INTERIM SEPARATE FINANCIAL STATEMENTS

For the accounting period from 01 January 2026 to 30 June 2026

THANH LE CORPORATION

Reviewed by Nhan Tam Viet Auditing Co., Ltd. –
Ho Chi Minh City Branch

CONTENTS

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Thanh Le Corporation ("the corporation") presents this report together with the interim separate financial statements for the period from 01 January 2026 to 30 June 2026 of the corporation.

BUSINESS OVERVIEW

Thanh Le Corporation – JSC, formerly known as Thanh Le Corporation – one-member limited company, which was equitized in line with the Decision No. **1165/QĐ-TTg** dated 09 August 2017 regarding the approval of equitization plan for the parent company – Thanh Le Corporation – one-member limited company.

The corporation was granted the **JSC Business Registration Certificate No. 3700146458** by the Business Registration Office - Department of Planning and Investment of Binh Duong Province (now the Business Registration Office - Department of Finance of Ho Chi Minh City), which was then amended for the 8th time on 02 January 2018 and for the 12th time on 03 December 2025.

Charter capital	:	**VND 2.366.000.000.000**
Legal capital	:	**VND 6.000.000.000**
Operating industry	:	Manufacturing, Trading and Servicing

Business organization

The corporation's business organization includes:

* ***Head office***

- Address : 63 Yersin, Thu Dau Mot Ward, Ho Chi Minh City
- Tel. : (84-274) 382 9535 – 382 9608
- Fax : (84-274) 382 4112 – 382 9533
- Website : www.thalexim.vn
- E-mail : contact@thalexim.vn
- Business code : **3700146458**

* ***The corporation's subsidiaries, affiliated companies, branches, joint ventures and associates*** *are presented in Part 1 of the Notes to the Interim Separate Financial Statements.*

BOARD OF DIRECTORS, BOARD OF SUPERVISORS AND BOARD OF MANAGEMENT

The members of the Board of Directors, Board of Supervisors and Board of Management of the corporation as of the date of this report are as follows:

Board of Directors (Office term 2022 - 2027)

1.	Mr.	Doan Minh Quang	Board Chairman
2.	Ms.	Pham Thi Bang Trang	Board Member
3.	Ms.	Pham Thi Kim Thanh	Board Member
4.	Mr.	Le Trong Hieu	Non-executive Board Member
5.	Mr.	Nguyen Tien Dung	Non-executive Board Member

Board of Supervisors (Office term 2022 - 2027)

1.	Ms.	Nguyen Thi Khanh Ha	Chief of the Board
2.	Ms.	Bui Thi Kim Khoa	Member
3.	Mr.	Le Tuan Vu	Member

Board of Management

1.	Ms.	Pham Thi Bang Trang	General Director
2.	Ms.	Pham Thi Kim Thanh	Deputy General Director
3.	Mr.	Dang Van Doan	Deputy General Director
4.	Ms.	Bui Kim Nga	Deputy General Director
5.	Mr.	Nguyen Viet Trong Nhan	Deputy General Director
6.	Mr.	Tran Tan Toi	Deputy General Director

Chief Accountant

Ms. Nguyen Ngoc Quynh Giao

Legal Representative of the corporation

1.	Mr.	Doan Minh Quang	Board Chairman
2.	Ms.	Pham Thi Bang Trang	General Director

AUDITORS

Nhan Tam Viet Auditing Co., Ltd. – Ho Chi Minh City Branch.

FINANCIAL POSITION AND BUSINESS RESULTS

The separate financial position as of 30 June 2026, the interim separate business results and the interim separate cash flows for the period from 01 January 2026 to 30 June 2026 of the corporation have been expressed in the interim separate financial statements attached to this report (from page 08 to page 67).

STATEMENT ON THE RESPONSIBILITIES OF THE BOARD OF MANAGEMENT

The Board of Management of the corporation is responsible for the preparation of these interim separate financial statements and ensures to follow the following requirements:

* Set up and maintain the internal control system that the Board of Directors and the Board of Management determine necessary to assure the preparation and presentation of financial statements free from material mistakes due to frauds or errors;
* Select appropriate accounting policies and apply them consistently;
* Make judgments and estimates reasonably and prudently;
* Announce accounting standards to be followed for the material issues which are disclosed and explained in the financial statements, and
* Prepare the financial statements based on the going-concern assumption.

The Board of Management hereby ensures that all the accounting books of the corporation have been fully filed. All the accompanying interim separate financial statements for the period from 01 January 2026 to 30 June 2026 have been properly prepared and can reflect a true and fair view of the corporation's financial position as of 30 June 2026, the business results and the cash flows for the period then ended of the corporation in compliance with the Vietnamese accounting system and standards as well as other related regulations on preparation and presentation of the separate financial statements.

The Board of Management is also responsible for protecting the corporation's assets and consequently has taken appropriate measures to prevent and to detect frauds and other irregularities..

The Board of Management hereby commits that the corporation does not violate the regulation on information disclosure on the stock market, and commits to comply with the regulation on disclosure of the corporation's audited financial statements to relevant authorities.

For and on behalf of the Board of Management

General Director – Pham Thi Bang Trang

Ho Chi Minh City, 28 August 2026

CÔNG TY TNHH KIỂM TOÁN NHÂN TÂM VIỆT
NHANTAMVIET AUDITING COMPANY

Kết nối - Phát triển

No. 0307.01-01/2026/BCSX-NTV.HCM

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT OF THANH LE CORPORATION

We have reviewed the accompanying interim separate financial statements including the interim separate statement of financial position as of 30 June 2026, the interim separate income statement, the interim separate cash flows statement and the notes to the interim separate financial statements for the period from 01 January 2026 to 30 June 2026 of Thanh Le Corporation (from page 08 to page 67), which were prepared on 28 August 2026.

Responsibilities of the corporation's Board of Management

The corporation' s Board of Management is responsible for the preparation, true and fair presentation of these interim separate financial statements in accordance with the Vietnamese accounting standards and system as well as other legal regulations related to the preparation and presentation of the interim separate financial statements. The Board of Management is also responsible for such internal control system which the Board of Management thinks necessary to enable the preparation of interim separate financial statements to be free from material mistakes due to frauds and irregularities.

Responsibilities of the Auditors

Our responsibility is to express an opinion on these interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Contract No. 2410 – Review of interim financial information done by the independent auditors of the corporation.

A review involves our performing the interviews, mostly interviews of the persons responsible for financial and accounting issues, and the analyses and other review procedures. A review basically has a narrower scope than that of an audit which is conducted in accordance with the Vietnamese Auditing Standards, then as a result, this review cannot allow us to obtain the assurance that we will acknowledge all the material issues which can be detected in an audit. Accordingly, we will not give any auditor's opinion.

Basis for qualified conclusion

The Corporation had not made a provision for inventory write-down of approximately VND 30.6 billion as at the end of the prior year (as disclosed in the Basis for Qualified Audit Opinion paragraph of the prior year's financial statements), and the related inventory was sold during the current accounting period. As a result, cost of goods sold for the current period is overstated and total accounting profit before tax is understated by a corresponding amount of approximately VND 30.6 billion.

Qualified conclusion

Based on the results of our review our opinion, except for the matter described above, we do not realize any issues which make us think the interim separate financial statements referred to above do not truly and fairly present, in all material respects, the interim separate financial position as of 30 June 2026, the interim separate business results and the interim separate cash flows for the period from 01 January 2026 to 30 June 2026 of Thanh Le Corporation.

The interim separate financial statements of the corporation have been prepared in conformity with the prevailing Vietnamese accounting standards and system as well as the other legal regulations relevant to preparation and presentation of interim separate financial statements.

Ho Chi Minh City, 28 August 2026

Nhan Tam Viet Auditing Company Limited
Ho Chi Minh City Branch

Deputy Director – Huynh Huu Phuoc
Audit Practice Registration Certificate
No. 1762-2023-124-1

THANH LE CORPORATION Form B01-DN

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As of 30 June 2026

Unit: VND

Code		Assets	Note	30 June 2026	01 January 2026
100	**A.**	**CURRENT ASSETS**		**6.103.665.033.825**	**6.662.167.115.953**
110	**I.**	**Cash and cash equivalents**	V.1	**1.978.433.266.867**	**1.737.714.139.612**
111	1.	Cash		630.550.386.067	704.209.139.612
112	2.	Cash equivalents		1.347.882.880.800	1.033.505.000.000
120	**II.**	**Short-term investments**		-	-
130	**III.**	**Short-term receivables**		**1.704.031.360.909**	**2.280.381.110.160**
131	1.	Short-term receivable from customers	V.2	1.564.504.306.095	2.056.126.586.415
132	2.	Short-term prepayment to suppliers	V.3	10.238.638.648	10.915.276.753
135	3.	Short-term other receivable	V.4	134.937.116.544	218.987.947.370
136	4.	Provision for short-term bad debts	V.5	(5.648.700.378)	(5.648.700.378)
140	**IV.**	**Inventories**		**2.301.646.019.288**	**2.624.259.735.912**
141	1.	Inventories	V.6	2.301.646.019.288	2.624.259.735.912
150	**V.**	**Short-term biological assets**		-	-
160	**VI.**	**Other current assets**		**119.554.386.761**	**19.812.130.269**
161	1.	Short-term deferred expenses	V.7	10.671.847.582	6.241.252.745
162	2.	VAT deducted		102.023.848.469	176.566.149
163	3.	Taxes and other receivables from the State budget	V.8	6.858.690.710	13.394.311.375
200	**B.**	**LONG-TERM ASSETS**		**2.367.239.773.294**	**2.331.641.006.142**
210	**I.**	**Long-term receivables**		**21.020.000.000**	**20.000.000.000**
215	1.	Long-term other receivable	V.9	21.020.000.000	20.000.000.000
220	**II.**	**Fixed assets**		**739.568.974.350**	**759.088.616.519**
221	1.	Tangible fixed assets	V.10	553.403.320.043	569.416.222.130
222	-	*Historical cost*		*1.597.755.985.100*	*1.579.854.155.238*
223	-	*Accumulated depreciation*		*(1.044.352.665.057)*	*(1.010.437.933.108)*
227	2.	Intangible fixed assets	V.11	186.165.654.307	189.672.394.389
228	-	*Historical cost*		*297.390.657.399*	*297.320.315.399*
229	-	*Accumulated depreciation*		*(111.225.003.092)*	*(107.647.921.010)*

Unit: VND

Code	Assets	Note	30 June 2026	01 January 2026
230	**III. Long-term biological assets**		-	-
240	**IV. Investment properties**	V.12	**290.658.761.278**	**291.798.594.250**
241	*- Historical cost*		*337.862.578.075*	*337.862.578.075*
242	*- Accumulated depreciation*		*(47.203.816.797)*	*(46.063.983.825)*
250	**V. Long-term incomplete assets**		**399.643.648.954**	**344.591.807.081**
251	1. Long-term work in process	V.13	65.381.722.770	47.131.030.447
252	2. Construction in progress	V.14	334.261.926.184	297.460.776.634
260	**VI. Long-term investments**		**910.625.707.872**	**910.625.707.872**
261	1. Investment in subsidiaries	V.15	616.229.963.381	616.229.963.381
262	2. Investment in associates and joint ventures	V.16	294.395.744.491	294.395.744.491
270	**VII. Long-term other assets**		**5.722.680.840**	**5.536.280.420**
271	1. Long-term deferred expenses	V.17	5.722.680.840	5.536.280.420
280	**TOTAL ASSETS**		**8.470.904.807.119**	**8.993.808.122.095**

Code		Liabilities and Owner's equity	Note	30 June 2026	01 January 2026
300	**C.**	**LIABILITIES**		**6.028.853.956.257**	**6.605.519.362.725**
310	**I.**	**Short-term liabilities**		**5.741.428.514.544**	**6.319.926.224.655**
311	1.	Short-term payable to suppliers	V.18	826.232.243.255	469.558.363.829
312	2.	Short-term advance from customers	V.19	47.339.991.972	43.226.436.155
313	3.	Payable dividends and profits	V.20	146.097.935	151.363.120
314	4.	Taxes and other obligations to the State budget short-term	V.21	4.986.047.790	268.199.007.226
315	5.	Payable to employees		5.914.282.754	5.947.465.445
316	6.	Short-term accrued expenses	V.22	175.662.175	8.513.698.137
320	7.	Short-term other payable	V.23	9.277.821.870	8.411.082.275
321	8.	Short-term borrowing and finance-lease liabilitv	V.24	4.449.772.751.950	5.119.326.002.538
323	9.	Reward and bonus fund	V.25	4.942.177.313	4.952.177.313
324	10.	Price stabilization fund	V.26	392.641.437.530	391.640.628.617
330	**II.**	**Long-term liabilities**		**287.425.441.713**	**285.593.138.070**
331	1.	Long-term payable to suppliers	V.27	22.024.200.000	22.024.200.000
337	2.	Long-term deferred revenue	V.28	226.593.256.406	219.352.501.016
338	3.	Long-term other payables	V.29	19.310.342.307	20.411.654.054
339	4.	Long-term borrowing and finance-lease liabilitv	V.30	19.497.643.000	23.804.783.000
400	**D**	**EQUITY**	V.31	**2.442.050.850.862**	**2.388.288.759.370**
411	1.	Contributed capital	V.31.1	2.366.000.000.000	2.366.000.000.000
415	2.	Treasury shares	V.31.2	(243.800.000)	(243.800.000)
418	3.	Business development reserve	V.31.3	34.930.566.439	34.930.566.439
420	4.	Retained earnings	V.31.4	41.364.084.423	(12.398.007.069)
420a	-	*Retained earnings of previous period*		*(12.398.007.069)*	*(105.479.443.111)*
420b	-	*Retained earnings of current period*		*53.762.091.492*	*93.081.436.042*
440		**TOTAL LIABILITIES AND EQUITY**		**8.470.904.807.119**	**8.993.808.122.095**

Ho Chi Minh City, 28 August 2026

Preparer	Chief Accountant	Legal representative General Director
Tran Ngoc Dan Thao	**Nguyen Ngoc Quynh Giao**	**Pham Thi Bang Trang**

M.S.D.N: 3700146458-C.T.C.P
TỔNG CÔNG TY
THANH LỄ
THÀNH PHỐ HỒ CHÍ MINH

INTERIM SEPARATE INCOME STATEMENT

For the accounting period from 01 January 2026 to 30 June 2026

Unit: VND

Code	Items	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
01	**1. Sales**		**14.389.493.560.692**	**10.138.971.526.735**
02	2. Deductions		-	-
10	**3. Net sales**	VI.32	**14.389.493.560.692**	**10.138.971.526.735**
11	4. Cost of goods sold	VI.33	13.950.727.864.077	9.789.335.994.486
20	**5. Gross profit**		**438.765.696.615**	**349.635.532.249**
21	6. Profit/loss from the sale and liquidation of investment properties		-	-
22	7. Finance income	VI.34	28.509.035.231	25.527.785.943
23	8. Finance expenses	VI.35	167.604.257.750	144.468.258.718
24	*In which: Borrowing expenses*		*152.938.296.967*	*108.908.187.551*
25	9. Selling expenses	VI.36	193.522.018.511	144.593.777.052
26	10. Administrative overheads	VI.37	40.983.292.756	74.229.383.134
30	**11. Operating profit**		**65.165.162.829**	**11.871.899.288**
31	12. Other income	VI.38	3.080.641.088	1.933.988.580
32	13. Other expenses	VI.39	1.043.189.552	3.412.720.285
40	**14. Other profit**		**2.037.451.536**	**(1.478.731.705)**
50	**15. Accounting profits before tax**		**67.202.614.365**	**10.393.167.583**
51	16. Current income tax expense	VI.40	13.440.522.873	-
52	17. Deferred income tax expense		-	-
60	**18. Net profits after income tax**	VI.41	**53.762.091.492**	**10.393.167.583**

Ho Chi Minh City, 28 August 2026

Preparer	Chief Accountant	Legal representative General Director
		M.S.D.N: 3700146458-C.T.C.P TỔNG CÔNG TY THANH LỄ THÀNH PHỐ HỒ CHÍ MINH
Tran Ngoc Dan Thao	**Nguyen Ngoc Quynh Giao**	**Pham Thi Bang Trang**

INTERIM SEPARATE STATEMENT OF CASH FLOWS

For the accounting period from 01 January 2026 to 30 June 2026

(Direct Method)

Unit: VND

Code	ITEMS	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	I. Cashflows from operating activities			
01	1. Gains from sales of goods and service provisions and other gains		15.349.307.588.768	12.171.272.391.073
02	2. Payments to suppliers		(13.152.198.454.962)	(10.793.140.179.503)
03	3. Payments to employees		(55.303.989.383)	(48.561.317.238)
04	4. Loan interests already paid		(159.151.519.792)	(112.944.460.982)
05	5. Corporate income tax already paid	V.21	(8.593.678.400)	-
06	6. Other gains		300.495.342.533	64.731.465.511
07	7. Other disbursements		(1.445.614.508.739)	(1.819.250.666.382)
20	**Net cash flows from operating activities**		**828.940.780.025**	**(537.892.767.521)**
	II. Cashflows from investing activities			
21	1. Payments for acquisitions of fixed assets and other long-term assets		(89.409.306.125)	(28.967.543.091)
22	2. Receipts from liquidations and disposals of fixed assets and other long-term assets		127.008.576.734	88.481.202.096
23	3. Loans given, purchases of debt instruments of other entities		-	-
24	4. Recovery of loans given, resales of debt instruments of other entities		-	-
27	5. Receipts of loan interests, dividends and profit shared		42.870.821.060	39.424.829.064
30	**Net cash flows from investing activities**		**80.470.091.669**	**98.938.488.069**

Unit: VND

Code	ITEMS	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	III. Cashflows from financing activities			
33	1. Receipts of loans	V.24	12.919.754.319.601	11.366.478.790.764
34	2. Repayment for loan principals		(13.588.440.798.855)	(10.656.316.551.813)
36	3. Dividends given to shareholders	V.20	(5.265.185)	(9.298.885)
40	**Net cash flows from financing activities**		**(668.691.744.439)**	**710.152.940.066**
50	**Net cash flows in the period**		**240.719.127.255**	**271.198.660.614**
60	**Cash and cash equivalents at beginning of period**	V.1	**1.737.714.139.612**	**1.263.099.099.951**
61	- Unrealized exchange difference in relation to cash and cash equivalents		-	-
70	**Cash and cash equivalents at end of period**	V.1	**1.978.433.266.867**	**1.534.297.760.565**

Ho Chi Minh City, 28 August 2026

Legal representative

Preparer	**Chief Accountant**	**General Director**
Nguyen Huyen Phuong	**Nguyen Ngoc Quynh Giao**	**Pham Thi Bang Trang**

M.S.D.N: 3700146458-C.T.C.P
TỔNG CÔNG TY
THANH LỄ
THÀNH PHỐ HỒ CHÍ MINH

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 January 2026 to 30 June 2026

These notes form an integral part of and should be read in conjunction with the interim separate financial statements for the period from 01 January 2026 to 30 June 2026 of Thanh Le Corporation ("the corporation").

The interim separate financial statements of the corporation do not include the consolidation of financial positions and business results of subsidiaries.

I. OPERATION FEATURES

Investment form : Joint stock company

Operating industry : Manufacturing, Trading and Servicing

Main business activities :

Trading oil and gas; trading real estates; leasing offices, conference halls, yards, plants; building up and trading infrastuctures of industrial zones, residential areas and urban areas; trading construction materials, trading and organizing various types of amusements and entertainments, providing F&B, restaurant and hotel services.

Normal operating cycle

The normal operating cycle of the company is generally within 12 months.

Business structure

As at 30 June 2026, the corporation's business structure is as follows:

+ Head office;
+ Independent and dependent units;
+ Subsidiaries;
+ Joint ventures and affiliates.

❖ ***List of independent and dependent units of which the accounting data are combined in the separate financial statements of the corporation***

	Unit	Address	Main activities
1.	Branch of Thanh Le Corporation in Ho Chi Minh City	No. 102, Nguyen Du, Saigon Ward, HCMC	Transaction office, office leasing
2.	Branch of Thanh Le Corporation in Long Xuyen – An Giang	No. 493/43, Tran Hung Dao, Binh Duc Ward, An Giang	Trading oil and gas
3.	Branch of Thanh Le Corporation in Thua Thien Hue	Hamlet 1B, Phu Bai Ward, Hue	Trading oil and gas
4.	Branch of Thanh Le Corporation in Binh Phuoc	National Road 14, Nha Bich Ward, Dong Nai City	Trading oil and gas
5.	Branch of Thanh Le Corporation in Dak Lak	No. 463 Nguyen Van Cu, Tan Lap Ward, Dak Lak	Trading oil and gas
6.	Branch of Thanh Le Corporation in Hai Phong	Dam Mam, Ha Doan 2 Area, Dong Hai Ward, Hai Phong	Trading oil and gas
7.	Thanh Le Water Park	563 Binh Duong Ave., Thu Dau Mot Ward, HCMC	Entertainment park, services of F&B, conference hall leasing
8.	Gold Star Conference Center – Restaurant and Hotel	No. 37 Hung Vuong, Thu Dau Mot Ward, HCMC	Restaurant and hotel services, conference hall leasing
9.	Thanh Le Convention Center	No. 11A Road 18/9, Phu Giao Commune, HCMC	Conference hall leasing
10.	Chanh My Petroleum Warehouse	No. 63/18 Nguyen Van Cu, Thu Dau Mot Ward, HCMC	Petroleum Warehouse
11.	VK 102 - Thanh Le Petroleum Warehouse	Hamlet 6, Nha Be Ward, HCMC	Petroleum Warehouse
12.	Binh Thang Petroleum Depot	Road DT 743A, Quyet Thang, Dong Hoa Ward, HCMC	Petroleum Warehouse
13.	Song Than I Industrial Zone Authority – Binh Duong	No. 09, Road No. 01, Song Than 1 Industrial Zone, Di An Ward, HCMC	Maintaining infrastructures of industrial zone
14.	An Son Concrete Mfg. Factory	Thuan An Ward, Ho Chi Minh City	Trading construction materials
15.	System of 19 oil and gas	HCMC and Dong Nai City	Trading oil and gas

stations

❖ ***Subsidiaries, joint ventures and business associates***

	Company	Main activities	Business registration certificate	Corporation's investment capital	Rate of ownershi p
	Subsidiaries				
1.	Binh Duong Urban Works Co., Ltd.	Providing public sanitary service; planting and taking care of trees; maintaining public lighting systems and water drainage systems	**3700144108**	43.738.905.964	100%
2.	61-05D Vehicle Inspection Co., Ltd.	Technical inspection and analysis; Maintaining and repairing vehicles; Trading fuel	**3702525028**	15.000.000.000	100%
3.	Binh Duong Petroleum Co., Ltd.	Trading oil and gas	**3700828316**	24.000.000.000	80,00%
4.	An Son Binh Duong Logistics Co., Ltd.	Warehousing, storing and transporting goods	**3702395178**	480.000.000.000	60,00%
5.	Binh Duong Land and Waterway Transportation Co., Ltd.	Transporting petroleum; trading sand for construction and ground leveling	**3700817346**	45.302.676.635	57,97%
6.	Thanh Le Production and Business JSC	Producing bottled water, trading packages. Factory leasing	**3700785510**	8.188.380.782	56,84%
	Business associates				
7.	Binh Duong Forestry and Agriculture JSC	Planting woods, trees, breeding, etc. doing activities related to forestry and agriculture industries	**3701815415**	37.937.734.355	35,02%
8.	Binh Duong Materials and Construction JSC	Exploiting sand, marbles, clays; producing construction materials	**3700148529**	256.458.010.136	25,00%

❖ **Number of employees**

The number of employees as at the end of the period was 501.

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTS

Fiscal year

From 01 January to 31 December annually.

Standard currency unit used in accounts

The standard currency unit used in accounts recording and financial reporting is Vietnam Dong (VND).

III. ACCOUNTING SYSTEM AND STANDARDS

Accounting system

The Corporation applies the Vietnamese accounting system as guided under Circular No. 99/2025/TT-BTC dated 27 October 2025 guiding the Corporate Accounting System ("Circular 99").

Circular No. 99/2025/TT-BTC applies to the fiscal year commencing 1 January 2026, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance; accordingly, prior period figures have been restated in these financial statements under the corresponding line items to be comparable with the current period figures.

Statement on the compliance with the Vietnames accounting system and standards

The financial statements have been prepared and presented in compliance with the prevailing Vietnamese accounting system and the related Vietnamese accounting standards.

Accounting form

Doing accounting works on computers.

IV. ACCOUNTING POLICIES

1. Accounting convention

The financial statements are prepared on the accrual basis in accordance with the historical cost convention (except for the data relative to cash flows).

2. Foreign exchange rates used in accounting

The Corporation records foreign currency economic transactions in the financial statements in accordance with the guidance of Circular No. 99/2025/TT-BTC of the Ministry of Finance, as follows:

Actual transaction exchange rate for foreign currency transactions arising during the period

- The actual transaction rate for foreign currency purchase/sale (spot contracts, forward contracts, futures contracts, option contracts, swap contracts): is the rate agreed in the foreign currency purchase/sale contract between the enterprise and the commercial bank;

- Where the contract does not specify a settlement rate: the actual transaction rate at the transaction date is the average transfer buying/selling rate of the commercial bank where the enterprise regularly transacts.

In addition to the actual transaction rate above, the Corporation may elect an actual transaction rate that approximates the average transfer buying/selling rate of the commercial bank where the enterprise regularly transacts. The approximate rate must not differ by more than +/-1% from the average transfer buying/selling rate. The average transfer buying/selling rate is determined daily, weekly or monthly based on the average of the daily buying and selling transfer rates of the commercial bank. The use of an approximate rate must not have a material effect on the financial position and business performance of the accounting period.

Actual transaction exchange rate used to revalue monetary items denominated in foreign currency at the date of the financial statements

- Monetary items denominated in foreign currency are revalued at the average transfer buying/selling rate of the commercial bank where the enterprise regularly transacts, at the end of the accounting period. The Corporation does not revalue the portion of foreign-currency-denominated receivables for which a provision for doubtful debts has been made.

- All actual exchange rate differences arising during the period and differences arising from the revaluation of foreign-currency-denominated monetary balances at the end of the period are recorded in business performance for the period.

3. Cash and cash equivalents

- Including cash on hand and demand deposits at banks.

- Cash equivalents include short-term investments not exceeding 3 months, having high liquidity, being easy to convert into cash, as well as not bearing many risks in conversion into cash.

4. Trade receivables

- Trade receivables are carried at original invoice amount less an estimate made for doubtful receivables based on a review by the Board of Management of all outstanding amounts at the year end. Bad debts are written off when identified.

- Increases/(decreases) of provisions for bad debts are included in administrave overheads during the accounting period.

- The receivables shall be classified into short-term receivables or long-term receivables on the statement of financial position according to their remaining terms.

5. Inventories

- Inventories are recorded at their historical costs. The historical costs include purchasing expenses and other direct expenses generated to obtain the inventories at the current locations and conditions.

- Costs of finished goods include the costs of materials, direct labour and general manufacturing expenses to be allocated.

- Costs of inventories are determined in accordance with the weighted average method, depending on the sources of imports or local purchases, and are accounted for on a transaction-by-transaction basis.

6. Fixed assets

An assets is considered a fixed asset in case it can satisfy all the following 3 conditions:

a. The company can surely get the future benefits from the use of that asset;

b. The assets can be used for at least 1 year;

c. The historical cost of the asset must be reliably determined and must be valued at VND 30.000.000 (thirty million dongs) or over.

6.1 Tangible fixed assets

- Fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of fixed assets include all the expenses of the corporation to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses.

- When a fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/ (loss) arisen are posted into the income or the expenses during the year.
- Fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives in conformity with the guidance in the Circular No. 45/2013/TT-BTC dated 25 April 2013, the Circular No. 147/2016/TT-BTC dated 13 October 2016, the Circular No. 28/2017/TT-BTC dated 12 April 2017, and the Circular No. 30/2025/TT-BTC dated 30 May 2025 of the Ministry of Finance.
- The depreciation years applied are as follows:

	Tangible fixed assets	**Depreciation years**
+	Buildings and structures	05 – 50
+	Machineries and equipment	03 – 15
+	Vehicles	03 – 20
+	Office equipment	03 – 15
+	Other fixed assets	05 – 10

6.2 *Intangible fixed assets*

- Intangible fixed asset is the asset which is intangible but can be determined the value, and the corporation can control the benefits from that asset in the future, which is normally originated from the legal right of the corporation.
- Initial costs of an intangible fixed asset include all the expenses incurred by the corporation to obtain the asset until the date the asset is put into use
- Intangible fixed assets are determined by their initial costs less accumulated amortization, including:

❖ ***Land use right***

- Land use rights of the corporation include term land use right and long-term land use right.
- Initial costs of land use rights include all the expenses incurred by the corporation to obtain the legal rights to use land, expenses for land clearance and house removals, registration fees (not including the expenses to build up construction works on land);
- The corporation only caculated amortization for term land use right. For long-term land use right, amortization is not calculated.

❖ ***Computer software***

- Initial costs of software include all the expenses incurred by the corporation to obtain the software in case the software does not form an integral part with the related hardware, and the design of semi-conductor integrated circuit is in line with the relevant regulation on intellectual property.

The amortization years applied are as follows:

	Intangible fixed assets	**Years**
+	Term land use right	10 – 50
+	Software	10

7. Investment property

- Investment properties are land use right, houses or parts of houses or infrastructures owned or financial leased by the corporation, which are used for the purposes of gaining benefits from leasing or waiting for increases of prices and resales. Investment properties are recorded at their historical costs less acumulated depreciation. Historical costs includeall the expenses spent or the fair values to exchange the investment properties until the dates of purchases or construction completion.
- Expenses related to investment properties after initial recognition are included into expenses, except for the case these expenses can certainly bring benefits in the future exceeding the initially estimated amounts, which will be added as increases of historical costs.
- When an investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/ (loss) arisen are posted into the income or the expenses during the year.
- The corporation does not caculate depreciation on investment property held to wait for increase in price. In case there is certain evidence showing that the property price decreases in comparison with the market price, and this decrease in price can be reliably determined, the corporation is allowed to decrease the historial cost of investment property, then includes this loss into costs of goods sold (the same case of provision for goods which are real estates).
- Investment properties leased are depreciated in line with the straight-line method over their estimated useful lives. The depreciation years applied are asfollows:

	Investment property	**Depreciation years**
+	Long-term land use right	No depreciation
+	Term land use right, buildings and structures	25 - 50

8. Construction in progress

Expenses on construction works in progress are those directly related to the assets being constructed or machinery and equipment being installed to serve the purposes of manufacturing, leasing and managing (including loan interests suitably related to the accounting policies of the corporation) as well as those related to the repairs of fixed assets being executed. The depreciation of these assets is done the same as the other assets of the same type, then only starts when the asset is ready to be used.

9. Financial investments

❖ ***Held-to-maturity investments***

Held-to-maturity investments include the term deposits which the corporation have intention and ability to keep until their maturity dates (including term deposits and loans held to maturity for the purpose of earning interest income). These investments are recorded at costs. After initial recognition, they will be recorded at the recoverable values. The devaluation of these investments, if generated, will be included in financial expenses during the period and will be directly deducted from the investment values.

❖ ***Investments in subsidiaries***

Investments in subsidiaries, which the corporation is entitiled to control, are presented at costs in the separate balance sheet. The dividends from the accumulated retained earnings of these subsidiaries received by the corporation after the dates of its control are included in the separate income statement of the corporation. Other profits shared are considered the recoveries ofinvestments and are deducted from investment values.

❖ ***Investments in joint ventures and associates***

Investments in joint ventures and associates are recorded at costs. The distributions from profits after tax after the dates of invesments are included in the business results of the corporation. Other profits shared are considered the recoveries ofinvestments and are deducted from investment values.

10. Deferred expenses

Prepaid expenses include expenses actually incurred related to the business results of many accounting periods. Prepaid expenses include the short-term and long-term prepaid expenses on the statement of financial position. Prepaid expenses are initially recorded at costs and allocated into expenses over their estimated useful lives.

11. Liabilities

The amounts payable shall be classified according to the economic nature and recognized at cost, including:

- Trade payables include commercial amounts payable arisen from purchase of goods, services;
- Other payables include amounts payable non-relating to trading in goods, services.

Liabilities of an enterprise must be kept records in details according to payment schedule, creditor, type of currency and other factors according to requirements of the enterprise. On the statement of financial position, the amounts payable shall be classified into short-term payables or long-term payables according to their remaining terms.

12. Borrowing costs

Borrowing costs are included in operating expenses during the period as actually incurred. In case these costs are directly related to investments in construction or producing assets in progress, which need a long time (over 12 months) to be put into use in line with the initial purposes or for sale, these costs will be capitalized.

13. Accrued expenses

- These are the accounts payables to goods or services, which are estimated and accrued into operating expenses during a reporting period, but payments of such goods or services have not been made (including payables to goods or services received from the sellers during a reporting period, but payments of such goods or services have not been made due to lack of invoices or documents, expenses incurred during seasonal manufacturing interruption periods, annual leave salary of employees, borrowing interest expenses, etc.).
- Accrued expenses are current liabilitities, of which the times of payment and amounts of payment are determined, and which are considered as a part of trade payables or other payables.
- The recording of accrued expenses as operating expenses during the period must be done in accordance with the matching principle between income and expenses during the period, and must be finalized at the amounts actually generated. The differences between accrued expenses and those actually incurred must be refunded. Expenses already accrued but not yet used at the end of the year must be disclosed and explained in the notes to the financial statements.

14. Deferred revenues

- Deferred revenue includes the amounts received in advance from customers, which is related to many accounting periods, and the seller has delivered goods, servicesand assets to customer for use.

- Deferred revenue of the corporation is recorded in case customers pay in advance for their rent for many years. Deferred revenue is calculated and recorded gradually as income of the subsequent accounting periods.

15. Owner's equity

❖ ***Owner's equity***

Contributed capital is recognized at the actual amounts contributed by the shareholders, is recorded at face value of shares, and is traced in details for ordinary shares having voting rights and preferred shares.

❖ ***Treasury shares***

- When shares issued by the corporation are repurchased, the amounts payable including all expenses related to the transactions are recorded as treasury stocks and are considered a deduction in owner's equity.
- When these shares are re-issued, the differences between the re-issuance prices and the book values of stocks are included in the item surplus of share capital.

❖ ***Retained earnings***

Retained earnings presented on the statement of financial position reflects the profits from all the corporation's operations after deducting the current year's corporate income tax expenses and possible adjustments due to the changes in accounting policies or the previous years' material errors.

❖ ***Extraction for funds***

Funds (business promotion fund, bonus and welfare fund, etc.) are formed and used in line with the corporation's charter. The rates of extraction for funds are given in line with the Resolutions of the Annual Meeting of Shareholders.

16. Recognition of sales and other income

❖ ***Sales of goods***

Sales of goods will be recognized if they simultaneously meets the following five conditions:

a. The seller transferred most risks and interests associated with the ownership of goods to the buyer;

b. The seller has no longer held the management or control of the goods sold;

c. Sales can be reliably determined. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the corporation shall only record sales if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services);

d. The seller received or will receive the benefits from that selling transaction;

e. It is possible to determine the costs relative to the selling transaction.

❖ ***Sales of services***

Sales of services will be recognized if they simultaneously meets the following 4 conditions:

a. Sales can be reliably determined. When contracts define that buyers are entitled to return services purchased under specific conditions, the corporation shall only record sales if such specific conditions no longer exist and buyers are not entitled to return the services;

b. The seller received or will receive the benefits from that selling transaction;

c. The seller can determine the works completed as at the balance sheet date;

d. It is possible to determine the costs relative to the selling transaction.

In case the transaction on provision of service is related to many accounting periods, sale recognized in the period is based on the part of works completed as at the financial statements of that period in line with the valuation of works completed.

❖ ***Financial income***

Financial income is recognized when there is a possibility to receive economic interests from the transaction, and the incomeis reliably determined.

17. Costs

- Costs are amounts reducing economic benefits, recorded at the time the transaction arises or shall be likely to arise in the future regardless of spending money or not.

- Recording costs even which have not been at maturity but shall be likely to arise to ensure the principle of precaution and capital preservation.

- Costs and revenues set up by it must be recorded simultaneously on the principle of conformity. However, in some cases, conformity principles may conflict with the precautionary principle in accounting, accountants must be based on the nature and the accounting standards to record transactions honestly and reasonably.

18. Costs of goods sold and service provision

- Costs of goods sold and service provision are recognized on time and gathered by the value and quantity of finished products, goods and materials sold and services provided to customers, ensuring conformity with business principles revenue and precautionary principle.
- Operating costs exceeding thenormal rates are immediately included into business results in the appropriate accounting period.

19. Current corporate income tax

- Current corporate income tax expense is determined on the basis of taxable income and corporate income tax rate in the current year.
- Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

20. Earning per share

For a parent company which is a joint stock one, this item is only presented in the consolidated financial statements, not in the separate financial statements of the parent company.

21. Segment reporting

- Operating segment to be reported is the separate segment of the corporation joining in an individual manufacturing process or provision of service, or a group of related goods or services, for which this segment can bear risks and benefits different from other segments.
- The corporation does not present its geographical segment reports since all its operations are in Vietnam. Then, there are not material diffences in risks and economic benefits among the geographical areas.

22. Related party

- A party is considered a related party of the company in case that party is able to control the company or to cause material effects on the financial decisions as well as the operations of the company. A party is also considered a related party of the company in case that party is under the sane control or is subject to the same material effects. Considering the relationship of related parties, the nature of relationship is focused more than its legal form.
- Transactions with the related parties during the year are presented in **Item 2, Part VII – Other information** of the Notes to the Separate Financial Statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION AS OF 30 JUNE 2026

Unit: VND

			30 June 2026	01 January 2026
1.	**Cash and cash equivalents**			
-	Cash on hand		3.000.434.000	9.533.139.000
-	Bank deposits	(*)	627.549.952.067	694.676.000.612
-	Cash equivalents	(**)	1.347.882.880.800	1.033.505.000.000
	Total		**1.978.433.266.867**	**1.737.714.139.612**
(*)	*In which: Deposit in foreign currency*		*USD 49,452.02*	*USD 58,612.98*

(**) Bank deposits with a term of not more than 3 months at commercial banks.

		30 June 2026	01 January 2026
2.	**Short-term receivable from customers**		
-	Trading oil and gas	1.184.985.036.487	1.506.139.967.953
-	Trading real estates	378.331.101.074	349.948.249.740
-	Service provision and other activities	1.188.168.534	200.038.368.722
	Total	**1.564.504.306.095**	**2.056.126.586.415**
	In which: balances with related parties:		
+	*Binh Duong Petroleum Co., Ltd.*	*324.957.138.473*	*305.721.604.252*
+	*Thanh Le Production and Business JSC*	*10.638.000*	-
+	*BD Materials and Construction Co., Ltd.*	*5.984.440.000*	*9.090.320.000*

3. Short-term prepayments to suppliers

	30 June 2026	01 January 2026
- Trading oil and gas	5.059.695.900	5.332.485.537
- Trading real estates	3.606.454.635	5.045.141.809
- Service provision and other activities	1.572.488.113	537.649.407
Total	**10.238.638.648**	**10.915.276.753**

4. Short-term other receivable

		30 June 2026	01 January 2026
- Special sales tax to be deducted		-	33.055.340.462
- Advances		58.648.133.288	58.752.963.528
- An Son BD Logistics Co., Ltd.	(*)	48.900.000.000	48.900.000.000
- BD Urban Works Co., Ltd.	(*)	-	6.457.028.794
- Binh Duong Land and Waterway Transportation Co., Ltd.	(*)	-	7.662.907.957
- Binh Duong Petroleum Co., Ltd.	(*)	-	3.600.629.235
- S.T.S Petroleum and Marine Services JSC	(*)	24.203.700.000	15.175.930.000
- Customs Dept. at Saigon Port Section 3/Oil and gas		-	38.533.799.847
- Others		3.185.283.256	6.849.347.547
Total		**134.937.116.544**	**218.987.947.370**

(*) Related party.

5. Provision for short-term bad debts

	30 June 2026		01 January 2026	
	Principal	**Provision**	**Principal**	**Provision**
- Minh Nguyet Co., Ltd.	2.897.012.000	(2.897.012.000)	2.897.012.000	(2.897.012.000)
- Hai Long Pte.	1.446.839.586	(1.446.839.586)	1.446.839.586	(1.446.839.586)
- Kim Phat Co., Ltd.	1.177.940.000	(1.177.940.000)	1.177.940.000	(1.177.940.000)
- Phong Huy Van Co., Ltd.	41.852.000	(41.852.000)	41.852.000	(41.852.000)
- Tan Hoang Co., Ltd.	170.113.583	(85.056.792)	170.113.583	(85.056.792)
Total	**5.733.757.169**	**(5.648.700.378)**	**5.733.757.169**	**(5.648.700.378)**

6. Inventories

	30 June 2026	01 January 2026
- Goods in transit	-	750.915.360.368
- Materials and supplies	218.121.512.867	65.721.196.350
- Tools	11.750.000	11.750.000
- Finished goods	690.810.300.143	478.046.035.929
- Merchandises	1.392.702.456.278	1.329.565.393.265
Total	**2.301.646.019.288**	**2.624.259.735.912**

7. Short-term deferred expenses

Items	01 January 2026	Increase	Allocation	30 June 2026
- Tools	1.026.254.325	652.664.371	(745.757.971)	933.160.725
- Insurance premiums, repair expenses, other expenses	5.214.998.420	11.173.623.685	(6.649.935.248)	9.738.686.857
Total	**6.241.252.745**	**11.826.288.056**	**(7.395.693.219)**	**10.671.847.582**

8. Taxes and other receivables from the State budget

	30 June 2026	01 January 2026
- Corporate income tax	6.825.295.910	11.672.140.383
- Property tax and land rental	-	1.722.170.992
- Environmental Protection Tax	33.394.800	-
Total	**6.858.690.710**	**13.394.311.375**

9. Long-term other receivable

- Deposit for contract to develop project of petroleum warehouse of Logistics Dept. of Military Region 7	20.000.000.000	20.000.000.000
- Deposit under premises lease contract	1.020.000.000	-
Total	**21.020.000.000**	**20.000.000.000**

10. Tangible fixed assets

Fixed assets Items	Buildings & structures	Machinery & equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical costs						
01 January 2026	1.145.419.328.059	210.276.585.859	215.574.291.919	7.022.597.780	1.561.351.621	1.579.854.155.238
Increase	10.892.180.770	5.664.463.017	1.345.186.075	-	-	17.901.829.862
Liquidation & disposals	-	-	-	-	-	-
30 June 2026	**1.156.311.508.829**	**215.941.048.876**	**216.919.477.994**	**7.022.597.780**	**1.561.351.621**	**1.597.755.985.100**
Depreciation						
01 January 2026	721.887.958.137	135.778.529.430	146.217.304.768	5.212.083.488	1.342.057.285	1.010.437.933.108
Depreciation	18.623.992.865	8.019.345.321	7.011.437.643	244.034.688	15.921.432	33.914.731.949
Liquidation & disposals	-	-	-	-	-	-
30 June 2026	**740.511.951.002**	**143.797.874.751**	**153.228.742.411**	**5.456.118.176**	**1.357.978.717**	**1.044.352.665.057**
Net book values						
01 January 2026	423.531.369.922	74.498.056.429	69.356.987.151	1.810.514.292	219.294.336	569.416.222.130
30 June 2026	**415.799.557.827**	**72.143.174.125**	**63.690.735.583**	**1.566.479.604**	**203.372.904**	**553.403.320.043**
Historical costs of fixed assets fully depreciated but still in use						
01 January 2026	14.106.570.948	38.371.323.728	45.504.680.579	1.612.731.890	1.188.451.621	100.783.758.766
30 June 2026	14.827.852.948	38.762.684.728	45.504.680.579	1.612.731.890	1.188.451.621	**101.896.401.766**

11. Intangible fixed assets

Fixed assets / Items	Land use right [a]	Software [b]	Total
Initial costs			
01 January 2026	294.514.208.399	2.806.107.000	297.320.315.399
Increase	-	70.342.000	70.342.000
30 June 2026	**294.514.208.399**	**2.876.449.000**	**297.390.657.399**
Amortization			
01 January 2026	107.519.223.641	128.697.369	107.647.921.010
Depreciation	3.423.871.032	153.211.050	3.577.082.082
30 June 2026	**110.943.094.673**	**281.908.419**	**111.225.003.092**
Net book values			
01 January 2026	186.994.984.758	2.677.409.631	189.672.394.389
30 June 2026	**183.571.113.726**	**2.594.540.581**	**186.165.654.307**

[a] Land use rights of petroleum stations, branches and subsidiaries.

[b] Management software for petroleum stations and ERP software at the head office.

12. Investment properties

Properties / Items	Land use right [a]	Building & structures at HCMC Branch [b]	Building & structures at Binh Duong Tower	Total
Historical costs				
01 January 2026	281.104.376.155	22.486.765.076	34.271.436.844	337.862.578.075
Increase	-	-	-	-
30 June 2026	**281.104.376.155**	**22.486.765.076**	**34.271.436.844**	**337.862.578.075**
Depreciation				
01 January 2026	26.850.367.487	8.348.765.070	10.864.851.268	46.063.983.825
Depreciation	261.510.738	222.062.826	656.259.408	1.139.832.972
30 June 2026	**27.111.878.225**	**8.570.827.896**	**11.521.110.676**	**47.203.816.797**
Net book values				
01 January 2026	254.254.008.668	14.138.000.006	23.406.585.576	291.798.594.250
30 June 2026	**253.992.497.930**	**13.915.937.180**	**22.750.326.168**	**290.658.761.278**

[a] Including:

- Long-term land use right at No. 102A Nguyen Du, Ben Nghe Ward, District 1, HCMC, now is No. 102A Nguyen Du, Saigon Ward, HCMC.
- Term land use right at Binh Duong Tower area;
- Term land use right at Nam Tan Uyen Industrial Zone, Tan Uyen District, Binh Duong Province according to the land re-rent contract No. 025/NTC-THALEXIM dated 18 June 2007 and contract annex No. PL001/NTC-THALEXIM dated 06 August 2009 signed with Nam Tan Uyen Industrial Zone JSC (remaining area after liquidation and disposals for which the land use term is until 24 October 2054).
- Land use right at the plat area at An Binh Ward.

[b] The office building at No. 102A Nguyen Du, Ben Nghe Ward, District 1, HCMC, now is No. 102A Nguyen Du, Saigon Ward, HCMC according to the House Ownership and Land Use Right Certificate granted by the People's Committee of Ho Chi Minh City on 03 February 1997.

13. Long-term work in progress

	30 June 2026	01 January 2026
- An Binh Commercial Resident Area	19.842.941.801	19.842.941.801
- Phu Tho – Thanh Le Commercial Resident Area	19.208.021.189	19.077.965.146
- Chanh My Villa Area	26.330.759.780	8.210.123.500
Total	**65.381.722.770**	**47.131.030.447**

14. Construction work in progress

	30 June 2026	01 January 2026
- Phu Quoc Petroleum Warehouse	171.384.838.969	171.384.838.969
- Renovation of Chanh My Petroleum Warehouse	45.202.956.202	42.694.396.688
- Economic Zone at Hoa Lu Border Gate	47.704.055.929	47.704.055.929
- System of petroleum stations	3.489.000.000	8.802.182.913
- Other projects	66.481.075.084	26.875.302.135
Total	**334.261.926.184**	**297.460.776.634**

15. Investments in subsidiaries

		30 June 2026	01 January 2026
-	Binh Duong Urban Works Co., Ltd.	43.738.905.964	43.738.905.964
-	61-05D Vehicle Inspection Co., Ltd.	15.000.000.000	15.000.000.000
-	Binh Duong Petroleum Co., Ltd.	24.000.000.000	24.000.000.000
-	An Son Binh Duong Logistics Co., Ltd.	480.000.000.000	480.000.000.000
-	Binh Duong Land and Waterway Transportation Co., Ltd.	45.302.676.635	45.302.676.635
-	Thanh Le Production and Business JSC	8.188.380.782	8.188.380.782
	Total	**616.229.963.381**	**616.229.963.381**

Values of investments and rates of benefits of the corporation as of 30 June 2026:

	Subsidiary	Investment value	Charter capital of subsidiary	Rate of benefits of the corporation
-	Binh Duong Urban Works Co., Ltd.	43.738.905.964	26.000.000.000	100,00%
-	61-05D Vehicle Inspection Co., Ltd.	15.000.000.000	15.000.000.000	100,00%
-	Binh Duong Petroleum Co., Ltd.	24.000.000.000	30.000.000.000	80,00%
-	An Son Binh Duong Logistics Co., Ltd.	480.000.000.000	800.000.000.000	60,00%
-	Binh Duong Land and Waterway Transportation Co., Ltd.	45.302.676.635	66.088.039.787	57,97%
-	Thanh Le Production and Business JSC	8.188.380.782	13.500.000.000	56,84%
	Total	**616.229.963.381**		

16. Investments in joint ventures and associates

	30 June 2026	01 January 2026
- Binh Duong Materials and Construction JSC	256.458.010.136	256.458.010.136
- Binh Duong Forestry and Agriculture JSC	37.937.734.355	37.937.734.355
Total	**294.395.744.491**	**294.395.744.491**

Values of investments and rates of benefits of the corporation as of 30 June 2026:

Company	Investment value	No. of shares held	Rate of benefits of the corporation
- Binh Duong Materials and Construction JSC	256.458.010.136	25.000.000	25,00%
- Binh Duong Forestry and Agriculture JSC	37.937.734.355	3.743.327	35,02%
Total	**294.395.744.491**		

17. Long-term deferred expenses

Items	01 January 2026	Increase	Allocation	30 June 2026
- Tools	-	402.491.851	(20.854.642)	381.637.209
- Non-rural land use tax	397.523.755	-	(198.761.964)	198.761.791
- Repair expenses, other expenses	5.138.756.665	1.426.980.194	(1.423.455.019)	5.142.281.840
Total	**5.536.280.420**	**1.829.472.045**	**(1.643.071.625)**	**5.722.680.840**

18. Short-term payable to suppliers

		30 June 2026	01 January 2026
-	Payable for petroleum trading activities	818.569.894.257	467.638.576.538
-	Payable for real estate trading activities	7.250.848.198	1.123.293.578
-	Payable for servicing and other activities	411.500.800	796.493.713
	Total	**826.232.243.255**	**469.558.363.829**
	In which, balances with related parties:		
+	*Binh Duong Land and Waterway Transportation Co., Ltd.*	*15.252.695.111*	*4.225.173.559*
+	*S.T.S Petroleum and Marine Services JSC*	-	*484.640.000*

19. Short-term advance from customers

-	Advance for petroleum trading activities	41.546.917.541	41.873.290.475
-	Advance for real estate trading activities	5.570.000.000	1.250.000.000
-	Advance for servicing and other activities	223.074.431	103.145.680
	Total	**47.339.991.972**	**43.226.436.155**
	In which, balances with related parties:		
+	*Binh Duong Land and Waterway Transportation Co., Ltd.*	*38.600.876.055*	*36.128.627.251*

20. Payable dividends and profits **146.097.935** **151.363.120**

Dividends from prior years still payable to shareholders.

21. Taxes and other obligations to the State Budget

	Item	01 January 2026	Payable	Actually paid	30 June 2026
-	Output VAT	27.238.291.076	68.164.971.515	(95.403.262.591)	-
-	VAT on imports	38.533.799.847	228.518.719.299	(267.052.519.146)	-
-	Special sales tax	21.808.282.583	106.345.908.573	(128.154.191.156)	-
-	Import-export duties	6.675.101	55.922.807.277	(55.929.482.378)	-
-	Corporate income tax	(11.672.140.383)	13.440.522.873	(8.593.678.400)	(6.825.295.910)
-	Personal income tax	148.335.896	878.016.576	(973.680.662)	52.671.810
-	Property tax, land rental	(1.722.170.992)	12.378.910.735	(5.723.363.763)	4.933.375.980
-	Environmental Protection Tax	180.463.622.723	445.367.957.142	(625.864.974.665)	(33.394.800)
-	Other obligations	-	135.415.084.676	(135.415.084.676)	-
	Total	**254.804.695.851**	**1.066.432.898.666**	**(1.323.110.237.437)**	**(1.872.642.920)**
	In which:				
+	*Tax payable*	***268.199.007.226***			***4.986.047.790***
+	*Tax excessively paid (Note V.8)*	***(13.394.311.375)***			***(6.858.690.710)***

Value added tax (VAT)

Tax calculation method : Deduction method

Tax rates

* *No tax* *: Transfer of land use right.*
* *5%* *: Daily use water*
* *8% and 10%* *: Oil, gas, lubricant, construction stones, surface leasing, other services ...*
* *From 26 March 2026 to 30 June 2026: petrol, diesel oil, kerosene, fuel oil and jet fuel are not subject to VAT declaration and payment but the related input VAT is deducted.*

Special sales tax

Tax rates

* *7%* *: E10 Gasoline*
* *8%* *: E5 Gasoline*
* *10%* *: Other types of gasoline (From 26 March 2026 to 30 June 2026 is 0%);*
* *20%* *: Golf trading*

Import-export duties

The corporation has declared and paid these duties in line with the customs notices. The corporation can enjoy incentives on petroleum imports according to the following Decrees:

- Decree No. 126/2017/NĐ-CP dated 30 December 2022 regulating the special import tariff incentives of Vietnam to follow ASEAN Trading Agreement for the period 2022-2027.
- Decree No. 125/2017/NĐ-CP dated 30 December 2022 regulating the special import tariff incentives to follow Vietnam – Korea Free Trade Agreement for the period 2022-2027.
- Decree No. 72/2026/NĐ-CP dated 9 March 2026 of the Government amending preferential import tax rates for certain petrol, oil and related raw material products under the Preferential Import Tariff Schedule issued together with Decree No. 26/2023/ND-CP dated 31 May 2023 of the Government on the Export Tariff Schedule, Preferential Import Tariff Schedule, List of Goods and Absolute Tax Rates, Mixed Tax and Out-of-Quota Import Duties.
- Resolution No. 25/2026/NQ-CP dated 30 April 2026 of the Government on extending the application period of Decree No. 72/2026/ND-CP dated 9 March 2026 of the Government to 30 June 2026.

Corporate Income Tax

Corporate income tax rate: 20%

Environmental Protection Tax

- Pursuant to Resolution No. 109/2025/UBTVQH15 dated 17 October 2025 of the Standing Committee of the National Assembly promulgating the environmental protection tax rates on petrol, oil and lubricants for the period from 1 January 2026 to 31 December 2026, as follows:

* Gasoline (excluding ethanol) : VND 2.000/litre
* Diesel oil : VND 1.000/litre
* From 26 March 2026 to 30 June 2026 : VND 0/litre

(in accordance with Decision No. 482/QĐ-TTg dated 26 March 2026 of the Prime Minister and Resolution No. 19/2026/QH16 dated 12 April 2026 of the National Assembly)

Other taxes

Other taxes are declared and paid in line with the prevailing regulations.

The tax reports of the corporation will be assessed by the tax authority. Since the applications of tax laws and regulations on various types of transactions can be explained in many different ways, the tax amounts shown in the financial statements will be surely determined in line with the final decision of the tax authority.

22. Short-term accrued expenses

	30 June 2026	01 January 2026
- Accrual for loan interest	-	6.212.124.530
- Accrual for warehouse rental at Hai Phong Branch	153.473.175	1.616.017.115
- Intermediary fee	-	413.364.184
- Other accruals	22.189.000	272.192.308
Cộng	**175.662.175**	**8.513.698.137**

23. Short-term other payable

	30 June 2026	01 January 2026
- 61-05D Vehicle Inspection Co., Ltd. (*)	7.000.000.000	7.000.000.000
- Maintenance fee for Binh Duong Tower	1.377.880.800	1.377.880.800
- Others	899.941.070	33.201.475
Total	**9.277.821.870**	**8.411.082.275**

(*) Related party.

24. Short-term loans and financial leases

		01 January 2026	Increase	Decrease	30 June 2026
24.1	Vietinbank – Binh Duong	884.447.276.863	3.059.082.398.841	(3.727.138.843.297)	216.390.832.407
24.2	Eximbank – Binh Duong	100.000.000.000	-	(100.000.000.000)	-
24.3	BIDV – Binh Duong	1.551.720.097.306	2.734.609.337.065	(3.153.011.892.985)	1.133.317.541.386
24.4	VIB Bank – District 10 Branch	696.295.297.644	1.066.827.918.784	(1.283.116.764.739)	480.006.451.689
24.5	MSB – HCMC	-	299.463.270.371	(10.200.000.000)	289.263.270.371
24.6	PG Bank – Saigon Branch	391.966.225.769	1.162.578.739.249	(1.222.666.125.514)	331.878.839.504
24.7	The Siam Commercial Bank Public Company Limited – HCMC	85.861.765.859	694.348.705.988	(517.744.361.082)	262.466.110.765
24.8	Tien Phong Bank – Binh Duong	100.001.315.933	260.034.563.889	(360.035.879.822)	-
24.9	MB Bank – Saigon Branch	195.209.453.966	359.872.361.978	(287.052.352.897)	268.029.463.047
24.10	United Overseas Bank (VN) – HCMC	-	1.013.495.357.738	(877.493.571.114)	136.001.786.624
24.11	HD Bank – Big Business Center in HCMC	140.421.265.177	691.116.670.395	(502.858.347.272)	328.679.588.300
24.12	Techcombank – Southern Office	973.403.304.021	1.578.324.995.303	(1.547.989.431.467)	1.003.738.867.857
	Total	**5.119.326.002.538**	**12.919.754.319.601**	**(13.589.307.570.189)**	**4.449.772.751.950**

24.1 Short-term loan from Vietinbank – Binh Duong

According to the Loan Contract No. 230003/2023-HĐCVHM/NHCT640-TCT Thanh Le dated 28 April 2023, Credit Limit Memorandum dated 28 April 2023, Document changing and supplementing the Loan Contract No. 230003/2024-HĐCV-SĐBS01/NHCT640-TCT THANH LE dated 24 May 2024, Document changing and supplementing the Loan Contract No. 230003/2025-HĐCVHM-SĐBS03/NHCT640-TCT THANH LE dated 14 February 2025, Document changing and supplementing the Loan Contract No. 230003/2025-HĐCVHM-SĐBS04/NHCT640-TCT THANH LE dated 26 August 2025, Document changing and supplementing the Loan Contract No. 230003/2026-HĐCVHM/NHCT640-TCTTHANHLE dated 23 March 2026, with the following terms

- Credit limit	:	VND 1.400.000.000.000
- Term for credit granting	:	Until the end of 15 March 2027
- Loan period	:	According to each loan acknowledgement but not exceeding 3 months
- Loan purpose	:	Supporting working capital to trade oil and gas
- Interest rate	:	According to each loan acknowledgement
- Security	:	Mortgaging some machines, equipment and land use right, term deposit contracts

24.2 Short-term loan from Eximbank – Binh Duong

According to Credit Contract No. 1800LAV240115010 dated 20 December 2024:

- Credit limit	:	VND 300.000.000.000 or equivalent amount in foreign currency
- Term for credit granting	:	Until the end of 19 December 2025
- Loan period	:	Not exceeding 4 months as stipulated in loan acknowledgement
- Loan purpose	:	Supporting working capital, issuance of guarantee letters, opening L/Cs to trade oil and gas
- Interest rate	:	According to each loan acknowledgement
- Security	:	No collateral

24.3 Short-term loan from BIDV – Binh Duong

According to:

Loan Contract No. 01/2025/83406/HĐTD dated 10 September 2025:

- Credit limit : VND 1.500.000.000.000 including VND and foreign currency
- Term for credit granting : Until the end of 31 August 2026
- Loan purpose : Supporting working capital, overdrafts guarantee issuance, L/C opening to serve the activity of trading oil and gas
- Interest rate, loan period : According to each specific credit contract
- Security : Mortgaging some land use rights and term deposit contracts

Loan Contract No. 02/2025/83406/HĐTD dated 31 December 2025:

- Loan amount : VND 53.191.687.446
- Loan purpose : payments of Import-export duties, Special sales tax on imports, VAT
- Loan period : 90 days
- Interest rate : 6,5%/year
- Security : Mortgaging term deposit contracts

24.4 Short-term loan from VIB – Branch in District 10

According to Loan Contract No. 1046166.25 dated 14 May 2025 and Loan Contract No. 1035447.26 dated 26 May 2026:

- Credit limit : VND 1.000.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months from the date of contract signing
- Loan period : Maximum 6 months from the date of loan release and as mentioned in loan acknowledgement
- Loan purpose : Supporting working capital, payments of taxes, fees related to importing/trading oil and gas, guarantee, L/C opening serving the

			activity of trading oil and gas
-	Interest rate	:	According to each loan acknowledgement
-	Security	:	No collateral

24.5 Short-term loan from MSB – HCMC

According to Loan Contract No. 156301/2025/HĐTD dated 11 February 2025:

-	Credit limit	:	VND 1.000.000.000.000 or equivalent amount in foreign currency
-	Term for credit granting	:	12 months from the date of contract signing
-	Loan period	:	Not exceeding 3 months as stipulated in loan acknowledgement
-	Loan purpose	:	Supporting working capital to trade oil and gas (including payments of taxes related to trading oil and gas)
-	Interest rate	:	According to each loan acknowledgement
-	Security	:	Term deposit contracts

24.6 Short-term loan from PG Bank – Saigon Branch

According to Loan Contract No. 441/2025/0020/HĐTDHM-DN/PGBankSG dated 27 August 2025:

-	Credit limit	:	VND 600.000.000.000 or equivalent amount in foreign currency
-	Term for credit granting	:	12 months (from 27 August 2025 to 27 August 2026)
-	Loan period	:	According to each loan acknowledgement but not exceeding 3 months
-	Loan purpose	:	Supporting working capital to trade oil and gas, guarantee, opening and payment for L/Cs to trade oil and gas
-	Interest rate	:	According to each loan acknowledgement
-	Security	:	Term deposit contracts

24.7 Short-term loan from The Siam Commercial Bank Public Company Limited – HCMC

According to the Short-term Loan Contract No. HDTD.024/SCB.HCM/2022 dated 30 November 2022; Extension Letter dated 30 November 2023; Contract amending for the 1st time of Short-term Loan Contract No. HDTD.024/SCB.HCM/2022 dated 23 October 2023, Extension Letter dated 29 November 2024, and Extension Letter dated 28 November 2025:

- Credit limit : USD 12.000.000
- Term for credit granting : Until 28 November 2026
- Loan period : Supporting working capital to trade oil and gas
- Loan purpose : Not exceeding 3 months and as mentioned in notice of capital withdrawal
- Interest rate : According to each loan acknowledgement
- Security : No collateral

24.8 Short-term loan from Tien Phong Bank- Binh Duong

According to Loan Contract No. 307/2025/HDTD/BDG dated 17 December 2025:

- Credit limit : VND 369.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months from the date of contract signing
- Loan period : Supporting working capital to trade oil and gas, L/C opening
- Loan purpose : Not exceeding 6 months as stipulated in loan acknowledgement
- Interest rate : According to each loan acknowledgement
- Security : No collateral

24.9 Short-term loan from MB Bank – Saigon Branch

According to Loan Contract No. 351878.25.120.969666.TDdated 20 November 2025:

- Credit limit	:	VND 300.000.000.000
- Term for credit granting	:	Until 05 November 2026
- Loan period	:	Supporting working capital to trade oil and gas
- Loan purpose	:	Not exceeding 4 months as stipulated in loan acknowledgement
- Interest rate	:	According to each loan acknowledgement
- Security	:	Term deposit contracts

24.10 Short-term loan from United Overseas Bank (Vietnam) – HCMC

According to Loan Contract No. UOB/HCMC/CB-1422 dated 12 June 2023:

- Credit limit	:	USD 20.000.000
- Term for credit granting	:	01 year from the date of contract signing and will be automatically extended for many times in the next periods. Each extension will last 1 year except for other written notices from the bank
- Loan purpose	:	Supporting working capital, L/C opening
- Interest rate, loan period	:	According to each loan acknowledgement
- Security	:	Term deposit contracts

24.11 Short-term loan from HD Bank – HCMC Big Business Center

According to Loan Contract No. 12217/25MN/HĐTD dated 27 June 2025:

- Credit limit : VND 500.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 36 months from the date of contract signing
- Loan purpose : Supporting working capital, L/C opening to trade oil and gas
- Interest rate, loan period : According to each loan acknowledgement
- Security : No collateral

24.12 Short-term loan from Techcombank – Southern Office

According to Loan Contract No. CIB20242271846/HĐCTD dated 24 October 2024, Annex No. CIB20242271846/HĐCTD/PL01 dated 27 June 2025 and Annex No. CIB20242271846/HĐCTD/PL02 dated 27 June 2026:

- Credit limit : VND 1.200.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months (from 27 June 2025 to the end of 27 July 2026)
- Loan purpose : Supporting working capital
- Interest rate, loan period : According to loan release suggestion and loan acknowledgement
- Security : Land use right, term deposit contract

25. Bonus and welfare funds

Items	01 January 2026	Disbursement	30 June 2026
- Bonus fund	3.685.141.441	-	3.685.141.441
- Welfare fund	249.562.361	(10.000.000)	239.562.361
- Fund for BOM remunerations	1.017.473.511	-	1.017.473.511
Total	**4.952.177.313**	**(10.000.000)**	**4.942.177.313**

26. Price stabilization fund

Movements in the Price stabilisation fund during the period were as follows:

	Items	PSF_Corporation-managed source	PSF_State budget advance source	Total
-	Opening PSF balance	391.640.628.617	-	391.640.628.617
-	Movements during the period	(162.489.820.711)	163.490.629.624	1.000.808.913
+	*Advance received from State budget*	-	*59.360.554.680*	*59.360.554.680*
+	*Appropriated during the period*	-	*106.160.181.449*	*106.160.181.449*
+	*Utilised during the period*	*(162.786.889.645)*	*(2.067.709.325)*	*(164.854.598.970)*
+	*Interest arising during the period*	*297.068.934*	*37.602.820*	*334.671.754*
-	**Closing PSF balance**	**229.150.807.906**	**163.490.629.624**	**392.641.437.530**

Details of the closing Price stabilisation fund balance:

	Items	30 June 2026	01 January 2026
-	Price stabilization fund	384.994.351.395	384.328.214.236
-	Interest of Price stabilization fund	7.647.086.135	7.312.414.381
	Total	**392.641.437.530**	**391.640.628.617**

	30 June 2026	01 January 2026
27. Long-term accounts payable to suppliers	**22.024.200.000**	**22.024.200.000**

Toan Hai Van JSC.

28. Long-term deferred revenue

Long-term rentals received in advance for industrial zone infrastructure leasing and office leasing:

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Beginning balance	219.352.501.016	231.504.745.859
- Rental received in advance during the period	13.435.254.156	-
- Revenue recognised during the period	(6.194.498.766)	(6.076.122.504)
- **Ending balance**	**226.593.256.406**	**225.428.623.355**

29. Long-term other payable

Long-term deposits received:

	30 June 2026	01 January 2026
- ScanCom Vietnam Co., Ltd.	5.327.098.920	5.327.098.920
- Dong-A Vina Co., Ltd.	4.020.329.586	4.020.329.586
- S.T.S Lubricant JSC	2.303.083.280	2.303.083.280
- Vaccine Vietnam JSC – Binh Duong Branch	1.200.000.000	1.200.000.000
- ELTETE (Vietnam) Co., Ltd.	-	1.180.769.327
- Interchina Management Vietnam Co., Ltd.	1.192.472.518	1.192.472.518
- 61-05D Vehicle Inspection Co., Ltd. (*)	540.000.000	-
- Others	4.727.358.003	5.187.900.423
Total	**19.310.342.307**	**20.411.654.054**

(*) Related party.

30. Long-term loans and financial leases

	Bank	01 January 2026	Loan made during the period	Repayment during the period	30 June 2026
30.1	MSB	5.300.000.000	-	(2.650.000.000)	2.650.000.000
30.2	Environment Protection Fund of Binh Duong Province	18.504.783.000	-	(1.657.140.000)	16.847.643.000
	Total	**23.804.783.000**	-	**(4.307.140.000)**	**19.497.643.000**

30.1 Long-term loan from MSB

According to Loan Contract No. 567/2021/HĐCV dated 05 July 2021:

- Loan amount : **VND 53.000.000.000**
- Loan period : 60 months from the date of first loan release
- Loan purpose : Investment in petroleum stations in Binh Phuoc
- Security : Assets formed from loan
- Balance as of 30/6/2026 : **VND 2.650.000.000**

  In which: amount due within 12 months : ***VND 2.650.000.000***

30.2 Long-term loan from Environment Protection Fund of Binh Duong Province

According to the Loan Contract No. 02/2024/HĐTD dated 15 May 2024 and Contract Annex No. 16-2025/HĐSĐBS-QBVMT dated 24 December 2025:

- Loan amount : **VND 23.079.393.000**
- Loan period : 84 months from the date of first loan release
- Loan purpose : Investment to renovate Song Than 1 Waste Water Discharge Factory, Song Than 1 Industrial Zone, Di An, Binh Duong
- Interest rate : 3%/year during the whole loan period
- Security : Guarantee at BIDV – Binh Duong
- Balance as of 30/6/2026 : **VND 16.847.643.000**

  In which: amount due within 12 months : ***VND 3.314.280.000***

31. Owner's equity

	Items	Beginning balance	Increase	Decrease	Ending balance
A	**From 01/01/2025 to 30/6/2025**				
31.1	Contributed capital	2.366.000.000.000	-	-	2.366.000.000.000
31.2	Treasury shares	(243.800.000)	-	-	(243.800.000)
31.3	Business promotion fund	30.017.044.517	4.913.521.922	-	34.930.566.439
31.4	Retained earnings	49.205.767.667	10.393.167.583	(13.413.914.847)	46.185.020.403
	Total	**2.444.979.012.184**	**15.306.689.505**	**(13.413.914.847)**	**2.446.871.786.842**
B	**From 01/01/2026 to 30/6/2026**				
31.1	Contributed capital	2.366.000.000.000	-	-	2.366.000.000.000
31.2	Treasury shares	(243.800.000)	-	-	(243.800.000)
31.3	Business promotion fund	34.930.566.439	-	-	34.930.566.439
31.4	Retained earnings	(12.398.007.069)	53.762.091.492	-	41.364.084.423
	Total	**2.388.288.759.370**	**53.762.091.492**	-	**2.442.050.850.862**

31.1 Contributed capital

- Face value per share	VND 10.000	/share
- Number of ordinary shares registered to issue	236.600.000	Shares
- Number of ordinary shares already issued	236.600.000	Shares
- Number of ordinary shares repurchased	(20.100)	Shares
- Number of outstanding ordinary shares	236.579.900	Shares
- Average number of outstanding ordinary shares during the	236.579.900	Shares

Details of capital contributions from shareholders:

Shareholders	30 June 2026 (shares)	Rate (%)	01 January 2026 (shares)	Rate (%)
- People's Committee of Binh Duong Province (now is People's Committee of Ho Chi Minh City)	85.176.000	36,00%	85.176.000	36,00%
- Other shareholders	151.424.000	64,00%	151.424.000	64,00%
Total	**236.600.000**	**100,00%**	**236.600.000**	**100,00%**

31.2 Treasury shares

The corporation re-purchased 20.100 shares according to the resolution of the BOD No. 10/2019/NQ-HĐQT dated 06 May 2019. The time to re-purchase treasury stocks was from 24 June to 22 July 2019.

31.3 Business promotion fund

Business promotion fund is extracted from profit.

31.4 Retained earnings

		From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
-	Beginning balance	**(12.398.007.069)**	**49.205.767.667**
-	Distribution of profit of previous year	-	(13.413.914.847)
+	*Business promotion fund*	-	*(4.913.521.922)*
+	*Bonus and welfare fund*	-	*(7.370.282.883)*
+	*BOM remuneration fund*	-	*(1.130.110.042)*
-	Retained earnings of previous year brought forward	(12.398.007.069)	35.791.852.820
-	Profit after tax of current year	53.762.091.492	10.393.167.583
-	**Accumulated retained earnings carried forward**	**41.364.084.423**	**46.185.020.403**

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE INCOME STATEMENT FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026

Unit: VND

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
32. Net sales		
- Sales of merchandises	12.143.987.904.991	9.646.814.303.049
- Sales of finished goods	2.031.246.384.915	417.127.685.121
- Sales of services	37.079.433.050	32.045.776.844
- Sales from property leasing and transfer	177.179.837.736	42.983.761.721
Total	**14.389.493.560.692**	**10.138.971.526.735**
33. Costs of goods sold		
- Costs of merchandises sold	11.717.173.853.130	9.329.760.579.278
- Costs of finished goods sold	2.030.563.899.185	432.069.161.413
- Costs of services provided	9.629.075.438	10.376.284.665
- Costs of property leasing and transfer	193.361.036.324	17.129.969.130
Total	**13.950.727.864.077**	**9.789.335.994.486**
34. Financial income		
- Interests on deposits and loans given	15.870.223.635	10.374.594.361
- Dividends and profit shared	4.491.992.400	3.743.327.000
- Exchange gain	8.146.819.196	11.291.054.572
- Payment discounts	-	118.810.010
Total	**28.509.035.231**	**25.527.785.943**

35. Financial expenses

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Loan interest expenses	152.938.296.967	108.908.187.551
- Exchange loss	14.665.960.783	35.560.071.167
Total	**167.604.257.750**	**144.468.258.718**

36. Selling expenses

- Sales persons	49.183.085.445	43.784.908.442
- Materials, packages	881.563.345	663.024.447
- Tools	604.035.647	711.259.377
- Depreciation of fixed assets	19.777.605.550	19.983.910.612
- External service rendered	34.009.248.909	32.027.629.325
- Other cash expenses	89.066.479.615	47.423.044.849
Total	**193.522.018.511**	**144.593.777.052**

37. Administrative overheads

- Office staff	19.644.164.003	16.657.594.195
- Office supplies	495.940.202	347.862.374
- Office equipment	114.684.242	720.085.839
- Depreciation of fixed assets	2.846.233.477	2.897.418.052
- External service rendered	6.117.945.851	43.495.341.655
- Other cash expenses	11.764.324.981	10.111.081.019
Total	**40.983.292.756**	**74.229.383.134**

38. Other income

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Gain from liquidation of fixed assets	-	853.872.053
- Collection of utilities, lessees, commissions	1.153.703.616	920.009.444
- Others	1.926.937.472	160.107.083
Total	**3.080.641.088**	**1.933.988.580**

39. Other expenses

- Expenses on liquidation of fixed assets	-	2.396.510.039
- Payments for utilities, lessees	960.033.907	737.212.214
- Others	83.155.645	278.998.032
Total	**1.043.189.552**	**3.412.720.285**

40. Current income tax expense

- Total accounting profit before tax	**67.202.614.365**	**10.393.167.583**
- Less: Dividends and profits shared	-	(3.743.327.000)
- Loss of previous years brought forward	-	(6.649.840.583)
- Total taxable income	**67.202.614.365**	-
- Corporate income tax rate	20%	20%
- **Current income tax expense**	**13.440.522.873**	-

41. Operating expenses

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Materials and supplies	2.502.249.090.300	413.603.151.151
- Labor	68.827.249.448	60.442.502.637
- Depreciation of fixed assets	38.678.887.201	38.921.145.131
- External service rendered	76.963.708.439	96.175.335.888
- Other cash expenses	94.775.953.939	58.965.471.084
Total	**2.781.494.889.327**	**668.107.605.891**

VII. OTHER INFORMATION

1. Comparative information

The Beginning balance of certain items on the statement of financial position have been restated by the Corporation to conform with the guidance under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance guiding the Corporate Accounting System, specifically as follows:

Code	Item	Balance at 31/12/2025	Restatement	Balance at 1/1/2026
313	Payable dividends and profits	-	151.363.120	151.363.120
320	Other short-term payables	8.562.445.395	(151.363.120)	8.411.082.275

2. Information on related party

	Related party	Relationship
-	Binh Duong Petroleum Co., Ltd.	Subsidiary
-	Binh Duong Land and Waterway Transportation Co., Ltd.	Subsidiary
-	Thanh Le Production and Business JSC	Subsidiary
-	Binh Duong Urban Works Co., Ltd.	Subsidiary
-	61-05D Vehicle Inspection Co., Ltd.	Subsidiary
-	An Son Binh Duong Logistics Co., Ltd.	Subsidiary
-	Binh Duong Forestry and Agriculture JSC	Associate
-	Binh Duong Materials and Construction JSC	Associate
-	S.T.S Petroleum and Marine Service JSC	Company having same BOD members

Transactions with related parties

		Current period	Previous period
-	Salary of the Management (BOM, Chief Accountant, Supervisors)	2.587.115.387	1.850.807.693

➢ ***Transactions with subsidiaries, associates and other related parties are as follows***

❖ ***Receivables for sales of goods and service provision***

Related party	01 January 2026	Accounts receivable	Amount already received/ decrease	30 June 2026
- Binh Duong Petroleum Co., Ltd.	305.721.604.252	1.391.356.812.212	1.372.121.277.991	324.957.138.473
- Binh Duong Land and Waterway Transportation Co., Ltd.	(36.128.627.251)	17.531.742.196	20.003.991.000	(38.600.876.055)
- Thanh Le Production and Business JSC	-	71.292.850	60.654.850	10.638.000
- An Son Binh Duong Logistics Co., Ltd.	-	1.810.662.353	1.810.662.353	-
- 61-05D Vehicle Inspection Co., Ltd.	-	793.970.000	793.970.000	-
- Binh Duong Urban Works Co., Ltd.	-	4.537.000	4.537.000	-
- Binh Duong Materials and Construction JSC	9.090.320.000	146.915.320.000	150.021.200.000	5.984.440.000
- S.T.S Petroleum and Marine Service JSC	-	28.382.496.421	28.382.496.421	-
Total	**278.683.297.001**	**1.586.866.833.032**	**1.573.198.789.615**	**292.351.340.418**

❖ ***Receivable from dividends, interests, loans and other receivables***

Related party	01 January 2026	Accounts receivable	Amount already received/ decrease	30 June 2026
- Binh Duong Land and Waterway Transportation Co., Ltd.	7.662.907.957	133.074.480	7.795.982.437	-
- Binh Duong Petroleum Co., Ltd.	3.600.629.235	2.711.971.900.000	2.715.572.529.235	-
- Binh Duong Urban Works Co., Ltd.	6.457.028.794	-	6.457.028.794	-
- Thanh Le Production and Business JSC	-	19.250.400	19.250.400	-
- An Son Binh Duong Logistics Co., Ltd.	48.900.000.000	-	-	48.900.000.000
- S.T.S Petroleum and Marine Service JSC	15.175.930.000	181.050.920.000	172.023.150.000	24.203.700.000
- Binh Duong Forestry and Agriculture JSC	-	4.491.992.400	4.491.992.400	-
Total	**81.796.495.986**	**2.897.667.137.280**	**2.906.359.933.266**	**73.103.700.000**

❖ ***Accounts payable for goods, services and other payables***

Related party	01 January 2026	Payable	Amount already paid/Decrease	30 June 2026
- Binh Duong Land and Waterway Transportation Co., Ltd.	4.225.173.559	63.712.724.472	52.685.202.920	15.252.695.111
- Thanh Le Production and Business JSC	-	34.898.000	34.898.000	-
- 61-05D Vehicle Inspection Co., Ltd.	7.000.000.000	540.000.000	-	7.540.000.000
- S.T.S Petroleum and Marine Service JSC	484.640.000	15.734.260.000	16.218.900.000	-
Total	**11.709.813.559**	**80.021.882.472**	**68.939.000.920**	**22.792.695.111**

3. Contingent liabilities, commitments

The Corporation's Board of General Directors confirms that there are no contingent assets or contingent liabilities affecting the financial statements that would require adjustment of figures or disclosure in the separate financial statements.

4. Information of segment reporting

❖ ***Based on geographical areas***

The corporation does not present its geographical segment reports since there are not material diffences in risks and benefits among the geographical areas.

❖ ***Based on operating industries***

Information on business results of segments classified on the basis of operating industries:

Information on business results of segments classified on the basis of operating industries of current period

From 01/01/2026 to 30/6/2026	Trading oil and gas	Trading properties	Financial investments and other activities	Total
- Net sales	14.175.035.185.282	177.179.837.736	37.278.537.674	14.389.493.560.692
- Costs of goods sold	(13.747.592.939.982)	(193.361.036.324)	(9.773.887.771)	(13.950.727.864.077)
- Gross profit	**427.442.245.300**	**(16.181.198.588)**	**27.504.649.903**	**438.765.696.615**
- Financial income	-	-	28.509.035.231	28.509.035.231
- Financial expenses	(141.416.941.479)	(1.767.630.939)	(24.419.685.332)	(167.604.257.750)
- Selling expenses	(164.573.229.028)	(8.640.998.488)	(20.307.790.995)	(193.522.018.511)
- Administrative overheads	(40.363.843.792)	(504.524.976)	(114.923.988)	(40.983.292.756)
- Net operating profit	**81.088.231.001**	**(27.094.352.991)**	**11.171.284.819**	**65.165.162.829**
- Other income	-	-	3.080.641.088	3.080.641.088
- Other expenses	-	-	(1.043.189.552)	(1.043.189.552)
- Other profit	-	-	**2.037.451.536**	**2.037.451.536**
- **Total accounting profit before tax**	**81.088.231.001**	**(27.094.352.991)**	**13.208.736.355**	**67.202.614.365**
- Current income tax expense	(10.798.775.602)	-	(2.641.747.271)	(13.440.522.873)
- **Profit after tax**	**70.289.455.399**	**(27.094.352.991)**	**10.566.989.084**	**53.762.091.492**

Information on business results of segments classified on the basis of operating industries of previous period

From 01/01/2025 to 30/6/2025	**Trading oil and gas**	**Trading properties**	**Financial investments and other activities**	**Total**
- Net sales	**10.063.632.024.976**	**42.983.761.721**	**32.355.740.038**	**10.138.971.526.735**
- Costs of goods sold	(9.761.603.376.474)	(17.129.969.130)	(10.602.648.882)	(9.789.335.994.486)
- Gross profit	**302.028.648.502**	**25.853.792.591**	**21.753.091.156**	**349.635.532.249**
- Financial income	-	-	25.527.785.943	25.527.785.943
- Financial expenses	(105.311.397.070)	(8.999.199.107)	(30.157.662.541)	(144.468.258.718)
- Selling expenses	(126.032.635.504)	(10.350.997.181)	(8.210.144.367)	(144.593.777.052)
- Administrative overheads	(63.655.681.386)	(5.506.913.224)	(5.066.788.524)	(74.229.383.134)
- Net operating profit	**7.028.934.542**	**996.683.079**	**3.846.281.667**	**11.871.899.288**
- Other income	-	-	1.933.988.580	1.933.988.580
- Other expenses	-	-	(3.412.720.285)	(3.412.720.285)
- Other profit	-	-	**(1.478.731.705)**	**(1.478.731.705)**
- **Total accounting profit before tax**	**7.028.934.542**	**996.683.079**	**2.367.549.962**	**10.393.167.583**
- Current income tax expense	-	-	-	-
- **Profit after tax**	**7.028.934.542**	**996.683.079**	**2.367.549.962**	**10.393.167.583**

5. Subsequent events

The BOM of the corporation hereby confirms that there have been no events from the balance sheet date to the date of this report, which need any adjustments to the figures or the disclosures in the separate financial statements

6. Financial information relative to the financial statements

The following legal documents which have come into effects in 2026:

- Decree No. 245/2026/ND-CP dated 27/06/2026 of the Government extending the deadlines for payment of value added tax, corporate income tax, personal income tax and land rental in 2026. This Decree takes effect from its date of signing until 30 December 2026.
- Decree No. 252/2026/ND-CP dated 30/06/2026 of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Tax Administration. This Decree takes effect from 1 July 2026.
- Decree No. 253/2026/ND-CP dated 30/06/2026 of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Personal Income Tax. This Decree takes effect from 1 July 2026.
- Decree No. 254/2026/ND-CP dated 30/06/2026 of the Government detailing certain articles and measures for organising and guiding the implementation of Law on Tax Administration No. 108/2025/QH15 on electronic invoices and electronic documents. This Decree takes effect from 1 July 2026.
- Decree No. 255/2026/ND-CP dated 30/06/2026 of the Government providing for tax administration of related-party transactions of enterprises with related-party relationships. Upon this Decree taking effect, Decree No. 132/2020/ND-CP dated 05/11/2020 and Decree No. 20/2025/ND-CP dated 10/02/2025 of the Government cease to be effective. This Decree takes effect from 1 July 2026.
- Circular No. 20/2026/TT-BTC dated 12/03/2026 of the Minister of Finance detailing certain articles of the Law on Corporate Income Tax and Decree No. 320/2025/ND-CP dated 15/12/2025 of the Government detailing certain articles and measures for organising and guiding the implementation of Law on Corporate Income Tax No. 67/2025/QH15. This Circular replaces Circular No. 78/2014/TT-BTC dated 18/06/2014 and Circular No. 96/2015/TT-BTC dated 22/06/2015 of the Minister of Finance. This Circular takes effect from 12 March 2026 and applies from the 2025 tax period.
- Circular No. 87/2026/TT-BTC dated 30/06/2026 of the Minister of Finance detailing certain articles of the Law on Personal Income Tax and Decree No. 253/2026/ND-CP of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Personal Income Tax. This Circular takes effect from 1 July 2026.

- Circular No. 89/2026/TT-BTC dated 30/06/2026 of the Minister of Finance detailing certain articles of the Law on Tax Administration and Decree No. 252/2026/ND-CP of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Tax Administration. This Circular takes effect from 1 July 2026.

- Circular No. 90/2026/TT-BTC dated 30/06/2026 of the Minister of Finance on tax registration, replacing Circular No. 86/2024/TT-BTC dated 23/12/2024 of the Minister of Finance. This Circular takes effect from 1 July 2026.

- Circular No. 91/2026/TT-BTC dated 30/06/2026 of the Minister of Finance detailing certain articles of the Law on Tax Administration and Decree No. 254/2026/ND-CP of the Government detailing certain articles and measures for organising and guiding the implementation of Law on Tax Administration No. 108/2025/QH15 on electronic invoices and electronic documents. This Circular takes effect from 1 July 2026.

- Circular No. 94/2026/TT-BTC dated 01/07/2026 of the Minister of Finance regulating compliance management and risk management in tax administration (collection, processing, management and use of taxpayer information for compliance and risk management purposes in tax administration). This Circular takes effect from 1 July 2026.

- Circular No. 95/2026/TT-BTC dated 01/07/2026 of the Minister of Finance guiding the implementation of agreements for the avoidance of double taxation and the prevention of tax evasion with respect to taxes on income and capital between Vietnam and other countries and territories in effect in Vietnam; guiding the mutual agreement procedure; and guiding the application of the advance pricing agreement mechanism in tax administration for enterprises with related-party transactions. This Circular replaces Circular 205/2013/TT-BTC dated 24/12/2013 and Circular 45/2021/TT-BTC dated 18/06/2021 of the Minister of Finance. This Circular takes effect from 1 July 2026.

Ho Chi Minh City, 28 August 2026

		Legal representative
Preparer	**Chief Accountant**	**General Director**
		M.S.D.N: 3700146458-C.T.C.P TỔNG CÔNG TY THANH LỄ THÀNH PHỐ HỒ CHÍ MINH
Tran Ngoc Dan Thao	**Nguyen Ngoc Quynh Giao**	**Pham Thi Bang Trang**