh Duong Province, the Corporation handed over two land lots and two land use right certificates for the land lots with a total area of 564 m² located in Vinh Phu ward, Thuan An city, Binh Duong province to the Binh Duong Province Land Fund Development Center on 14/11/2023. Regarding the settlement of the land investment costs, the Department of Finance is in the process of establishing a council to determine the costs and submit them to the People's Committee of Binh Duong Province for consideration and approval.

(4) Detailed information as in Note No. 43c.

(3) Project name: PITP ready-built factory;

- Owner: Protrade Interntional Co., Ltd;
- Construction site: Street No. 7, Protrade International Industrial Park, Tay Nam ward, Ho Chi Minh City;
- Purpose of construction: To contribute to promoting production business activities, creating jobs for employees and opportunities for investors, contributing to increasing the business efficiency of Protrade International Industrial Park;
- Project scale: the land area is 43,832.03 m2, including 3 factories: Factories A, B, C, with almost similar ground layout. 1st floor plan: Layout of each workshop with 8 modules, a total of 3 workshops is 24 modules. In each factory, there is a changing area and general sanitation. Mezzanine floor plan (2nd floor for factory B): Function of the operator, arrangement of the front surface area, workshop B of the operator block is arranged 3.0m beyond the axis of the outer wall of the factory;
- Total investment: VND 242,054,000,000;
- Project status as of 30/06/2026: being in construction.

12 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicle, transportation equipment	Management equipment	Others	Perennial plantations	Total
	VND	VND	VND	VND	VND	VND	VND
Historical cost							
Beginning balance	886,910,603,216	108,387,598,905	109,119,095,257	5,622,173,975	38,769,180,294	730,609,088,928	1,879,417,740,575
- Purchase in the period	1,275,186,045	2,774,761,667	-	468,566,598	-	-	4,518,514,310
- Completed construction investment	239,452,778	-	-	-	-	-	239,452,778
- Exchange differences on translation of FS	312,770,093	81,000,148	68,580,867	3,410,888	27,233,536	1,088,659,865	1,581,655,397
- Increase due to merger	133,970,315,506	356,531,692,822	48,530,003,885	13,581,976,245	9,775,924,255	-	562,389,912,713
- Liquidation, disposal	(1,661,016,633)	-	(2,896,654,545)	-	-	-	(4,557,671,178)
- Reclassified	-	-	-	(67,515,234)	-	67,515,234	-
Ending balance	**1,021,047,311,005**	**467,775,053,542**	**154,821,025,464**	**19,608,612,472**	**48,572,338,085**	**731,765,264,027**	**2,443,589,604,595**
Accumulated depreciation							
Beginning balance	561,202,471,916	86,170,799,167	80,132,110,116	5,020,262,370	23,731,580,411	243,932,574,657	1,000,189,798,637
- Depreciation in the period	13,350,395,804	7,583,664,253	3,477,680,606	235,880,898	1,979,987,096	11,927,484,276	38,555,092,933
- Increase due to merger	79,629,296,013	260,474,263,089	32,899,982,936	12,571,073,934	3,814,019,678	-	389,388,635,650
- Exchange differences on translation of FS	137,789,451	48,056,190	38,010,472	1,227,221	27,233,536	173,855,181	426,172,051
- Liquidation, disposal	(1,661,016,633)	-	(2,740,853,312)	-	-	-	(4,401,869,945)
- Realized asset revaluation difference during the period	1,083,558,713	177,803,653	420,608,944	-	-	8,909,097,089	10,591,068,399
- Reclassified	-	-	-	(3,739,071)	-	3,739,071	-
Ending balance	**653,742,495,264**	**354,454,586,352**	**114,227,539,762**	**17,824,705,352**	**29,552,820,721**	**264,946,750,274**	**1,434,748,897,725**
Carrying amount							
Beginning balance	325,708,131,300	22,216,799,738	28,986,985,141	601,911,605	15,037,599,883	486,676,514,271	879,227,941,938
Ending balance	**367,304,815,741**	**113,320,467,190**	**40,593,485,702**	**1,783,907,120**	**19,019,517,364**	**466,818,513,753**	**1,008,840,706,870**

In which:

- Carrying amount of tangible fixed assets pledged as borrowings securities: VND 33,747,461,185.
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 419,984,687,127.

13 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Others	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance	714,238,633,361	4,840,640,307	87,000,000	719,166,273,668
- Exchange differences on translation of Financial Statements	25,289,000	1,567,396	-	26,856,396
- Increase due to merger	530,000,000	8,884,714,111	-	9,414,714,111
Ending balance	**714,793,922,361**	**13,726,921,814**	**87,000,000**	**728,607,844,175**
Accumulated amortization				
Beginning balance	207,953,495,942	4,288,747,963	65,296,774	212,307,540,679
- Amortization in the period	11,698,086,546	182,432,521	8,700,000	11,889,219,067
- Exchange differences on translation of Financial Statements	25,289,000	(621,438)	-	24,667,562
- Realized asset revaluation difference during the period	1,314,416,720	-	-	1,314,416,720
- Increase due to merger	530,000,000	8,349,083,613	-	8,879,083,613
Ending balance	**221,521,288,208**	**12,819,642,659**	**73,996,774**	**234,414,927,641**
Carrying amount				
Beginning balance	506,285,137,419	551,892,344	21,703,226	506,858,732,989
Ending balance	**493,272,634,153**	**907,279,155**	**13,003,226**	**494,192,916,534**

- Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND 5,205,832,845.

14 . INVESTMENT PROPERTIES

a) Investment properties held for lease

	Land use rights	Buildings, structures	Total
	VND	VND	VND
Historical cost			
Beginning balance	36,852,375,106	86,334,005,828	123,186,380,934
Ending balance	**36,852,375,106**	**86,334,005,828**	**123,186,380,934**
Accumulated depreciation			
Beginning balance	6,088,589,021	11,509,095,661	17,597,684,682
- Depreciation in the period	122,438,184	1,456,073,604	1,578,511,788
Ending balance	**6,211,027,205**	**12,965,169,265**	**19,176,196,470**
Carrying amount			
Beginning balance	30,763,786,085	74,824,910,167	105,588,696,252
Ending blance	**30,641,347,901**	**73,368,836,563**	**104,010,184,464**

b) Investment properties held for capital appreciation

As of June 30, 2026, the investment property is the land use right held for capital appreciation in Dong Tu quarter, Lai Thieu ward, Ho Chi Minh city with an area of 10,547 m2 and the original price of VND 78 billion. The entire value of this investment property was purchased before the Corporation officially switched to the joint stock company model and by 30/06/2026, the procedure for transferring to the Corporation has not been completed. Up to now, the Corporation is still waiting for the guidance of the competent authorities related to the legal issues of this land.

The fair value of investment property has not been officially assessed and determined as of 30/06/2026. However, based on the leasing situation and the market price of these assets, the Board of Directors of the Corporation believes that the fair value of the investment assets is greater than the residual value on the accounting books at the end of the accounting period.

15 . DEFERRED EXPENSES

		30/06/2026	01/01/2026
		VND	VND
a)	**Short-term**		
	- Dispatched tools and supplies	2,665,064,408	1,345,093,454
	- Overhaul expenses	780,012,465	464,911,761
	- Cost of tools for exploitation of rubber plantations	12,664,811,097	-
	- Others	5,555,639,339	1,971,160,826
		21,665,527,309	**3,781,166,041**
b)	**Long-term**		
	- Land rental expenses	8,280,853,479	8,527,967,661
	- Land rental and infrastructure costs at Protrade International Industrial Park [(1)]	46,219,671,167	-
	- Goodwill [(2)]	47,092,885,136	57,184,170,740
	- Dispatched tools and supplies	14,956,228,684	11,325,233,225
	- Overhauld expenses	6,714,334,534	5,498,362,542
	- Golf membership card costs	1,599,640,665	1,626,081,135
	- Others	7,604,811,458	1,877,564,668
		132,468,425,123	**86,039,379,971**

[(1)] As at 30/06/2026, the land use rights and assets attached to land under Land Lease Agreement No. PICL/SLA.60 dated 20/02/2018 were pledged as collateral for the borrowing *(Detailed as in Note No 23).*

[(2)] Goodwill arising from the enterprise valuation for equitization as at 31/10/2018 with the amount of VND 225,027,243,876, including VND 193,020,005,291 at the Parent Company with an allocation period of 10 years; VND 8,805,899,908 at Palm - Song Be Golf Company Ltd with an allocation period of 10 years. The total allocation expense recorded for the period was VND 10,091,285,604.

16 . SHORT-TERM TRADE PAYABLES

	30/06/2026	01/01/2026
	VND	VND
Related parties	***1,066,326,570***	***11,829,824***
- Binh Duong Project Investment and Management Co., Ltd	1,066,326,570	-
- Phu My Development JSC	-	11,829,824
Other parties	***134,216,659,094***	***14,011,331,755***
- Denim Tuong Long Co., Ltd	25,820,496,262	-
- Grandian Hong Kong Co., Ltd	8,763,717,655	-
- Olymp Bezner KG Hopfighemer	8,601,648,810	-
- Hung Nguyen Lao Viet - Trading - Services Co., Ltd	3,906,221,861	-
- Binh Duong Water - Environment JSC	3,283,786,170	-
- Mien Nam Construction Materials Trading Co., Ltd	-	1,484,599,902
- Others	83,840,788,336	12,526,731,853
	135,282,985,664	**14,023,161,579**

17 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	30/06/2026	01/01/2026
	VND	VND
- Thanh Le Trading Import-Export One Member Co., Ltd	10,000,000,000	10,000,000,000
- Song Hoang Dat Trading Services Co., Ltd	2,404,507,506	-
- Golden Lotus Trading and Manufacturing Co., Ltd	1,306,894,356	-
- Australian General Engineering Viet Nam JSC	-	26,127,395,778
- Ngoc Giau Co., Ltd	-	5,000,000,000
- Others	921,170,441	6,412,894,865
	14,632,572,303	**47,540,290,643**

18 . UNEARNED REVENUE

	30/06/2026	01/01/2026
	VND	VND
a) Short-term		
- Deferred revenue for associates to lease land	-	37,795,181,236
- Membership revenue of Palm Song Be golf course	6,575,018,820	4,828,323,827
- Golf service fees	3,099,132,286	7,615,206,564
- Others	-	558,158,333
	9,674,151,106	**50,796,869,960**
b) Long-term		
- Membership revenue of Palm Song Be golf course	16,033,814,694	17,114,709,418
	16,033,814,694	**17,114,709,418**

19 . SHORT-TERM TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	Opening receivables	Opening payables	Payables in the period	Actual payment in the period	Exchange differences on translation of FS	Increase due to business combination	Closing receivables	Closing payables
	VND	VND	VND	VND	VND	VND	VND	VND
- Value-added tax	-	2,331,463,171	12,061,471,962	14,010,119,047	(467,975)	1,416,886,914	-	1,799,235,025
- Special excise tax	-	2,270,485,009	13,149,891,181	13,545,924,887	-	-	-	1,874,451,303
- Export, import duties	-	-	383,668,041	415,986,082	-	32,318,041	-	-
- Corporate income tax	18,150,043,567	28,169,040,420	27,029,915,324	41,664,457,732	(193,069,039)	2,187,079,593	17,901,390,483	15,279,855,482
- Personal income tax	6,088,011	4,115,528,326	4,006,701,582	9,233,114,266	(84,701,546)	279,546,961	2,828,758,849	1,906,631,895
- Natural resource tax	179,796,640	-	304,177,278	201,568,080	-	-	77,187,442	-
- Land tax and land rental	267,727,151	-	7,108,425,102	5,633,037,635	(22,706,403)	-	267,727,149	1,452,681,062
- Environmental tax	-	-	624,084	624,084	-	-	-	-
- Other payables to State budget	75,875,955	19,405,357,857	1,403,323,239	1,661,942,660	(689,911,118)	-	104,090,239	18,485,041,602
- Other fees and charges	-	-	99,663,155	99,663,155	-	-	-	-
	18,679,531,324	**56,291,874,783**	**65,547,860,948**	**86,466,437,628**	**(990,856,081)**	**3,915,831,509**	**21,179,154,162**	**40,797,896,369**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

20 . SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
- Accrued interest expense	102,714,132	-
- Accrued estimated cost of merchandise and real estate inventories already sold [(1)]	125,432,958,852	125,432,958,852
- Accrued cost of sales for industrial park infrastructure business [(2)]	397,698,923,612	394,378,190,333
- Accrued expenses for factories rental cost	1,394,662,500	-
- Bonus and 13th-month salary	1,908,733,949	3,664,652,267
- Others	3,433,073,395	2,423,715,913
	529,971,066,440	**525,899,517,365**

[(1)] These are provisions for costs related to infrastructure investments at the An Tay Urban Industrial Park and the Binh Duong Urban Service Complex projects, accumulated prior to the equitization phase. During the equitization phase, the Corporation transferred the An Tay Urban Industrial Park and the Binh Duong Urban Service Complex, with areas of 1,723,267.4 m2 and 1,888,953.2 m2 respectively, to Binh Duong Project Investment And Management Co., Ltd (a wholly-owned subsidiary) for continued management and exploitation in accordance with the policy of the Binh Duong Provincial Party Committee. The remaining cost as at 30/06/2026 corresponds to the remaining work the Corporation has to carry out.

[(2)] The accrued cost of sales corresponds to the leased-out area of Protrade International Industrial Park.

21 . DIVIDEND AND PROFIT PAYABLES

	30/06/2026	01/01/2026 (Restatement)
	VND	VND
Dividend and profit payable	41,244,963,900	40,535,938
	41,244,963,900	**40,535,938**

22 . OTHER PAYABLES

		30/06/2026	01/01/2026 (Restatement)
		VND	VND
a)	**Short-term**		
	Trade union fee	1,865,903,213	741,257,278
	Compulsory insurance	3,109,330,566	-
	Deposits, collateral	15,466,151,662	16,507,265,451
	Profit in the pre-equitization phase to be paid to the owner [(1)]	477,653,999,767	477,554,089,447
	Payable to individuals related to the verdict [(2)]	128,356,296,604	128,356,296,604
	Others	3,026,025,048	570,764,250
		629,477,706,860	**623,729,673,030**
b)	**Long-term**		
	Advance payments for land from residents of the An Tay resettlement area [(3)]	56,666,666,667	56,666,666,667
	Long-term deposits, collateral received	24,746,899,972	24,731,761,446
		81,413,566,639	**81,398,428,113**
c)	**In which: Other payables to related parties**		
	The provincial party committee of Binh Duong (Ho Chi Minh City Party Committee)	477,653,999,767	477,554,089,447
		477,653,999,767	**477,554,089,447**

(1) Profits before the time of official transfer to the joint-stock company must be paid to the State budget (Details as in Note No. 24c)

(2) Payables to individuals related to the First Instance Judgment No. 327/2022/HSST dated 30 August 2022, by the People's Court of Hanoi. This is the amount that individuals paid to the Corporation to rectify the consequences and is deducted by the Hanoi Department of Enforcement into the Corporation's obligations. Detailed information as in Note No. 42c.

(3) Prepaid amounts from households purchasing land at the resettlement area within the An Tay Industrial-Service Zone. According to the land usage plan during the Corporation's equitization, the entire land area of the An Tay Industrial-Service Zone and the resettlement area will be transferred to the Binh Duong Project Investment and Management Co., Ltd, a unit under the Binh Duong Provincial Party Committee (now is Ho Chi Minh City Party Committee). The transfer value includes the land portion that the households have prepaid. However, at the time of transfer, the Corporation had already submitted the land handover documents to the Department of Natural Resources and Environment of Binh Duong Province to process the land title separation for each household. Therefore, the Corporation has temporarily not transferred the land to Binh Duong Project Investment and Management Co., Ltd. Once the land title separation procedures are completed, the Corporation will transfer all related documents, including the unfinished construction costs detailed as in Note No. 11, amounting to VND 66.73 billion, the prepaid amount recorded under "Other Long-term payables" of VND 56.67 billion, and all of these items will be handled during the equitization settlement with the Binh Duong Provincial Party Committee (now is Ho Chi Minh City Party Committee).

23 . BORROWINGS

		01/01/2026	During the period Increase	During the period Decrease	During the period Increase due to business combination	30/06/2026
		VND	VND	VND	VND	VND
a)	**Short-term borrowings**					
	Short-term borrowings	-	***255,375,825,801***	***259,292,605,830***	***194,844,334,380***	***190,927,554,351***
	- Vietnam Joint Stock Commercial Bank of Industry and Trade - Ho Chi Minh City Branch (1)	-	9,080,752,231	13,085,561,173	28,533,504,218	24,528,695,276
	- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Duong Branch (2)	-	55,176,747,086	41,975,480,272	49,800,078,787	63,001,345,601
	- Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch (3)	-	191,118,326,484	204,231,564,385	116,510,751,375	103,397,513,474
	Current portion of long-term borrowings	-	-	***9,000,000,000***	***26,922,178,558***	***17,922,178,558***
	- Vietnam Joint Stock Commercial Bank of Industry and Trade - HCMC Branch (4)	-	-	9,000,000,000	26,922,178,558	17,922,178,558
		-	**255,375,825,801**	**268,292,605,830**	**221,766,512,938**	**208,849,732,909**
b)	**Long-term borrowings**					
	Long-term borrowings	-	-	***9,000,000,000***	***26,922,178,558***	***17,922,178,558***
	- Vietnam Joint Stock Commercial Bank of Industry and Trade - HCMC Branch (4)	-	-	9,000,000,000	26,922,178,558	17,922,178,558
		-	**-**	**9,000,000,000**	**26,922,178,558**	**17,922,178,558**
	Amount due for settlement within 12 months	-	-	(9,000,000,000)	(26,922,178,558)	(17,922,178,558)
	Amount due for settlement after 12 months	-				-

23 . BORROWINGS *(Continued)*

Detailed information on short-term borrowings

Contract No.	Currency	Interest rate	Term	Purposes of borrowings	Guarantee	Amount USD	Amount VND
(1) Vietnam Joint Stock Commercial Bank of Industry and Trade - Ho Chi Minh City Branch							
Contract No. 26.4921763/2026-HDCVHM/NHCT900-3700769438 dated 12/06/2026	VND and/ or USD	According to each Debt Receipt	31/03/2027	Supplement working capital for operating activities	Unsecured	562,338.21	14,737,759,808
Contract No. 25.3150036/2025-HĐCVHM/NHCT90098-PTTT	VND	According to each Debt Receipt	31/07/2026	Supplement working capital for operating activities	- All benefits arising from the Land Sublease Contract No. PICL/SLA.60 dated 20/02/2018 to implement the investment project "Jean Garment Factory and Fashion Development" - All land-attached assets, machinery and equipment systems, auxiliary works of machinery and equipment systems, single machinery and equipment formed under the investment project "Jean garment factory and fashion development"		9,790,935,468
(2) Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Duong Branch							
Contract No. 100B25-MBD dated 14/11/2025	VND and/ or USD	According to each Debt Receipt	13/11/2026	Financing lawful, reasonable and valid short-term credit needs for production and business activities (excluding short-term needs for fixed asset investment activities)	- Mortgage of goods circulated in the process of production and business; - Mortgage of property rights arising from commercial business contracts/debt collection rights from partners; - Pledging term deposits.	2,396,764.27	63,001,345,601
(3) Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch							
Contract No. 01/2025/4675359/HDTD dated 03/09/2025	VND and foreign currency	According to each contract	31/08/2026	Supplementation of working capital, issuance of guarantees, issuance of LCs, discounts, factoring for production and business	Pledge of term deposits at banks	3,933,558.30	103,397,513,474
						6,892,660.78	**190,927,554,351**

23 . BORROWINGS *(Continued)*

Detailed information on long-term borrowings

Contract No.	Currency	Interest rate	Term	Purposes of borrowings	Guarantee	Amount USD	Amount VND
(4) Vietnam Joint Stock Commercial Bank of Industry and Trade - Ho Chi Minh City Branch							
Contract No. 18.2110067/2018-HDCVDADT/NHCT900-PTTHOITRANG dated 12/10/2018		According to each Debt Receipt	From 21/11/2025 to 28/02/2026	Payment of legal investment costs of the Project to build a Jean Garment Factory and develop fashion with a scale of 5.75 million products/year at Lot No. 20-8, Street No. 8B, Protrade International Industrial Park.	Assets attached to land and machinery and equipment under the project for construction of a garment factory for jeans production and fashion development with a capacity of 5.75 million products/year at Lot No. 20-8, Road No. 8B, Protrade International Industrial Park.	-	17,922,178,558
						-	**17,922,178,558**
Amount due for settlement within 12 months						-	(17,922,178,558)
Amount due for settlement after 12 months						**-**	**-**

Borrowings from banks are secured by property mortgage contracts with lenders and have been fully registered for secured transactions.

24 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Other owner's equity	Asset revaluation differences	Foreign exchange differences	Investment and development fund	Retained earnings	Non – Controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND	VND
Beginning balance of the previous period	**3,000,000,000,000**	**11,949,349,305**	**(35,469,525,274)**	**(163,830,900,079)**	**67,803,316,727**	**661,421,958,114**	**443,407,316,747**	**3,985,281,515,540**
Profit for the previous period	-	-	-	-	-	(16,507,685,498)	9,578,842,801	(6,928,842,697)
Appropriate for development investment fund	-	-	-	-	18,338,154,842	(18,338,154,842)	-	-
Appropriate for Remuneration for the BoD and the BoS, BOD's Secretary	-	-	-	-	-	(1,900,800,000)	-	(1,900,800,000)
Appropriate for the welfare and reward fund, BOM's remuneration fund	-	-	-	-	-	(6,486,897,862)	(3,748,227,801)	(10,235,125,663)
Exchange differences on translation of FS	-	-	-	11,551,271,402	311,224,710	-	8,398,871,974	20,261,368,086
Realised fair value revaluation surplus of assets	-	-	-	-	-	(9,382,202,685)	-	(9,382,202,685)
Additional interest in associates during the period	-	-	-	-	-	646,779,933	-	646,779,933
Accrued expense for income tax from reward and remuneration	-	-	-	-	-	(2,329,787,615)	(1,939,403,575)	(4,269,191,190)
Ending balance of the previous period	**3,000,000,000,000**	**11,949,349,305**	**(35,469,525,274)**	**(152,279,628,677)**	**86,452,696,279**	**607,123,209,545**	**455,697,400,146**	**3,973,473,501,324**
Beginning balance of the current period	**3,000,000,000,000**	**11,949,349,305**	**(35,469,525,274)**	**(149,012,066,986)**	**88,819,499,871**	**601,339,546,781**	**457,183,383,071**	**3,974,810,186,768**
Profit of the current period	-	-	-	-	-	62,766,476,955	27,204,690,452	89,971,167,407
Appropriate for development investment fund (*)	-	-	-	-	17,069,590,754	(17,069,590,754)	-	-
Dividend distribution (*)	-	-	-	-	-	-	(41,160,000,000)	(41,160,000,000)
Appropriate for the welfare and reward funds and other approprïation (*)	-	-	-	-	-	(8,097,679,526)	(7,656,500,752)	(15,754,180,278)
Remuneration for the BoD, BoS, Secretary of the Corporation (*)	-	-	-	-	-	(4,896,483,700)	-	(4,896,483,700)
Exchange differences on translation of FS	-	-	-	2,103,973,501	-	-	1,305,888,172	3,409,861,673
Realised fair value revaluation surplus of assets	-	-	-	-	-	(10,169,490,407)	-	(10,169,490,407)
Reclassification	-	-	-	944,116,626	-	(944,116,626)	-	-
Business combination	-	-	-	-	-	(33,691,360,072)	365,284,460,877	331,593,100,805
Ending balance of the current period	**3,000,000,000,000**	**11,949,349,305**	**(35,469,525,274)**	**(145,963,976,859)**	**105,889,090,625**	**589,237,302,651**	**802,161,921,820**	**4,327,804,162,268**

(*) According to the Resolution No. 16/NQ-DHDCD dated 29/06/2026 issued by General Meeting of shareholders 2026, the Corporation announced its profit distribution 2025 as follows:

Profit distribution	Parent company (1)	Distributed in Subsidiaries		Total (3) = (1) + (2)	
		Parent company	Non - controlling interests (2)		
	VND	VND	VND	VND	
Investment and development fund	2,821,693,914	-	14,247,896,840	17,069,590,754	
Bonus and welfare fund	2,821,693,914	-	7,656,500,752	10,478,194,666	
Remuneration for the BoD, BoS, Secretary of the Corporation	2,352,960,000	-	2,543,523,700	4,896,483,700	
Dividend paid	120,000,000,000	151,403,900,678	41,160,000,000	161,160,000,000	(*)

(*) The dividend distribution at the Parent Company amounting to VND 120 billion has not yet been effected as the record date for determining shareholders entitled to the dividend has not yet been announced.

24 . OWNER'S EQUITY (*Continued*)

b) Details of contributed capital

	Rate (%)	Ending balance VND	Rate (%)	Beginning Balance VND
Binh Duong Project Investment and Management Co., Ltd	60.98	1,829,274,000,000	60.98	1,829,274,000,000
SAM Holdings Corporation	8.00	240,000,000,000	8.00	240,000,000,000
U&I Investment Corporation	6.00	180,000,000,000	6.00	180,000,000,000
Mrs. Tran Thi Thu Ha	5.00	150,000,000,000	5.00	150,000,000,000
Others	20.02	600,726,000,000	20.02	600,726,000,000
	100	**3,000,000,000,000**	**100**	**3,000,000,000,000**

c) Capital transactions with owners and distribution of dividends and profits

	Current period VND	Previous period VND
Owner's contributed capital		
- At the beginning of the period	3,000,000,000,000	3,000,000,000,000
- At the closing of the period	3,000,000,000,000	3,000,000,000,000
Distributed dividends and profit		
- Distributed dividends, profits at the beginning of the year	477,594,625,385	477,651,022,447
+ *Profit payable to the State budget* [(1)]	*477,554,089,447*	*477,609,089,447*
+ *Dividends payable to other shareholders*	*40,535,938*	*41,933,000*
- Distributed dividends, profits payable in current year	41,310,480,720	(55,000,000)
+ *Profit payable to the State budget* [(1) & (2)]	*99,910,320*	*(55,000,000)*
+ *Dividend paid from last year's profit*	*41,160,000,000*	-
+ *Increase due to merger*	*50,570,400*	-
- Dividend paid in cash	(6,142,438)	-
- Dividend payable at the end of the period	518,898,963,667	477,596,022,447
+ *Profit payable to the State budget* [(1)]	*477,653,999,767*	*477,554,089,447*
+ *Dividends payable to other shareholders*	*41,244,963,900*	*41,933,000*

[(1)] Profit earned prior to the official equitisation date to be remitted to the State Budget.

[(*)] Details as in Note No. 26b.

d) Corporation's reserves

	30/06/2026 VND	01/01/2026 VND
Development and investment fund	105,889,090,625	88,819,499,871
	105,889,090,625	**88,819,499,871**

25 . EXCHANGE DIFFERENCES

	This period VND	Previous period VND
Beginning balance	(149,012,066,986)	(163,830,900,079)
Increase in the period	3,048,090,127	11,551,271,402
- *Due to the translation of the Financial Statements*	*2,103,973,501*	*11,551,271,402*
- *Reclassification*	*944,116,626*	-
Ending balance	**(145,963,976,859)**	**(152,279,628,677)**

26 . OFF CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

Thuan An General Trading JSC signed land lease contract for use as offices and petrol stations. Under these contracts, the Company is required to pay annual land rentals at the rates annual annoucement.

Garment Joint Stock Company entered into operating lease agreements with Binh Duong Project Investment and Management Co., Ltd for land use rights and assets attached to land located in Binh Duc 1 quarter, Binh Hoa ward, Ho Chi Minh City, including: (i) land use rights over an area of 51,281.9 m^2 for use as a factory and staff canteen under Contract No. 02-19/12/HD-IMPCo dated 19/12/2018, with a lease term from 01/01/2018 to 31/12/2034; (ii) the factory and staff canteen under Contract No. 01-19/12/HD-IMPCo dated 19/12/2018 and Appendix No. 01 dated 26/08/2024; and (iii) land use rights and Block 1 workers' apartment building with an area of 7,510.68 m^2 under Contract No. 12/HD-IMPCo dated 10/05/2024 and Appendix No. 01 dated 26/08/2024, with a lease term from 01/01/2024 to 31/12/2034. Under these contracts, the Company is required to pay annual rentals until the expiry dates of the contracts as agreed.

b) Assets held under trust

In Binh Duong Producing and Trading Corporation

The assets that must be transferred to Binh Duong Project Investment and Management Co., Ltd. according to the Decision No. 3468/QD-UBND dated 08 December 2017, by the People's Committee of Binh Duong Province, approving the enterprise value for the equitization of Binh Duong Producing and Trading Corporation - Company Limited. Detailed information is as follows:

	30/06/2026	01/01/2026
	VND	VND
- Land use rights in An Tay commune, Ben Cat district (*)	-	1,743,153,742
- An Tay resettlement area	26,726,901,367	26,726,901,367
	26,726,901,367	**28,470,055,109**

(*) Based on the Minutes of Meeting dated 14 May 2026 and the Land Handover Minutes dated 15/05/2026 regarding the handover of the land area at the road to An Dien Water Plant in Tay Nam Ward, Ho Chi Minh City (previously An Tay commune, Ben Cat town, Binh Duong province), the Corporation handed over the on-site boundary markers, land area and relevant documents and records of the project to the People's Committee of Tay Nam Ward for management. In addition, from 2008 to the handover date, the Corporation received compensation of VND 99,910,320 for the portion of land recovered by the State. The Corporation is required to remit the entire compensation amount to its Owner, the Provincial Party Committee Office (now the Office of the Ho Chi Minh City Party Committee). (Detailed as in Note No. 24c).

As at 30/06/2026, some assets that are part of the list to be liquidated according to the equitization plan have not yet been liquidated. The Corporation has recorded a reduction in the accounting books, transferred them to off-balance sheet monitoring, and is requesting approval from the Binh Duong Provincial Party Committee (now Ho Chi Minh City Party Committee) for the policy of transferring them to Binh Duong Project Investment and Management Co., Ltd as follows:

	30/06/2026	01/01/2026
	VND	VND
- Investment costs for the Binh Duong Riverside Complex	3,034,989,090	3,034,989,090
- Others	406,818,182	406,818,182
	3,441,807,272	**3,441,807,272**

In Protrade Garment JSC

Types and specification	Unit	Quality	30/06/2026	01/01/2026
			VND	VND
Fabrics of all kinds	Yard	Normal	68,764.16	-

c) Foreign currency

	30/06/2026	01/01/2026
- US Dollar (USD)	890,204.19	453,201.69
- Euro (EUR)	3,795.00	-

27 . TOTAL REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	This period	Previous period
	VND	VND
Revenue from sales of goods	706,936,342,090	218,416,883,315
Revenue from provision of services	173,968,401,151	148,082,924,503
Revenue from industrial park infrastructure business	30,738,112,680	2,109,507,400
	911,642,855,921	**368,609,315,218**
In which: Revenue from related parties	**2,535,804,312**	**2,705,599,658**

(Detailed in Note No. 47)

28 . REVENUE DEDUCTIONS

	This period	Previous period
	VND	VND
Trade discounts	742,120,289	752,698,752
Sales discount	1,192,013,878	-
	1,934,134,167	**752,698,752**

29 . COST OF GOODS SOLD

	This period	Previous period
	VND	VND
Cost of goods sold	583,009,208,443	177,326,717,912
Cost of services provision	116,569,540,709	99,144,513,973
Cost of industrial park infrastructure business	5,235,391,818	412,305,328
Provision/ (Reversal) for devaluation of inventories	298,191,625	(108,405,970)
	705,112,332,595	**276,775,131,243**

30 . FINANCIAL INCOME

	This period	Previous period
	VND	VND
Interest income	30,435,481,940	20,663,280,144
Dividends or profits distributed	191,673,913	-
Gain on exchange difference in the period	7,303,692,693	2,822,158,781
Gain on exchange difference at the period - end	2,810,104,512	7,381,212
	40,740,953,058	**23,492,820,137**

31 . FINANCIAL EXPENSES

	This period	Previous period
	VND	VND
Interest expense	1,934,471,687	-
Loss on exchange difference in the period	1,942,779,609	1,885,291,212
Loss on exchange difference at the period - end	887,077,648	4,368,714,635
Others	12,628,898,557	-
	17,393,227,501	**6,254,005,847**

32 . SELLING EXPENSES

	This period	Previous period
	VND	VND
Raw materials	1,194,664,543	73,896,702
Labour expenses	5,919,051,610	5,518,456,646
Depreciation expenses	405,206,684	379,134,168
Expenses of outsourcing services	15,743,010,724	4,977,981,361
Other expenses in cash	2,977,643,112	1,301,352,154
	26,239,576,673	**12,250,821,031**

33 . GENERAL AND ADMINISTRATIVE EXPENSES

	This period	Previous period
	VND	VND
Raw materials	677,571,853	135,133,926
Labour expenses	41,208,844,947	31,293,258,611
Depreciation expenses	5,886,624,626	5,351,284,127
Tax, charge, fee	1,319,605,577	1,211,415,156
Expenses from outsourcing services	18,876,878,529	16,505,431,354
Other expenses in cash	26,562,767,491	8,835,404,925
Allowance expenses (*)	28,406,567,242	43,050,271,711
Allocated goodwill	1,111,703,462	-
Allocated business advantage	9,650,990,610	9,650,990,610
	133,701,554,337	**116,033,190,420**
In which: Expenses purchased from related parties	**1,219,977,374**	**1,007,861,075**

(Detailed in Note No. 47)

(*) This includes the provision for receivables from temporarily paid amounts awaiting equitization settlement (detailed as in Note No. 08), allocated in this period as VND 35.34 billion, according to the policy approved by the Corporation's General Shareholders' Meeting in the Resolution No. 72/NQ-DHDCD dated 30/06/2023.

34 . OTHER INCOME

	This period	Previous period
	VND	VND
Gain from liquidation, disposal of fixed assets	537,136,471	-
Gain from transfer of land lease rights	27,200,000,000	-
Others	1,265,388,584	301,797,608
	29,002,525,055	**301,797,608**

35 . OTHER EXPENSES

	This period	Previous period
	VND	VND
Residual value of disposed fixed assets	-	262,778,197
Fines	40,440,640	6,030,000
Others	273,745,448	139,721,543
	314,186,088	**408,529,740**

36 . CURRENT CORPORATE INCOME TAX EXPENSE

	This period	Previous period
	VND	VND
Corporate income tax at Parent company	-	-
Corporate income tax at Subsidiaries	27,029,915,324	10,064,402,464
Corporate income tax	**27,029,915,324**	**10,064,402,464**

37 . DEFERRED INCOME TAX

a) Deferred income tax liabilities

	30/06/2026	01/01/2026
	VND	VND
Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
Deferred income tax liabilities arising from deductible temporary difference	197,968,607,185	197,383,632,482
Deferred income tax liabilities arising from taxable temporary differences for the current year	2,571,048,390	2,479,260,650
Reversal of a previous write down of deferred income tax liabilities	(278,101,603)	(7,621,375,865)
Reversal of deferred income tax liabilities corresponding to the realised amount of asset revaluation during the period	(161,275,578)	(908,403,376)
Reversal deferred income tax liabilities recorded in previous periods	(15,495,909,120)	(7,559,036,247)
Deferred income tax liabilities	**184,604,369,274**	**183,774,077,644**

b) Deferred corporate income tax expense

	This period	Previous period
	VND	VND
Deferred CIT income arising from deductible temporary difference	3,479,206,986	2,879,971,857
Deferred CIT income arising from reversal of deferred income tax liabilities	(278,101,603)	(5,002,260,433)
	3,201,105,383	**(2,122,288,576)**

38 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Corporation are calculated as follows:

	This period	Previous period
	VND	VND
Net profit after tax	62,766,476,955	(16,507,685,498)
Profit distributed to common shares	59,628,153,107	(16,507,685,498)
Average number of outstanding common shares in circulation in the period	300,000,000	300,000,000
Basic earnings per share	**199**	**(55)**

The Corporation has not planned to make any distribution to Bonus and welfare fund, bonus for the Board of Directors from the net profit after tax at the date of preparing Interim Consolidated Financial Statements.

As at 30/06/2026, the Corporation does not have shares with dilutive potential for earnings per share.

39 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	This period	Previous period
	VND	VND
Raw materials	250,698,388,983	41,550,120,365
Labour expenses	215,775,973,907	112,450,572,222
Depreciation expenses	52,491,164,719	45,470,421,314
Expenses of outsourcing services	105,020,647,282	55,720,762,443
Other expenses in cash	45,122,148,646	24,384,921,943
Cost of industrial land lease	4,401,475,474	412,305,328
Provision expenses	27,325,825,048	43,050,271,711
	700,835,624,059	**323,039,375,326**

40 . FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Corporation may face risks including: market risk, credit risk and liquidity risk. The Corporation has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Corporation is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Corporation may face with the market risk such as: changes in exchange rates and interest rates.

Exchange rate risk:

The Corporation bears the risk of interest rates due to the transaction made in a foreign currency other than VND such as: lendings, revenue, cost,...

Interest rate risk:

The Corporation bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Corporation has time or demand deposits, borrowings and debts subject to floating interest rates. The Corporation manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit Risk

Credit risk is the risk of financial loss to the Corporation if a counterparty fails to perform its contractual obligations. The Corporation has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, lending and other financial instruments).

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Cash and cash equivalents	267,659,448,763	-	-	267,659,448,763
Trade and other receivables	546,361,467,240	785,179,283,344	-	1,331,540,750,584
Lendings	1,153,798,016,265	63,855,282,530	-	1,217,653,298,795
	1,967,818,932,268	**849,034,565,874**	**-**	**2,816,853,498,142**
As at 01/01/2026				
Cash and cash equivalents	387,865,133,961	-	-	387,865,133,961
Trade and other receivables	353,491,521,457	820,235,378,566	-	1,173,726,900,023
Lendings	746,183,830,401	19,917,775,680	-	766,101,606,081
	1,487,540,485,819	**840,153,154,246**	**-**	**2,327,693,640,065**

Liquidity Risk

Liquidity risk is the risk that the Corporation has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Corporation mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Loans and borrowings	208,849,732,909	-	-	208,849,732,909
Trade and other payables	806,005,656,424	81,413,566,639	-	887,419,223,063
Accrued expenses	529,971,066,440	-	-	529,971,066,440
	1,544,826,455,773	**81,413,566,639**	**-**	**1,626,240,022,412**
As at 01/01/2026				
Trade and other payables	637,793,370,547	81,398,428,113	-	719,191,798,660
Accrued expenses	525,899,517,365	-	-	525,899,517,365
	1,163,692,887,912	**81,398,428,113**	**-**	**1,245,091,316,025**

The Corporation believes that risk level of loan repayment is controllable. The Corporation has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

41 . ADDITIONAL INFORMATION FOR THE ITEMS OF THE INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

		This period	Previous period
		VND	VND
a)	**Proceeds from borrowings during the period**		
	Proceeds from ordinary contracts	254,874,634,009	-
b)	**Actual repayments on principal during the period**		
	Repayment on principal from ordinary contracts	268,292,605,830	-

42 . OTHER INFORMATION

a) Information on the transfer of the 43-hectare service land

In 2016, Binh Duong Producing and Trading Corporation - Company Limited (known as Binh Duong Producing and Trading Corporation) transferred a total land area of 43 hectares in Binh Duong Industry-Urban-Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, to Tan Phu Investment - Construction Company Limited ("Tan Phu Company") which was established under a joint venture agreement on 01/07/2010, between Binh Duong Producing and Trading Corporation (with a 30% capital contribution) and Au Lac Real Estate Joint Stock Company ("Au Lac Company") (with a 70% capital contribution) to conduct the investment in the residential, commercial and service facilities Project on the mentioned area.

The transfer price based on the Property Deeds on 08/12/2016 is VND 581,653 per m² and the total transfer value is VND 250,110,964,496. The transfer price of land use rights was determined by the Corporation based on the agreement in the Joint Venture Contract with Au Lac Real Estate Corporation, the profit from the above transaction with amount of VND 153.629 billion, has been recorded by the Corporation in the business results of the state-owned enterprise period before equitization.

In 2017, the Corporation transferred 30% of its capital in Tan Phu Company to Au Lac Company. The related economic transactions have been recorded in the period prior to equitization.

According to the Binh Duong Provincial Inspectorate's working minutes in 2019, the Board of Directors decided to approve the handling of issues related to the 43-hectare service land area transfer and transferred 30% contributed capital in Tan Phu Company of Binh Duong Producing and Trading Corporation - Company Limited according to Resolution No. 15/NQ-HDQT on 15/11/2019. As follows:

\+ **The transfer of the 43-hectare land:**

Firstly, the Corporation re-determined the transfer price of the land area followed the land price table issued by the People's Committee of Binh Duong Province during the Corporation signed the land transfer contract with Tan Phu Company. After the People's Committee of Binh Duong Province approved the selection of independent price appraisal consultant to re-assess the value of the 43-hectare service land based on market prices on the effective date of the transfer contract, the Corporation committed to taking further action if the independent price appraisal consultant's price was higher than the price set by the Provincial People's Committee At the time of transfer to Tan Phu Company.

- The value of the 43-hectare land transferred to Tan Phu Company according to the land use rights transfer contract on 08/12/2016 was VND 250,110,964,496.
- The re-assessed value of the 43-hectare land based on the price set by the People's Committee of Binh Duong Province at the time of the transfer according to Decision No. 06/2016/QD-UBND on 29/02/2016 is VND 375,805,853,921, equivalent to a unit price of VND 873,967 per m².
- The difference is VND 125,694,889,425 will be handled as follows: The Corporation would negotiate with Tan Phu Company to refund the surplus, accordingly 70% of the additional value of the transfer contract, as follows:

Content	Amount
- The amount contributed by the Corporation corresponding to 30% of the charter capital	37,708,466,828
- The amount contributed by Au Lac Company corresponding to 70% of the charter capital	87,986,422,597
Total	**125,694,889,425**

The Corporation has temporarily paid the entire difference amount mentioned above into the account of the Binh Duong Provincial Party Office in 2019. In which, the portion, corresponding to 30%, from the Corporation was confirmed by the Provincial Party as a reduction in other payables. The remaining portion, corresponding to 70%, is monitored by the Corporation as receivables from Tan Phu Company, as Note No. 08, with a balance until 01/01/2023 was VND 87.986 billion.

During the year, the amount of VND 125.69 billion temporarily paid by the Corporation was confirmed by the Hanoi Civil Judgment Enforcement Department to be deducted to fulfill the Corporation's obligation regarding the additional land use fee payment according to the Criminal Appeal Judgment No. 912/2022/HS-PT as at 28/12/2022, by the Hanoi High People's Court. Therefore, the Corporation adjusted their profit increasing to be paid to the State Budget by an amount of VND 37.71 billion (detailed as in Note No. 20) and transferred it under the item "Other receivables" for overall monitoring - Receivables from temporary payments awaiting the equitization settlement. Specifically, the outstanding receivable from Tan Phu Company, VND 87.99 billion, continues to be monitored under the item "Other receivables" for return (detailed as in Note No. 08).

Currently, the data, at of the Corporation's transition to a joint-stock company timing, has not been approved by the competent authorities for final settlement. Therefore, the above-mentioned contents may change once the equitization settlement is approved.

b) Information on capital contribution and additional interest of Tan Thanh Investment & Development JSC

In 2007, the Binh Duong Production and Trading Corporation Limited ("Protrade") made a joint venture capital contribution with foreign partners involving IC Corporation and K Source Solutions Co., Ltd to establish Tan Thanh Investment & Development Joint Stock Company ("Tan Thanh"). The purpose of this joint venture was to invest in and develop a complex called "Butterfly Island Golf Club and Resort," which includes an 18-hole golf course, an entertainment club, high-rise apartments, luxury housing, and a commercial area. According to Investment Certificate No. 461032000225 dated 02/11/2007, the total investment capital of the three founding shareholders was USD 30 million, with the capital contribution structure as follows:

Shareholder	USD	VND	Contributed capital method	
Binh Duong Production and Trading Corporation - Co., Ltd	9,000,000	144,000,000,000	Land use rights	(1)
IC Corporation	6,300,000	100,800,000,000	Cash on hand	(2)
K Source Solutions	14,700,000	235,200,000,000	Cash on hand	(2)
Total	**30,000,000**	**480,000,000,000**		

(1) Binh Duong Production and Trading Corporation Limited before the issuance of the first amendment certificate on 20/04/2011, did not yet fulfilled its obligation to contribute capital to Tan Thanh through the land use rights, with a total area of 1,450,101.8 m².

(2) The two foreign shareholders contributed a total of USD 5,200,000 in 2007, with IC Corporation contributing USD 4,200,000 and K Source contributing USD 1,000,000. By 2011, they did not yet fully fulfilled their capital contribution obligations according to the joint venture contract.

In 2011, two founding shareholders on the foreign joint venture partner's side were IC Corporation and K Source Solutions Co., Ltd, transferred their contributed capital to Prosper Joint Stock Company and Development Co., Ltd. through a capital transfer and substitution contract as at February 24th, 2011. Specifically, Prosper Joint Stock Company received USD 4,200,000 from IC Corporation, equivalent to 14% of Tan Thanh's charter capital, and committed to an additional contribution of USD 7,200,000 USD, equivalent to 24% of the charter capital. Development Co., Ltd. received USD 1,000,000 from K Source Co., Ltd, equivalent to 3.33% of Tan Thanh's charter capital, and committed to an additional contribution of USD 8,600,000 USD, equivalent to 28.67% of the charter capital.

Capital Transfer Payment Method: According to the agreement as at 10/06/2011, the parties agreed to authorize Tan Thanh Investment & Development Joint Stock Company to act as an intermediary to make payment to two international partners on behalf of Prosper Joint Stock Company and Development Co., Ltd. Prosper Joint Stock Company and Development Co., Ltd are responsible for fully reimbursing Tan Thanh Investment & Development Joint Stock Company.

After completing the transfer, the People's Committee of Binh Duong Province issued Investment Certificate No. 46122000080 on 20 April 2011, converting the company from a foreign-invested enterprise into a 100% domestic capital company. In which, the committed capital contributions stated in Protrade's investment certificate include VND 144 billion in land use rights by Protrade, VND 182.4 billion in cash, equivalent to USD 11.4 million by Prosper Joint Stock Company, and VND 153.6 billion in cash, equivalent to USD 9.6 million by Development Co., Ltd.

Under Investment Certificate No. 46122000080 on 20/4/2011 , Protrade's capital contribution was VND 144 billion in land use rights. In 2011, Protrade transferred VND 144 billion to Tan Thanh to support initial funding for the newly established company, although it was recorded as a capital contribution. In 2017, according to the Extraordinary Shareholders' General Meeting Resolution as at 06/06/2017, Tan Thanh approved the recognition of Protrade's land use rights contribution, and the capital contribution obligation through land use rights was confirmed to have been met from the inception. As a result, the previously recorded transfer of funds was reclassified as a payable to Protrade.

As at 09/06/2017, Protrade and Tan Thanh signed a capital contribution agreement in the form of land use rights, under this agreement, the contributed land comprised land use rights in Hoa Phu ward, Thu Dau Mot city, Binh Duong province, with a total area of 1,450,101.8 m², and the parties agreed on a value of VND 139.209 billion. The shortfall of VND 4.79 billion compared to the committed capital was additionally contributed by Protrade through debt offsetting. Tan Thanh was obligated to repay the capital contribution of VND 144 billion previously contributed in cash by Protrade in 2018. In 2019, pursuant to Agreement No. 2019/TTLV dated 01/11/2019, Protrade and Tan Thanh agreed to determine additional lending interest of VND 115.884 billion on the amount of VND 144 billion, which was identified by both parties as an advance capital contribution to Tan Thanh Investment & Development JSC for operational funding, calculated from the transfer date of 24/05/2011 to the settlement date of 20/09/2018. This additional lending interest was determined to be additional profit from the pre-equitization period and was to be paid into the State Budget. Tan Thanh Investment & Development JSC was obligated to fully pay this interest amount to the Corporation no later than 31/12/2022. As at the date of preparation of these Separate Financial Statements, the Corporation has not yet recovered this receivable.

Currently, the data at the time of the official transition to a joint-stock company of Corporation has not been approved for final settlement by the owner. Therefore, the above-mentioned interest may change after the equitization settlement is approved. According to the First Instance Judgment No. 327/2022/HSST dated 30/08/2022, and the Appeal Judgment No. 912/2022/HS-PT dated 28 December 2022, by the Hanoi High People's Court, the court recommended that the People's Committee of Binh Duong Province acquire the 145-hectare land in Hoa Phu Ward, Thu Dau Mot City, Binh Duong (now is Binh Duong ward, Ho Chi Minh City) to transfer it to the Binh Duong Provincial Party Committee for management and use in accordance with the law. The court also acknowledged the proposal of the Binh Duong Provincial Party Committee to buy shares of Tan Thanh from the current shareholders at book value to convert the company into one entirely owned by the Provincial Party Committee. Currently, the Provincial Party Committee and the People's Committee of Binh Duong (now is the Party Committee and the People's Committee of Ho Chi Minh City) are working with relevant parties to resolve the above matter while ensuring the legal rights and interests of all involved parties during the handling of the 145-hectare land.

c) Information on temporarily paid additional land use fees and corresponding late payment penalties

Based on the Audit Report about the management and the use of urban land in Binh Duong Province during the period 2013 - 2016, as at 15/08/2017, by the State Audit Office of Vietnam, Region IV; Based on the First Instance Judgment No. 327/2022/HSST dated 30/08/2022, by the People's Court of Hanoi, and the Appeal Judgment No. 912/2022/HS-PT dated 28/12/2022, by the Hanoi High People's Court; Based on the Decision No. 681/QD-CTHADS regarding proactive judgment enforcement against the Corporation. The obligations that the Corporation must conduct and the status of their implementation are as follows:

Content	Amount	Note
	VND	
1. Total amount the	**1,060,224,751,454**	
+ Additional land use fees for the 43 ha and 145 ha areas	*761,078,561,949*	*According to First Instance Judgment No. 327/2022/HSST on 30/08/2022 by the People's Court of Hanoi*
+ Late payment penalties	299,146,189,505	
- *Late payment penalties for land use fees:*	*286,690,160,693*	*Under Notice No. 16592/TB-CTBDU dated 01 November 2021, by the Binh Duong Tax Department*
- *Late payment penalties for judgment enforcement*	*12,456,028,812*	*Under Notice No. 2278/CTHADS dated 10 April 2023, by the Hanoi Civil Judgment Enforcement Department*
2. Total amount the	**1,060,224,751,454**	
+ Amount paid in cash	*806,173,565,425*	
+ Amount temporarily paid and deducted	*125,694,889,425*	*Detailed information as in Note No. 42a.*
+ Amount paid by related individuals to remedy the consequences, which has been deducted from the Corporation's obligations	*128,356,296,604*	
3. Amount payable as at 30/06/2026	-	

Regarding other land plots, according to First Instance Judgment No. 327/2022/HSST as at 30/08/2022 by the People's Court of Hanoi, the Court recommended that the Binh Duong Tax Department determine and back-collect land use fees for other plots of land allocated to the Corporation (excluding the 43 ha and 145 ha areas mentioned above) according to the conclusions of the State Audit Office in accordance with the law. The Corporation will record the additional amounts once an official notification is received from the Tax Authorities.

According to the Resolution of the Annual General Shareholders' Meeting in 2023, Resolution No. 72/NQ-DHDCD as at 30/06/2023, the total amount of VND 1,060.22 billion that the Corporation must pay, as mentioned above, is related to the period before privatization. Currently, the People's Committee of Binh Duong Province has not yet made a decision to approve the final settlement of the equitization. Therefore, to ensure the principle of caution, the General Shareholders' Meeting of the Corporation has resolved to record the receivable amount temporarily paid by the Corporation above, awaiting processing when the official privatization settlement result is available. At the same time, the Annual General Shareholders' Meeting resolved that, at the time of preparing the Financial Statements, the Corporation will make provision for this receivable based on the principle of allocating aound 15 years, starting from 2023, to avoid fluctuations in the company's business results if this receivable is not approved by the competent authorities as part of the state-owned capital at the time of privatization. In the event that the final equitization settlement results in the total amount temporarily paid by the Corporation being accepted as part of the state-owned capital at the time of equitization, the Corporation will reverse the provision corresponding to the amount approved.

As at 30/06/2026, the total amount temporarily paid by the Corporation and recorded as other receivables is VND 972,238,328,857 (Note No. 08). The accumulated provision as at 30/06/2026, is VND 247,385,775,339, in which the provision recognized in this year's Statement of Income is VND 35,340,825,048 (Note No. 33).

43 . INFORMATION ON THE LAND TRANSFER TO DEVELOPEMENT CO., LTD., AN BINH JOINT STOCK COMPANY, AND U&I REALTY CORPORATION BEFORE THE EQUITIZATION STAGE

a) Information regarding the cancel of land transfer contract to Development Co., Ltd

In 2016, based on the guidelines from the Binh Duong Provincial Party Committee regarding the approval for land transfer, retrieval, and leasing according to Official Letter No. 349/CV/TU dated 30/06/2016. Binh Duong Producing and Trading Corporation - Company Limited signed a compensation contract for land investment and land transfer dated 18/04/2016, and Appendix No. 01 dated 25/05/2016 with Development Co., Ltd ("Development"), according to the contract, the Corporation transferred a land area of 83,852.1 m2 in Phu Loi Ward, Thu Dau Mot City, Binh Duong Province (now is Phu Loi ward, Ho Chi Minh City) to Development, with a total compensation value of VND 97,727,400,000.

As at 24/10/2016, the People's Committee of Binh Duong Province issued Decision No. 2833/QD-UBND regarding the land back-collect under the Corporation's management and leasing the land to Development Co., Ltd with a one-time payment for the entire leasing period. Development Co., Ltd made a payment of VND 30 billion to the Corporation, while the remaining receivable amount of VND 67.727 billion will be paid after Development Co., Ltd is granted the land use rights certificate. The profit from this transaction was recorded as part of its business results before equitization by the Corporation.

Although the People's Committee of Binh Duong Province had made the decision to lease the land, as at October 2019, the procedure for granting the land use rights certificate to Development Co., Ltd had not been completed. Therefore, on 28 October 2019, Development Co., Ltd submitted Document No. 14/2019/CV-PT requesting the Corporation to cancel the entire land investment compensation and land transfer agreement om 18 April 2016, due to delays in the land use rights certification process as promised. The Corporation's Board of Directors issued Resolution No. 13B/NQ-HDQT dated 04/11/2019, approving the principle to cancel the contract with Development Co., Ltd.

As at 04/11/2019, the Corporation and Development Co., Ltd. signed the minutes to cancel the land investment compensation and land transfer contract. As at 14/11/2019, the People's Committee of Binh Duong Province issued Decision No. 3381/QD-UBND to cancel the decisions related to leasing land to Development Co., Ltd. under the form of a one-time payment for the entire lease period in Phu Loi Ward, Thu Dau Mot City (now Phu Loi ward, Ho Chi Minh City).

As at 10/12/2019, the Corporation refunded completely VND 30 billion paid by Development Co., Ltd. for the implementation of the agreement and appendix. All arising transactions and the profit of VND 70.919 billion were recorded in the period before the equitization of the state-owned enterprise, and the Corporation retroactively adjusted the profit to reduce the tax payable to the state budget. The case is currently awaiting guidance from the relevant authorities and will be handled according to the decisions of the competent levels.

Regarding the taxes adjusted retroactively, including value-added tax and corporate income tax of VND 8.83 billion and VND 17.73 billion, respectively. The Corporation has sent a letter to the Binh Duong Tax Department (currently Regional Tax Department XVI) requesting guidance on adjustments. However, as at the preparation of this report, the Binh Duong Tax Department has not yet issued an official response.

b) Information regarding the land transfer contract to An Binh Joint Stock Company

In 2016, Binh Duong Producing and Trading Corporation signed a land investment compensation and land transfer contract on 15 August 2016 with An Binh Joint Stock Company ("An Binh"). As at 25/08/2016, the Binh Duong Provincial Party Committee issued Official Letter No. 457-CV/TU, agree to the principle that the Corporation would transfer 15 hectares of land in Phu Loi Ward, Thu Dau Mot City, Binh Duong Province (now Phu Loi ward, Ho Chi Minh City) to An Binh for the purpose of establishing a warehouse service to support business operations.

As at 22/12/2016, the People's Committee of Binh Duong Province issued Decision No. 3536/QD-UBND regarding the back-collect land under the management of Binh Duong Producing and Trading Corporation - Company Limited to lease the land to An Binh Joint Stock Company with a one-time payment for the entire lease period in Phu Loi Ward, Thu Dau Mot City. The Corporation recorded all related economic transactions arising from this deal during the period before equitization. Until now, the Corporation is still monitoring an outstanding receivable from An Binh Joint Stock Company in the amount of VND 60 billion. The recovery of this receivable depends on the progress of the land transfer procedure by the competent authorities, detailed as in Note No. 06.

However, on 14/11/2019 the People's Committee of Binh Duong Province issued Decision No. 3379/QD-UBND to revoke Decision No. 3536/QD-UBND dated 22 December 2016. Currently, the case is being awaiting guidance from the competent authorities to be handled.

c) Information regarding the land transfer contract to U&I Realty Corporation

In 2016, the Binh Duong Provincial Party Committee issued Announcement No. 45-TB/TU dated 04/03/2016, agree to the principle that Binh Duong Producing and Trading Corporation - Company Limited be allowed to transfer land in the Go Chai Planning Area project. This project was assigned to the Corporation as the investor by the People's Committee of Binh Duong Province according to Official Document No. 5653/UBND-SX dated 24/12/2007.

The Corporation (Party A) signed the land transfer contract No. 01/2016HDCG/PROTRADE-U&I dated 14/10/2016 with U&I Realty Corporation (Party B). Under the contract, Party A would transfer to Party B the land area that Party A had compensated for the households in the Go Chai planning area in Binh Hoa Ward, Thuan An City, Binh Duong Province, with an area of 236,403.18 m². Party B would reimburse Party A for the compensation costs. For the land to be transferred, Party B would fulfill its financial obligations to the state according to the project's land use purpose. The Corporation would hand over the land to Party B after receiving the full payment. However, both parties later signed Appendix No. 02/2018/PLHDCGD in April 2018 to proceed with the land transfer based on the compensation records and cadastral maps provided by the relevant authorities and to provide legal documents to Party B, while the payment terms would be discussed upon later.

The Corporation recorded the transactions from the land transfer during the pre-equitization period, which included revenue of VND 236.4 billion, cost of goods sold of VND 39.245 billion, and a profit of VND 197.157 billion. The amount already collected was VND 53.47 billion, and as at 01/01/2022, the receivable from U&I Realty Corporation was VND 204.512 billion.

Due to the inability to complete the land transfer procedures, the Corporation's Board of Directors issued Resolution No. 27/NQ-HDQT dated 05/05/2020, regarding the decision to cancel the land transfer contract with U&I Realty Corporation and refund the payment made by U&I. As at 11/11/2021, the Binh Duong Provincial Party Committee issued Announcement No. 265-TB/TU, agree to revoke the decision that allowed the Corporation to transfer the 236,403.18 m² of land that had been compensated for in the Go Chai planning area and to cancel the land transfer contract with U&I Realty Corporation. After the revocation, the responsibility was transferred to Binh Duong Project Investment and Management Co., Ltd (a subsidiary) to handle the necessary investment procedures for the project on the land. As at 20/06/2022, the Corporation and U&I Realty Corporation agreed on a resolution to handle the issues related to the cancellation of the land transfer contract No. 01/2016-HDCG/PROTRADE-U&I dated 14/10/2016.

As at 22/06/2022, U&I Realty Corporation handed over the land compensation and clearance records of the Go Chai urban residential project to the Corporation according to Minutes No. 03/BB-TCTY. As at 01/07/2022, the Corporation's Board of Directors issued Resolution No. 59/NQ-HDQT, agree to proceed with the necessary procedures to handle the issues related to the cancellation of the land transfer agreement and to use the financial resources of the joint-stock company to refund the amount of VND 53,473,519,613 to U&I Realty Corporation. The Corporation will settle this amount with the Binh Duong Provincial Party Committee when finalizing the handover of the joint-stock company, ensuring the protection of the interests of the Corporation's shareholders and complying with legal regulations.

As at 21/07/2022, the Corporation and U&I Realty Corpoation signed a contract to cancel the land transfer contract. According to the contract, both parties agreed to cancel the land transfer contract No. 01/2016-HDCG/PROTRADE-U&I dated 14/10/2016. Once the contract was canceled, it would have no effect from the time it was signed, and both parties were no longer required to fulfill the obligations as agreed. U&I Realty Corporation returned all documents and materials related to the 236,403.18 m² of land that it had received from the Corporation for the Go Chai urban residential project. The Corporation is responsible for refunding the amount of VND 53,473,519,613 that U&I Realty Corporation had paid within 30 days from the date the two parties signed the contract of cancelling the land transfer contract.

As at 01/08/2022, the Corporation fully refunded the amount of VND 53,473,519,613 in accordance with the contract of cancelling the land transfer contract No. 01/2016-HDCG/PROTRADE-U&I dated 14/10/2016. All related transactions were recorded during the state-owned enterprise phase, and the Corporation processed them as follows:

- The Corporation recognized a reduction in the receivable from U&I Realty Corporation to VND 204,512,681,143;
- The accumulated investment costs for the land were recorded under the "Construction in progress" item, is VND 40,038,834,627, detailed as in Note No. 11;
- The profit of VND 197.16 billion from the land transfer was recognized during the state-owned enterprise phase and was recorded as a reduction in the profit to be paid to the State Budget. This amount may change after the approval of the equitization settlement;
- The Corporation recognized the receivables for the VAT and corporate income tax refund, reach to VND 61,014,602,231, including VND 21,583,020,756 for VAT and VND 39,431,581,475 for corporate income tax, as detailed in Note No.08. The Corporation has sent a request to the Binh Duong Tax Department for guidance on the adjustment. However, as at the issuance of this report, the Binh Duong Tax Department has not yet issued an official response.

Currently, the cancellation of the above contract has been approved by the competent authority, and related obligations will be settled during the privatization settlement process.

44 . INFORMATION ON SETTLEMENT FIGURES AT THE TIME OF OFFICIAL CONVERSION TO A JOINT STOCK COMPANY

Based on the Verification Report as at 26/07/2019 by the Provincial Party Committee Office and the Provincial Enterprise Finance Division of Binh Duong Province, the governing body, the Binh Duong Provincial Party Committee, issued Notification No. 216-TB/VPTU as at 20/01/2020, regarding the approval of the financial settlement, the settlement of the amount raised from equitization, and the actual value of the State capital at the time of official conversion to a joint-stock company of Binh Duong Producing and Trading Corporation - Company Limited. In which, some unresolved information will be continued to be submitted to the competent authorities by the Corporation for consideration, if there is any changes, they will be reviewed and adjusted in the value of the amount payable to the State Budget.

According to the equitization plan of the Corporation approved by the People's Committee of Binh Duong Province under Decision No. 3706/QD-UBND as at 28/12/2017, the People's Committee of Binh Duong Province will be the competent authority to approve the settlement figures at the time of conversion to a joint-stock company of the Corporation. The Binh Duong Provincial Party Committee has issued Official Letter No. 2433-CV/VPTU as at 31/07/2020, requesting the People's Committee of Binh Duong Province to approve the settlement figures at the official time of conversion to a joint-stock company of the Corporation. As at the time of issuing this report, the People's Committee of Binh Duong Province is consulting relevant departments and has not yet made a decision on the approval of the equitization settlement. Therefore, some indicators in the Corporation's interim consolidated financial statements for the accounting period from 01/01/2026 to 30/06/2026, may change after the approval on the equitization settlement as at 31/10/2018.

45 . SUBSEQUENT EVENTS AFTER THE ACCOUNTING PERIOD

There have been no significant events occurring after the accounting period, which would require adjustments or disclosures to be made in the Interim Consolidated Financial Statements.

46 . SEGMENT REPORTING

Under business fields:

	Manufacturing, commercial, and service operations	Industrial park infrastructure business	Other acitivities	Total from all segments	Grand total
	VND	VND	VND	VND	VND
Net revenue from sales to external customers	878,970,609,074	30,738,112,680	-	909,708,721,754	909,708,721,754
Cost of goods sold to external customers	699,876,940,777	5,235,391,818	-	705,112,332,595	705,112,332,595
Profit from business activities	**179,093,668,297**	**25,502,720,862**	-	**204,596,389,159**	**204,596,389,159**
The total cost to acquire fixed assets	5,358,200,102	88,804,440,677	-	94,162,640,779	94,162,640,779
Segment assets	5,219,659,945,339	1,131,619,893,670	-	6,351,279,839,009	6,351,279,839,009
Total assets	**5,219,659,945,339**	**1,131,619,893,670**	-	**6,351,279,839,009**	**6,351,279,839,009**
Segment liabilities	1,390,609,792,932	448,261,514,535	-	1,838,871,307,467	1,838,871,307,467
Unallocated liabilities				184,604,369,274	184,604,369,274
Total liabilities	**1,390,609,792,932**	**448,261,514,535**	-	**2,023,475,676,741**	**2,023,475,676,741**

Under geographical areas:

The Corporation's business activities are primarily conducted in Vietnam, with revenue generated in the Kingdom of Cambodia accounting for an insignificant proportion. Revenue and cost of sales from the Corporation's principal business activities are presented in Note No. 27 and 29. Accordingly, the Corporation does not prepare segment reporting by geographical area.

47 . TRANSACTION AND BALANCES WITH RELATED PARTIES

In addition to the information with related parties presented in the above Notes, during the period, the Corporation has transactions with related parties as follows:

	Relation	This period	Previous period
		VND	VND
Revenue from sales of goods		**2,535,804,312**	**2,705,599,658**
- Phu My Development JSC	Associate	1,516,462,000	1,390,046,000
- Hung Vuong JSC	Associate	209,683,311	142,884,599
- Protrade Garment JSC	Associate (used to be)	-	521,655,081
- Tan Thanh Investment & Development JSC	Associate	415,756,222	297,190,135
- Frieslandcampina Vietnam Co., Ltd	Associate	77,839,102	11,278,820
- YCH - Protrade Co., Ltd	Associate	217,721,579	184,870,150
- Fashion Development JSC	Associate (used to be)	-	157,674,873
- Binh Duong Project Investment and Management Co., Ltd	State Capital Representative - Parent Company	98,342,098	-
Purchasing goods, services		**1,219,977,374**	**1,007,861,075**
- Phu My Development JSC	Associate	6,923,024	66,707,880
- Tan Thanh Investment & Development JSC	Associate	15,760,559	-
- Binh Duong Project Investment and Management Co., Ltd	State Capital Representative - Parent Company	969,387,791	941,153,195
- Hanh Phuc International Multi-Specialty Hospital JSC	Associate	227,906,000	-

Asset Mortgage

Tan Thanh Investment & Development Joint Stock Company, an associate company of the Corporation, has used its assets, which are land use rights as per the Land Use Rights Certificates and the Certificates of Ownership of Houses and Other Assets Attached to Land, No. BO 594927 and BO 594926, issued by the Department of Natural Resources and Environment of Binh Duong Province on 29/08/2013, with a total area of 624,059.8 m², to guarantee a borrowing for the Corporation at the Vietnam Investment and Development Bank (BIDV) - Binh Duong Branch under Mortgage Contract No. 01/2017/4486227/HDBD dated 06/11/2017, and the Amendment and Supplementary Contract No. 02.01/2019/4486227/HDBD dated 28/05/2019. According to Judgment No. 327/2022/HSST dated 30/08/2022, by the People's Court of Hanoi, the Court proposed that the People's Committee of Binh Duong Province revoke the 145-hectare land area in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (now is Binh Duong ward, Ho Chi Minh City), and transfer it to the management and use of the Binh Duong Provincial Party Committee in accordance with the law. BIDV is responsible for handing over the land use rights certificates for the 145-hectare land, including the two certificates mentioned above, to the People's Committee of Binh Duong Province. As at the time of preparing this report, the handover has not yet been carried out as the People's Committee of Binh Duong Province (now is the People's Committee of Ho Chi Minh City) has not made a decision on the land revocation.

Transactions with other related parties are as follows:

	Position	This period	Previous period
		VND	VND
Remuneration of key management personnel			
Mr. Nguyen An Dinh	Chairman of the BoD	636,000,000	540,000,000
Mr. Le Trong Nghia	Member of the BoD General Director	600,000,000	420,000,000
Mr. Tran Hong Khoi	Member of the BoD	-	-
Mr. Tran Viet Anh	Member of the BoD	-	-
Mr. Nguyen Van Thien	Member of the the BoD *(Until 29/06/2026)*	-	-
Mr. Mai Huu Tin	Member of the BoD	-	
Mr. Nguyen Van Hien Phuc	Member of the BoD	-	
Mr. Tran Chien Cong	Member of the the BoD *(From 29/06/2026)*	-	
Mr. Huynh Huu Hung	Deputy General Director *(From 01/06/2025)*	513,000,000	424,200,000
Mrs. Tran Anh Ngoc	Head of the Board of Supervision *(From 29/06/2026)*	-	-
Mr. Nguyen Ngoc Truong Long	Head of the Board of Supervision *(Until 29/06/2026)*	-	-
Mr. Le Van Minh	Member of the BoS	-	-
Mr. Cao Hoang De	Member of the BoS	-	-
Mrs. Tran Thi Tuyet Nga	Member of the BoS	-	-
Mrs. Nguyen Thi Kim Phuong	Chief Accountant	514,200,000	340,200,000

In addition to the above related partie transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Corporation.

48 . COMPARATIVE FIGURES

The comparative figures in the Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the financial position, operating results and cash flow of Corporation during the previous period.

The comparative figures in the Interim Consolidated Statement of Financial Position and related notes are those of the Consolidated Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Consolidated Statement of Income, Interim Consolidated Statement of Cash flows, and related notes is that of the Interim Consolidated Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures have been audited and reviewed by AASC Auditing Firm Company Limited.

As presented in Note 2.3, the Corporation applies to retrospectively adjustment in accordance with Circular No. 99/2025/TT-BTC from 01 January 2026, resulting in changes to certain items in the Financial Statements. Certain figures as of 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been reclassified to comply with the Financial statements presentation requirements under Circular No. 99/2025. Details are presented in accompanying Appendix.

Approved, 28 August 2026

Preparer	Chief Accountant	General Director
Nguyen Hong Quyen	Nguyen Thi Kim Phuong	Le Trong Nghia

M.S.D.N: 3700148166-C.T.C.P
TỔNG CÔNG TY SẢN XUẤT-XUẤT NHẬP KHẨU BÌNH DƯƠNG CÔNG TY CỔ PHẦN
TP. THUẬN AN-T. BÌNH DƯƠNG

APPENDIX - COMPARATIVE INFORMATION

Figures according to the Financial Statements for the fiscal year ended as at 31/12/2025			Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025			
Code	Items	Amount	Code	Items	Amount	Changes
		VND			VND	
	a) Balance sheet			a) Statement of Financial Position		
	ASSETS			**ASSETS**		
110	**I. Cash and cash equivalents**	**390,244,536,269**	**110**	**I. Cash and cash equivalents**	**391,161,348,598**	Restated
112	2. Cash equivalents	324,200,000,000	112	2. Cash equivalents	325,116,812,329	Restated
120	**II. Short-term financial investments**	**649,736,210,358**	**120**	**II. Short-term financial investments**	**746,183,830,401**	Restated
123	1. Short-term held-to-maturity investments	649,736,210,358	123	1. Short-term held-to-maturity investments	818,286,531,741	Restated
			124	2. Allowance for impairment of short-term held-to-maturity investments	(72,102,701,340)	Restated
130	**III. Short-term receivables**	**503,283,790,313**	**130**	**III. Short-term receivables**	**405,897,631,913**	Restated
135	3. Short-term receivables from loans	92,347,102,061				Restated
136	4. Other short-term receivables	385,874,424,384	135	3. Other short-term receivables	308,732,666,705	Restate, code change
137	5. Provision for doubtful debts	(86,347,460,430)	136	4. Allowance for doubtful debts	(14,244,759,090)	Restate, code change
150	**V. Other short-term assets**	**38,321,099,147**	**160**	**V. Other short-term assets**	**38,321,099,147**	Code change
151	1. Short-term prepaid expenses	3,781,166,041	161	1. Short-tem deferred expenses	3,781,166,041	Rename, code change
152	2. Deductible VAT	15,860,401,782	162	2. Deductible VAT	15,860,401,782	Code change
153	3. Tax and other receivables from State budget	18,679,531,324	163	3. Tax and other receivables from State budget	18,679,531,324	Code change
210	**I. Long-term receivables**	**830,131,428,218**	**210**	**I. Long-term receivables**	**820,235,378,566**	Restated
215	2. Long-term receivables from loans	9,896,049,652				Restated
216	3. Other long-term receivables	972,280,328,857	215	2. Other long-term receivables	972,280,328,857	Code change
219	4. Allowance for doubful debts	(212,044,950,291)	216	3. Allowance for doubful debts	(212,044,950,291)	Code change
230	**III. Investment property**	**183,588,696,252**	**240**	**III. Investment property**	**183,588,696,252**	Code change
231	- Historical cost	201,186,380,934	241	- Historical cost	201,186,380,934	Code change
232	- Accumulated depreciation	(17,597,684,682)	242	- Accumulated depreciation	(17,597,684,682)	Code change

APPENDIX - COMPARATIVE INFORMATION

Figures according to the Financial Statements for the fiscal year ended as at 31/12/2025			Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025			
Code	Items	Amount	Code	Items	Amount	Changes
		VND			VND	
240	**IV. Long-term assets in progress**	**165,608,348,984**	**250**	**IV. Long-term assets in progress**	**165,608,348,984**	Code change
242	1. Construction in progress	165,608,348,984	252	1. Construction in progress	165,608,348,984	Code change
250	**V. Long-term financial investments**	**877,619,474,437**	**260**	**V. Long-term financial investments**	**887,537,250,117**	Code change
252	1. Investments in joint ventures, associates	865,717,741,637	262	1. Investments in joint ventures, associates	865,717,741,637	Code change
253	2. Equity investment in other entities	1,901,732,800	263	2. Equity investment in other entities	1,901,732,800	Code change
255	3. Long-term held-to-maturity investments	10,000,000,000	265	3. Long-term held-to-maturity investments	19,917,775,680	Rename, code change
260	**VI. Other long-term assets**	**86,039,379,971**	**270**	**VI. Other long-term assets**	**86,039,379,971**	Code change
261	1. Long-term prepaid expenses	86,039,379,971	271	1. Long-term deferred expenses	86,039,379,971	Rename, code change
270	**TOTAL ASSETS**	**5,637,469,186,689**	**280**	**TOTAL ASSETS**	**5,637,469,186,689**	Code change
	CAPITAL			**CAPITAL**		
	C. LIABILITIES			**C. LIABILITIES**		
310	**I. Short-term liabilities**	**1,380,371,784,746**	**310**	**I. Short-term liabilities**	**1,380,371,784,746**	
			313	3. Dividend and profit payables	40,535,938	Restated
313	3. Taxes and other payables to State budget	56,291,874,783	314	4. Short-term taxes and other payables to State budget	56,291,874,783	Rename, code change
314	4. Payables to employees	34,163,550,518	315	5. Payables to employees	34,163,550,518	Code change
315	5. Short-term accrued expenses	525,899,517,365	316	6. Short-term accrued expenses	525,899,517,365	Code change
318	6. Short-term unearned revenue	50,796,869,960	319	7. Short-term unearned revenue	50,796,869,960	Rename, code change
319	7. Other short-term payables	623,770,208,968	320	8. Other short-term payables	623,729,673,030	Restate, code change
322	8. Bonus and welfare fund	27,886,310,930	323	10. Bonus and welfare fund	27,886,310,930	Code change
330	**II. Long-term liabilities**	**282,287,215,175**	**330**	**II. Long-term liabilities**	**282,287,215,175**	
336	1. Long-term unearned revenue	17,114,709,418	337	1. Long-term unearned revenue	17,114,709,418	Rename, code change
337	2. Other long-term payables	81,398,428,113	338	2. Other long-term payables	81,398,428,113	Code change
341	3. Deferred income tax liabilities	183,774,077,644	342	3. Deferred income tax liabilities	183,774,077,644	Code change

APPENDIX - COMPARATIVE INFORMATION

Code		Items	Amount	Code		Items	Amount	Changes
		Figures according to the Financial Statements for the fiscal year ended as at 31/12/2025				**Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025**		
			VND				VND	
		D. OWNER'S EQUITY				**D. OWNER'S EQUITY**		
410	**I.**	**Owner's equity**	**3,974,810,186,768**					Restated
421	6.	Retained earnings	601,339,546,781	420	6.	Retained earnings	601,339,546,781	Code change
421a		*Retained earnings accumulated to previous year*	*533,042,014,938*	*420a*		*Retained earnings accumulated to previous year*	*533,042,014,938*	*Code change*
421b		*Retained earnings of the current period*	*68,297,531,843*	*420b*		*Retained earnings of the current period*	*68,297,531,843*	*Code change*

Code		Items	Amount	Code		Items	Amount	Changes
		Figures according to the Interim Financial Statements for the period from 01/01/2025 to 30/06/2025				**Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025**		
			VND				VND	
		b) Statement of Income				**b) Statement of Income**		
21	6.	Financial income	23,492,820,137	22	7.	Financial income	23,492,820,137	Code change
22	7.	Financial expense	6,254,005,847	23	8.	Financial expense	6,254,005,847	Code change
23		*In which: Interest expense*	-	*24*		*In which: Interest expense*	-	*Code change*
24	8.	Share of joint ventures and associates' profit or loss	21,083,715,261	27	11.	Share of joint ventures and associates' profit or loss	21,083,715,261	Code change
		c) Statement of Cash Flows				**c) Statement of Cash Flows**		
05		Gains /losses from investment activities	(41,484,217,208)	05		Gains /losses from investment activities	(41,484,217,208)	Rename
12		Increase /decrease in prepaid expenses	2,003,939,090	12		Increase /decrease in deferred expenses	2,003,939,090	Rename
27		Interest and dividend received	20,733,589,533	27		Interest and dividend received	21,518,046,880	Restated
28		Net cash flow from investment activities	2,874,695,668	28		Net cash flow from investment activities	3,659,153,015	Restated
50		Net cash flow in the period	(1,756,631,536)	50		Net cash flow in the period	(972,174,189)	Restated
60		Cash and cash equivalent at the beginning of the period	354,991,394,148	60		Cash and cash equivalent at the beginning of the period	358,887,076,723	Restated
70		Cash and cash equivalents at the end of the period	362,373,470,342	70		Cash and cash equivalents at the end of the period	367,053,610,264	Restated