DUC QUAN INVESTMENT AND DEVELOPMENT
JOINT STOCK COMPANY

FINANCIAL STATEMENTS

For the reporting period from January 1, 2026, to June 30, 2026

(Audited)

TABLE OF CONTENTS

Contents	**Page**

BOARD OF GENERAL DIRECTORS' REPORT

The Board of General Directors of Duc Quan Investment and Development Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the Company's interim financial statements for the reporting period from January 1, 2026, to June 30, 2026.

The company

Duc Quan Investment and Development Joint Stock Company was established under Enterprise Registration Certificate No. 1000400095, initially issued by the Department of Planning and Investment of Thai Binh Province on 30 October 2006, and the 13th amended Enterprise Registration Certificate dated 4 August 2025. The Company's head office is located at Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street, Thai Binh Ward, Hung Yen Province, Vietnam. According to the Enterprise Registration Certificate, the Company's charter capital is VND 500,000,000,000.

The Company's principal business activities include the manufacture and trading of various types of yarn; manufacture of woven fabrics; finishing of textile products; manufacture of knitted and crocheted fabrics and other non-woven fabrics; manufacture of made-up textile articles (except apparel); wholesale of fabrics, made-up textile articles and footwear; construction of all types of houses; construction of railway and road works; installation of electrical systems and water supply and drainage systems; wholesale of materials and other installation equipment for construction; road freight transport; and leasing of warehouses and factories, etc. The Company's principal activity is the manufacture and trading of various types of yarn.

BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS

The members of the Board of Directors and the Board of General Directors who managed the Company during the period up to the date of this Report are as follows:

Board of Management

Mr. Le Manh Thuong	Chairman
Mr. Nguyen Hoang Giang	Member
Mr. Do Van Sinh	Member
Mr. Tran Xuan Tien	Member
Ms. Dao Thi Hue	Member

Audit Committee

Mr. Nguyen Hoang Giang	Head
Ms. Dao Thi Hue	Member

Board of General Directors

Mr. Do Van Sinh	General Director
Mr. Tran Xuan Tien	Deputy General Director
Mr. Dao Van Nam	Deputy General Director

Legal Representative of the Company

Mr. Do Van Sinh	General Director

AUDITOR

Vietnam Vietnam Auditing and Valuation Company Limited (AVA) has conducted a review of the Company's interim financial statements for the six-month accounting period from 1 January 2026 to 30 June 2026.

RESPONSIBILITIES OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Company is responsible for preparing the interim financial statements that give a true and fair view of the Company's financial position, results of its business operations and cash flows for the period, in accordance with Vietnamese Accounting Standards, the Vietnamese corporate accounting regime and relevant legal regulations governing the preparation and presentation of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- Develop and maintain internal controls that the Board of General Directors and the Board of Directors deem necessary to ensure that the preparation and presentation of the financial statements are free from material misstatements due to fraud or error;
- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- Clearly state whether the appropriate accounting principles have been followed, and disclose and explain any material deviations in the financial statements;
- Prepare the financial statements on a going concern basis, unless it is not possible to assume that the Company will continue its business operations; and
- Design and implement an effective internal control system for the purpose of preparing and presenting the financial statements reasonably to minimize risks and fraud.

The Board of General Directors of the Company ensures that the accounting records are maintained to reflect the financial position of the Company, with accuracy and fairness at any given time, and ensures that the financial statements comply with the current regulations of the State. At the same time, the Board is responsible for ensuring the safety of the Company's assets and implementing appropriate measures to prevent and detect fraudulent activities and other violations.

The Board of General Directors of the Company affirms that the interim financial statements fairly and reasonably reflect the financial position of the Company as of 30 June 2026, the results of its operations, and its cash flow for the six-month accounting period ending on the same date, in accordance with Vietnamese accounting standards and regulations, and comply with the relevant current legal provisions.

Other Commitments

The Board of General Directors undertakes that the Company has not violated its information disclosure obligations in accordance with Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance providing guidance on information disclosure on the securities market.

In the name and on behalf of the Executive Board

M.S.D.N:1000400095
CÔNG TY
CỔ PHẦN
ĐẦU TƯ
VÀ PHÁT TRIỂN
ĐỨC QUÂN
TỈNH HƯNG YÊN

Do Van Sinh
Chief Executive Officer
Hung Yen, Viet Nam
11 August 2026

Công ty TNHH Kiểm toán và Thẩm định giá Việt Nam
Tầng 14 tòa nhà SUDICO, đường Mễ Trì, phường Từ Liêm, TP. Hà Nội
T: (+84 24) 3868 9566 (+84 24) 3868 9588
F: (+84 24) 3868 6248 W: www.kiemtoanava.com.vn

No: 607/BCKT-TC/AVA.NV9

INDEPENDENT AUDITOR'S INTERIM REPORT

To: **Shareholders**
The Board of Directors and the Board of General Directors
Duc Quan Investment and Development Joint Stock Company

We have audited the accompanying interim financial statements of Duc Quan Investment and Development Joint Stock Company, prepared on August 11, 2026, from pages 5 to 30, including the Interim Statement of Financial Position at June 30, 2026, the Income Statement, the Cash Flow Statement for the reporting period ended on the same date, and the Notes to the Financial Statements (collectively referred to as the "Interim Financial Statements").

Responsibilities of the Board of General Directors

The Board of General Directors of the Company is responsible for the preparation and fair presentation of the Company's financial statements in accordance with accounting standards, the Vietnamese Enterprise Accounting System, and legal regulations related to the preparation and presentation of financial statements. They are also responsible for the internal control that the Board of General Directors deems necessary to ensure that the preparation and presentation of the financial statements are free from material misstatements due to fraud or error.

Responsibilities of the Auditor

Our responsibility is to express a conclusion on the accompanying interim 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. However, due to the matter described in the section "Basis for Disclaimer of Conclusion", we were unable to obtain sufficient appropriate evidence to provide a basis for expressing a review conclusion on the interim financial statements..

Basis for disclaimer of opinion

Going concern assumption

As presented in Note VII.1, these interim financial statements have been prepared on a going concern basis, although as at 30 June 2026, the Company's total liabilities exceeded its total assets by VND 1,055,944,011,342 and the Company incurred a loss of VND 66,440,078,197 for the period as presented in the interim financial statements. In addition, bank loans overdue for payment that have not been restructured or rescheduled amounted to VND 773,060,538,894, as presented in Note V.18, and overdue bank loan interest that has not been rescheduled amounted to VND 704,844,336,286, as presented in Note V.15.

The validity of the going concern assumption used in the preparation of these financial statements is substantially dependent on the Board of General Directors' development and implementation of business strategies to improve the Company's financial position, maintain its operations and settle its debts as they fall due. Since 2019, the Company has encountered significant financial difficulties and has been implementing various measures to restructure its organization, business operations and financial management. Accordingly, the Board of General Directors of the Company assesses that the Company's ability to continue as a going concern in the foreseeable future depends significantly on the restructuring of its organization, business operations and financial management, including the restructuring of the overdue borrowings as mentioned above and the provision of additional working capital for production and business activities.

Therefore, we have not yet obtained sufficient appropriate evidence to assess the appropriateness of the going concern assumption applied in the preparation and presentation of these financial statements. Accordingly, we are unable to determine whether any adjustments to the financial statements would be necessary in the event that the Company is unable to continue as a going concern.

As at 30 June 2026, we had not yet obtained sufficient appropriate evidence in respect of the confirmations of trade receivables amounting to VND 374,872,666,566, as presented in Note V.3, and advances to suppliers amounting to VND 72,219,248,110, as presented in Note V.4, nor had we been able to assess the recoverability of these balances. We were unable to perform alternative procedures and, therefore, were unable to express a conclusion on the existence and valuation of these balances presented in the interim financial statements.

Disclaimer of Opinion

Due to the significance of the matters described in the section "Basis for Disclaimer of Conclusion", we were unable to obtain sufficient appropriate evidence to provide a basis for expressing a review conclusion on the interim financial statements. Accordingly, we do not express a conclusion on the interim financial statements as at 30 June 2026 and for the six-month accounting period from 1 January 2026 to 30 June 2026 of the Company.

VIETNAM AUDITING AND VALUATION COMPANY LIMITED

Mai Quang Hiep
Deputy General Director
Audit Practicing Certificate
No. 1320-2023-126-1
Ha Noi, 12 August, 2026

Form B01a - DN

INTERIM STATEMENT OF FINANCIAL POSITION
At 30/6/2026

Unit: VND

ITEM	Code	Note	30/06/2026	01/01/2026
A - CURRENT ASSETS	**100**		**357,287,226,854**	**357,083,614,350**
I. Cash and cash equivalents	**110**	V.1	**2,676,235,601**	**584,540,342**
1. Cash	111		2,676,235,601	584,540,342
II. Short-term financial investments	**120**	V.2	**4,684,795,818**	**9,296,795,818**
1. Held to maturity investments	123		4,684,795,818	9,296,795,818
III. Short-term receivables	**130**		**195,691,868,502**	**198,168,201,808**
1. Short-term receivables from customers	131	V.3	388,532,574,705	390,050,731,831
2. Short-term advances to suppliers	132	V.4	217,967,670,538	218,962,101,365
3. Other short-term receivables	135	V.5	54,882,241,475	54,845,986,828
4. Provisions for short-term doubtful debts	136	V.6	(465,690,618,216)	(465,690,618,216)
IV. Inventories	**140**	V.7	**152,932,559,148**	**148,299,860,065**
1. Inventories	141		152,932,559,148	148,299,860,065
V. Other short-term assets	**160**		**1,301,767,785**	**734,216,317**
1.Short-term Deferred expenses	161	V.11	1,005,548,733	609,191,146
2. Value added tax deductibles	162	V.14	296,219,052	125,025,171
B - NON-CURRENT ASSETS	**200**		**184,502,774,263**	**208,204,355,489**
I. Fixed assets	**220**		**119,197,970,525**	**142,485,889,934**
1. Tangible fixed assets	221	V.8	118,738,175,722	141,566,300,359
- *Cost*	*222*		*1,010,421,130,106*	*1,010,421,130,106*
- *Accumulated depreciation*	*223*		*(891,682,954,384)*	*(868,854,829,747)*
2. Intangible fixed assets	227	V.9	459,794,803	919,589,575
- *Cost*	*228*		*7,944,995,383*	*7,944,995,383*
- *Accumulated depreciation*	*229*		*(7,485,200,580)*	*(7,025,405,808)*
II. Long-term asset in progress	**250**	V.10	**64,098,399,230**	**64,098,399,230**
1. Construction in progress	252		64,098,399,230	64,098,399,230
III. Other long-term assets	**270**		**1,206,404,508**	**1,620,066,325**
1.Long-term deferred expenses	271	V.11	1,206,404,508	1,620,066,325
TOTAL ASSETS (280=100+200)	**280**		**541,790,001,117**	**565,287,969,839**

Form B01a - DN

INTERIM STATEMENT OF FINANCIAL POSITION
At 30/6/2026
(continued)

Unit: VND

ITEM	Code	Note	30/06/2026	01/01/2026
C - LIABILITIES	**300**		**1,597,734,012,459**	**1,554,791,902,984**
I. Current liabilities	**310**		**1,597,734,012,459**	**1,554,791,902,984**
1. Short-term payable to suppliers	311	V.12	50,390,453,332	51,024,501,869
2. Short-term advances from customers	312	V.13	16,770,736,070	10,426,116,367
3. Taxes and payable to state budget	314	V.14	294,890,659	148,245,855
4. Payables to employees	315		1,815,493,000	2,324,139,000
5. Short-term accrued expenses	316	V.15	705,014,336,286	666,432,725,122
6. Payables to related parties	319	V.16	59,000,000	38,333,333
7. Other short-term payables	320	V.17	26,408,650,108	26,382,941,937
8. Short-term borrowings and financial lease	321	V.18	796,857,306,716	797,891,753,213
9. Bonus and welfare funds	323		123,146,288	123,146,288
D - EQUITY	**400**	V.19	**(1,055,944,011,342)**	**(989,503,933,145)**
1. Owner's contributed capital	411		500,000,000,000	500,000,000,000
- Ordinary shares with voting rights	411a		500,000,000,000	500,000,000,000
2. Investment and development fund	418		9,142,927,632	9,142,927,632
3. Undistributed earnings	420		(1,565,086,938,974)	(1,498,646,860,777)
- Accumulated undistributed earnings	*420a*		*(1,498,646,860,777)*	*(1,343,383,528,152)*
- Undistributed earnings	*420b*		*(66,440,078,197)*	*(155,263,332,625)*
TOTAL LIABILITIES AN EQUITY (440 = 300 + 400)	**440**		**541,790,001,117**	**565,287,969,839**

Hung Yen, 11 August, 2026

Preparer	Chief Accountant	General Director
Tran Thi Quy	Dao Van Nam	Do Van Sinh

M.S.D.N:1000400295 CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN ĐỨC QUÂN TỈNH HƯNG YÊN

Form B02a - DN

INTERIM INCOME STATEMENT

For the operating period from January 1, 2026 to June 30, 2026

Unit: VND

ITEM	Code	Note	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
1. Revenue from sale of goods and rendering of services	01	VI.1	90,745,562,324	88,823,919,401
2. Deductions	02		-	-
3. Net revenue from sale of goods and rendering of services (10=01-02)	**10**		**90,745,562,324**	**88,823,919,401**
4. Costs of goods sold	11	VI.2	90,477,472,286	120,091,875,704
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	**20**		**268,090,038**	**(31,267,956,303)**
6. Gain/loss from disposal of investment properties	21		-	-
7. Income from financial activities	22	VI.3	1,526,239,389	222,795,026
8. Expenses from financial activities	23	VI.4	39,037,616,488	44,687,258,219
- In which: Interest expenses	24		38,688,713,545	38,417,367,136
9. Selling expenses	25	VI.5	872,216,646	399,879,919
10. General and administrative expenses	26	VI.5	4,931,919,435	5,831,857,144
11. Operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	**30**		**(43,047,423,142)**	**(81,964,156,559)**
12. Other income	31	VI.6	453,784,431	259,123,695
13. Other expenses	32	VI.7	23,846,439,486	2,954,617,803
14. Other profit (40=31-32)	**40**		**(23,392,655,055)**	**(2,695,494,108)**
15. Net profit before tax (50=30+40)	**50**		**(66,440,078,197)**	**(84,659,650,667)**
16. Current corporate income tax expense	51		-	-
17. Deferred corporate income tax expense	52		-	-
18. Net profit after tax (60=50-51-52)	**60**		**(66,440,078,197)**	**(84,659,650,667)**
19. Basic earnings per share	70	VI.9	(1,329)	(1,693)

Hung Yen, 11 August, 2026

Preparer	**Chief Accountant**	**General Director**
Tran Thi Quy	**Dao Van Nam**	**Do Van Sinh**

M.S.D.N: 1000...0095 CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN ĐỨC QUÂN TỈNH HƯNG YÊN

Form B03a - DN

INTERÍM CASH FLOWS STATEMENTS

For the operating period from January 1, 2026 to June 30, 2026

(Indirect method)

Unit: VND

ITEM	Code	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
I. Cash flow from operating activities			
1. Profit before tax	**01**	**(66,440,078,197)**	**(84,659,650,667)**
2. Adjustments for			
- Depreciation and amortisation	02	23,287,919,409	23,623,864,203
- Exchange losses/(gains) arising from revaluation of monetary items denominated in foreign currencies	04	(953,174,493)	(6,128,737,454)
- Profits/Losses from investing activities	05	(81,696,054)	(81,641,397)
- Interest expense	06	38,688,713,545	38,417,367,136
- Other adjustments	07	380,727,996	-
3. Operating profit before changes in working capital	**08**	**(5,117,587,794)**	**(105,663,532,451)**
- Increase/ Decrease in receivables	09	2,305,139,425	2,116,190,765
- Increase/ Decrease in inventories	10	(4,632,699,083)	(9,574,339,659)
- Increase/Decrease in payables (excluding interest payable and corporate income tax payable)	11	5,564,944,808	47,435,539,307
- Increase/Decrease in deferred expenses	12	17,304,230	(662,463)
- Interest paid	14	(277,102,381)	-
- Other payments for operating activities	17	-	(32,338,320,682)
Net cash flows from operating activities	20	**(2,140,000,795)**	**(21,190,390,911)**
II. Cash flow from investing activities			
1. Collections from borrowers and proceeds from sale of debt instrustments of other entities	24	4,600,000,000	8,858,399,500
2. Interest and dividends received	27	81,696,054	81,641,397
Net cash flow from investing activities	30	**4,681,696,054**	**8,940,040,897**
III. Cash flows from financing activities			
1. Proceeds from borrowings	33	-	4,617,769,570
2. Payments of loans	34	(450,000,000)	(240,000,000)
Net cash flows from financing activities	40	**(450,000,000)**	**4,377,769,570**
Net cash flows during the year (50 = 20 + 30 + 40)	50	**2,091,695,259**	**(7,872,580,444)**
Cash and cash equivalents at the beginning of the period	**60**	**584,540,342**	**8,733,737,152**
Impact of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	**2,676,235,601**	**861,156,708**

Hung Yen, 11 August, 2026

Preparer	Chief Accountant	General Director
Tran Thi Quy	Dao Van Nam	Do Van Sinh

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN ĐỨC QUÂN
TỈNH HƯNG YÊN

Form B09a - DN

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the operating period from January 1, 2026 to June 30, 2026

These notes form an integral part of and should be read in conjunction with the accompanying financial statements

I. GENERAL INFORMATION

Ownership structure

Duc Quan Investment and Development Joint Stock Company (hereinafter referred to as the "Company") was established and operates under Enterprise Registration Certificate No. 1000400095, initially registered on 30 October 2006 and amended for the 13th time on 4 August 2025, issued by the Department of Finance of Hung Yen Province. The Company's head office is located at Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street, Thai Binh Ward, Hung Yen Province, Vietnam.

According to the Enterprise Registration Certificate, the Company's charter capital is VND 500,000,000,000, comprising 50,000,000 shares with a par value of VND 10,000 per share.

Business activities and main operation

The Company's business activities include the manufacture and trading of various types of yarn; manufacture of woven fabrics; finishing of textile products; manufacture of knitted and crocheted fabrics and other non-woven fabrics; manufacture of made-up textile articles (except apparel); wholesale of fabrics, made-up textile articles and footwear; construction; road freight transport; leasing of warehouses and factories, etc. The Company's principal activity is the manufacture and trading of various types of yarn.

Normal production and business cycle

The Company's normal production and business cycle is carried out within a period not exceeding 12 months.

Labour

As of 30 June 2026, the total number of employees of the Company was 217 (as at 31 December 2025: 232 employees).

Significant events during the period affecting the financial statements

During the first six months of 2026, the Company continued to face significant financial difficulties, including accumulated losses exceeding its equity, overdue bank loans and bank loan interest that had not been restructured, and the temporary suspension of certain production lines, resulting in costs incurred due to the suspension of production.

Statement on the comparability of information in the financial statements

The interim financial statements have been prepared for the six-month accounting period from 1 January 2026 to 30 June 2026. This is the first accounting period in which the Company has applied Circular No. 99/2025/TT-BTC; the comparative figures have been converted and restated in accordance with the presentation requirements under Circular No. 99/2025/TT-BTC.

II. BASIS OF FINANCIAL STATEMENT PREPARATION

2.1. Basis of preparation of Financial Statements

The accompanying financial statements are presented in Vietnamese Dong (VND), prepared on a historical cost basis, and comply with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and applicable legal regulations governing the preparation and presentation of financial statements.

The accompanying financial statements do not reflect the financial position, business performance, and cash flows in accordance with generally accepted accounting principles and practices in countries outside of Vietnam.

2.2. Accounting Period

The accounting period for these interim financial statements is the six-month period from 1 January 2026 to 30 June 2026. The Company's annual financial year begins on 1 January and ends on 31 December each year.

2.2. Reporting Currency

The accounting currency used by the Company is Vietnamese Dong (VND). There was no change in the accounting currency during the period compared with the previous financial year.

III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

3.1. New guidance on the corporate accounting regime

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime, which takes effect from 1 January 2026 and replaces Circular No. 200/2014/TT-BTC dated 22 December 2014. From 1 January 2026, the Company has applied Circular No. 99/2025/TT-BTC in the preparation and presentation of its financial statements. This is the first accounting period in which the Company has prepared its financial statements in accordance with Circular No. 99/2025/TT-BTC.

3.2. Statement of Compliance with Accounting Standards and Regulations

The Company's Board of Directors assures that it has fully complied with the requirements of Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance, as well as relevant legal regulations in the preparation and presentation of the accompanying financial statements. Accounting method applied: Computerized accounting.

IV. ACCOUNTING POLICIES APPLIES

4.1. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of no more than 3 months, which are highly liquid, easily convertible into cash, and subject to minimal risk of changes in value.

4.2. Investments held to maturity and loans

Held-to-maturity investments comprise term deposits with banks and loans held to maturity for the purpose of earning periodic interest income, which are recognized at cost less provision for doubtful debts. For loans, if there is reliable evidence that part or all of a loan may not be recoverable, the related loss is recognized in finance expenses for the period.

4.3. Receivables

Receivables are presented on the financial statements at their book value, which is the total amount of receivables from customers and other receivables after deducting provisions made for doubtful debts.

The determination of receivables requiring provision for doubtful debts is based on the classification of these receivables as short-term or long-term items on the Balance Sheet. The provision for doubtful debts is calculated for each receivable based on the aging of overdue debts or the estimated level of loss that may occur.

4.4. Inventory

Inventory is valued at cost. If the net realizable value is lower than the cost, the inventory is valued at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

The value of inventory is determined using the weighted average method.

Work-in-progress valuation method: Costs incurred for unfinished production are accumulated based on actual expenses for each production stage in the process.

Inventory is recorded using the periodic inventory system.

Provision for inventory obsolescence is made at the end of the year and is the difference between the cost of inventory and its net realizable value.

4.5. Deferred expenses

Deferred expenses include actual expenses that have been incurred but are related to the results of business operations over multiple accounting periods. Prepaid expenses include costs and other prepaid items.

Other deferred expenses include the value of small tools, instruments, components used, advertising expenses, and training costs incurred during the phase before the company officially starts its operations. These expenses are capitalized as prepaid items and are allocated to the income statement using the straight-line method according to current accounting regulations.

4.6. Tangible Fixed Assets and Depreciation

Tangible fixed assets and intangible fixed assets are recorded at cost. During their use, tangible and intangible fixed assets are recorded at original cost, accumulated depreciation, and carrying value.

Depreciation is calculated using the straight-line method. The depreciation period is applied in accordance with Circular 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, which provides guidelines on the management, use, and depreciation of fixed assets. The estimated depreciation periods are as follows:

	2026
	Years
Buildings and structure	6 – 20
Machinery and equipment	10 – 15
Vehicles	5 – 10
Management tools and other assets	3– 10

The difference between the net proceeds from disposal or sale and the remaining value of fixed assets is recognized as income or expense in the Income Statement.

4.7. Construction in progress

Assets that are under construction for production, leasing, management, or any other purposes are recognized at cost. This cost includes service costs and related interest expenses in accordance with the company's accounting policies. The depreciation of these assets is applied similarly to other assets, starting when the asset is ready for use.

4.8. Accrued expenses

Accrued expenses are actual costs that have not yet occurred but are anticipated and recorded as expenses in the current period to ensure that when the actual costs arise, they do not cause significant fluctuations in production and business expenses, based on the matching principle between revenue and expenses. When these expenses occur, if there is a difference from the accrued amount, accounting will make an adjustment by increasing or decreasing the expense accordingly.

4.9. Principle of accounting for liabilities

Liabilities are monitored in detail by their due date, the party to whom payment is owed, the type of currency payable, and other factors based on the company's management needs.

When preparing the financial statements, accounting classifies liabilities as current or non-current based on their remaining term.

When there is evidence indicating that a loss is likely to occur, accounting immediately recognizes the liability in accordance with the prudence principle.

4.10. Principle of recognizing loans and financial lease liabilities

Loans and financial lease liabilities with repayment terms exceeding 12 months from the date of the financial statements are presented as long-term loans and financial lease liabilities. Amounts due for repayment within the next 12 months from the financial statement date are presented as short-term loans and financial lease liabilities to ensure proper payment planning.

When preparing the financial statements, the balances of loans and financial lease liabilities in foreign currency are revalued according to the actual exchange rate at the time the financial statements are prepared.

The exchange rate differences arising from the settlement and revaluation of foreign currency loans and financial lease liabilities at the end of the period are recorded as income or financial expenses.

4.11. Principle of recognizing and capitalizing borrowing costs

Borrowing costs are recognized as production and business expenses in the period when incurred, except for borrowing costs directly related to the construction investment or production of assets under construction, which are capitalized into the value of those assets (capitalized) when the conditions specified in Vietnam Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the investment in the construction or production of assets under construction that require a significant amount of time (more than 12 months) before they can be used for their intended purpose or sold, are capitalized into the value of those assets. This includes interest on loans, amortization of discounts or premiums on bond issuance, and any ancillary costs incurred during the borrowing process.

4.12. Principle of recognizing equity

Recognition of owners' contributions, share capital surplus, convertible bond options, and other equity from owners

The owners' investment is recognized according to the actual amount contributed by the owners.

Share capital surplus is recognized based on the difference, either greater or smaller, between the actual issue price and the par value of shares when the shares are issued for the first time, issued additionally, or reissued from treasury stock. Direct costs related to issuing additional shares or reissuing treasury stock are deducted from share capital surplus.

Recognition of undistributed profit

Undistributed after-tax profit is the profit from the Company's operations after deducting (-) adjustments due to retrospective application of accounting policy changes and retrospective correction of material prior period errors. The undistributed after-tax profit can be distributed to investors based on their shareholding ratio, following approval by the Board of Directors and after making provisions for reserves as per the Company's charter and the regulations of Vietnamese law.

4.13. Revenue Recognition

Sales Revenue

Sales revenue is recognized when all five (5) of the following conditions are simultaneously satisfied:

(a) The company has transferred most of the risks and rewards associated with the ownership of the product or goods to the buyer;
(b) The company no longer retains control over the goods as the owner or has management rights over the goods;
(c) The revenue can be reliably determined;
(d) The company will receive the economic benefits from the sales transaction;
(e) The costs related to the sales transaction can be reliably determined.

Financial Revenue

Revenue arising from interest, royalties, dividends, profit-sharing, and other financial income is recognized when both of the following two (2) conditions are met simultaneously:

- It is probable that economic benefits will be obtained from the transaction.
- Revenue can be reliably measured.

Interest income on deposits is recognized on an accrual basis, determined based on deposit balances and applicable interest rates (if any, and if interest income is deemed significant).

Interest from investments is recognized when the Company has the right to receive the interest (if any, and if interest income is deemed significant).

Dividends and profit-sharing are recognized when the Company has the right to receive the dividend or profit from its capital contribution.

Other Income

This reflects income arising from activities outside the core production and business operations of the company, including:

- Income from the sale or liquidation of fixed assets (TSCĐ);
- Fines received from customers for breach of contract;
- Compensation received from third parties to cover losses to assets (e.g., insurance compensation, compensation for relocating business facilities, and similar items);
- Income from bad debts that have been written off;
- Income from liabilities that cannot be identified with a creditor;
- Other income not covered by the categories above.

4.14. Accounting principles for Cost of Goods Sold (COGS)

This reflects the cost of products, goods, services, and the production cost of construction products sold during the period.

Provision for inventory write-downs is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value being lower than the original cost of the inventory.

When selling products or goods with accompanying equipment or spare parts, the value of the equipment and spare parts is recorded in the cost of goods sold.

For inventory losses or damages, the cost is immediately included in the cost of goods sold (after deducting any compensation, if applicable).

For direct material consumption costs exceeding the normal level, labor costs, and fixed production overhead costs not allocated to the product cost in stock, these costs are immediately included in the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been recognized as sold.

Import taxes, special consumption taxes, and environmental protection taxes that are included in the purchase value of goods, when refunded upon the sale of the goods, are deducted from the cost of goods sold.

Cost of goods sold expenses are not considered deductible for corporate income tax (CIT) purposes according to tax laws. However, if they are fully supported by invoices and receipts and have been accounted for correctly according to the company's accounting policies, they are not reduced from accounting costs but are adjusted during the CIT settlement to increase the amount of CIT payable.

4.15. Accounting principles for financial expenses

Financial expenses reflect costs or losses related to financial activities, including expenses or losses related to financial investments, borrowing and lending costs, joint venture and affiliate contributions, losses from the sale of short-term securities, securities transaction costs; provision for the decline in the value of trading securities, provision for investment loss in other entities, losses incurred from the sale of foreign currencies, and foreign exchange losses, etc.

Financial expenses are not considered deductible expenses for corporate income tax (CIT) purposes according to tax laws. However, if they are fully supported by invoices and receipts and have been accounted for correctly according to the company's accounting policies, they are not reduced from accounting costs but are adjusted during the CIT settlement to increase the amount of CIT payable.

4.16. Accounting principles for selling expenses and general administrative expenses

Selling expenses include actual costs incurred in the process of selling products, goods, or providing services, including costs related to sales promotions, product introductions, advertising, sales commissions, product warranties (excluding construction activities), storage, packaging, transportation, etc.

General administrative expenses include costs related to the salaries of employees in the company's management department (wages, salaries, allowances, etc.); social insurance, health insurance, union fees, and unemployment insurance for management employees; office materials, tools and equipment, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other expenses (entertainment, customer meetings, etc.).

Selling expenses and general administrative expenses are not considered deductible expenses for corporate income tax (CIT) purposes according to tax laws. However, if they are fully supported by invoices and receipts and have been accounted for correctly according to the company's accounting policies, they are not reduced from accounting costs but are adjusted during the CIT settlement to increase the amount of CIT payable.

4.17. Principles and methods for recognizing current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expense

Current corporate income tax expense is the amount of corporate income tax payable based on taxable income for the year and the applicable corporate income tax rate.

Tax assets and liabilities for the current year and previous years are determined by the amounts expected to be payable to (or recoverable from) the tax authorities, based on the tax rates and tax laws in effect at the end of the fiscal year.

Deferred income tax expense

Deferred corporate income tax expense is the amount of corporate income tax that will be payable in the future arising from:

- The recognition of deferred tax liabilities in the year;
- The reversal of deferred tax assets previously recognized from prior years.

4.18. Earnings per share

Basic earnings per share is calculated by dividing profit (loss) after tax attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

4.19. Related parties

Entities, individuals, either directly or indirectly through one or more intermediaries, that have control over the Company or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries, and associates, are considered related parties. Related parties also include entities or individuals, either directly or indirectly holding voting rights in the Company that significantly influence the Company, key management personnel such as directors and officers of the Company, close family members of these individuals or related entities, or companies associated with these individuals.

In considering each relationship with related parties, attention should be paid to the nature of the relationship, not just the legal form of these relationships.

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

1. Cash and cash equivalents

	30/06/2026	01/01/2026
	VND	*VND*
Cash on hand	1,948,447,929	454,972,541
Cash at bank	727,787,672	129,567,801
Total	**2,676,235,601**	**584,540,342**

2. Financial investments

	30/06/2026		01/01/2026	
	Original cost	*Book value*	*Original cost*	*Book value*
	VND	*VND*	*VND*	*VND*
Term deposits at Development Commercial Joint Stock Bank of Ho Chi Minh - Hai Phong Branch	-	-	1,500,000,000	1,500,000,000
Loan to Dai Cuong Group Joint Stock Company (*)	4,597,795,818	4,597,795,818	7,697,795,818	7,697,795,818
Loans to other entities	87,000,000	87,000,000	99,000,000	99,000,000
Total	**4,684,795,818**	**4,684,795,818**	**9,296,795,818**	**9,296,795,818**

(*) Loan to Dai Cuong Group Joint Stock Company under contract No. TC18032021/HDVT dated March 18, 2021, amount of VND 70,000,000,000. Loan term is 12 months from the date the borrower receives the money, loan interest rate is 9%/year. The loan is unsecured, the purpose of the loan is for business activities. On March 17, 2022, Contract Appendix No. 01/TC18032021/HDVT/PL signed between Duc Quan Investment and Development Joint Stock Company and Dai Cuong Group Joint Stock Company changed the loan term to 60 months from the date the borrower receives the money.

3. Short-term receivables from customers

	30/06/2026	01/01/2026
	VND	*VND*
a. Receivables from customers	**377,765,245,112**	**379,283,402,238**
Tan An Joint Stock Company	134,225,113,612	134,225,113,612
Phu Viet Investment and Development Jsc.	138,920,055,754	138,920,055,754
Phu Hoang Phat Construction Trading Service Co., Ltd.	101,730,497,200	101,730,497,200
Other receivables	2,889,578,546	4,407,735,672
b. Receivables from related parties	**10,767,329,593**	**10,767,329,593**
3GR Investment Joint Stock Company	10,767,329,593	10,767,329,593
Total	**388,532,574,705**	**390,050,731,831**

4. Short-term advances to suppliers

	30/06/2026	01/01/2026
	VND	*VND*
a. Advances to suppliers	**145,748,422,428**	**146,742,853,255**
Tongkook International Trading Co., Limited	138,716,007,074	138,716,007,074
Other	7,032,415,354	8,026,846,181
b. Advances to related-party suppliers	**72,219,248,110**	**72,219,248,110**
3GR Investment Joint Stock Company	72,219,248,110	72,219,248,110
Total	**217,967,670,538**	**218,962,101,365**

5. Other short-term receivables

	30/06/2026		01/01/2026	
	Original cost	*Book value*	*Original cost*	*Book value*
	VND	*VND*	*VND*	*VND*
Advances	109,547,787	-	75,547,787	-
Receivables from interest on loans	3,276,970,543	-	3,276,970,543	-
New City Real Estate Jsc. (*)	50,000,000,000	-	50,000,000,000	-
Other receivables	1,495,723,145	-	1,493,468,498	-
Total	**54,882,241,475**	**-**	**54,845,986,828**	**-**

(*) Accounts receivable from New City Real Estate Joint Stock Company under Investment Cooperation Contract No. 06/2019 between Duc Quan Investment and Development Joint Stock Company (Investor) and New City Real Estate Joint Stock Company (Company), signed on June 5, 2019, regarding the investment and construction project of a residential area in accordance with the urban planning standards issued in Decision No. 3249/QD-UBND dated December 31, 2014, approving the adjustment of the 1/500-scale detailed planning for the Southern Urban Area of Thai Binh City, Thai Binh Province. The land area for the entire project is 490,185.3 square meters to build subdivided houses, commercial buildings, parks, roads, and technical infrastructure. Accordingly, the Investor agrees to contribute capital to develop the project with an amount of VND 50,000,000,000, to be contributed before December 31, 2019; the Investor will transfer the capital contribution to the contribution account; the implementation of the investment cooperation contract will be completed within 24 months from the effective date of the contract. After the project is successfully completed, the Company is responsible for handing over 15 villa plots with an area of 6,000 m² to the Investor for exploitation and use, or the Company must repay the full capital contribution along with interest at an annual rate of 7%, calculated on the total amount the Investor has contributed, from the date the Investor transferred the contribution to the contribution account until the Company has fully repaid.

6. Provision for doubtful short-term receivables

	30/06/2026		01/01/2026	
	Original cost	*Recoverable value*	*Original cost*	*Recoverable value*
	VND	*VND*	*VND*	*VND*
Overdue receivables				
Phu Hoang Phat Construction, Trade and Service LLC	101,730,497,200	-	101,730,497,200	-
Tan An Jsc.	134,225,113,612	-	134,225,113,612	-
Phu Viet Investment and Development Jsc	138,920,055,754	-	138,920,055,754	-
3GR Investment Joint Stock Company	82,986,577,703	-	82,986,577,703	-
Other	7,828,373,947	-	7,828,373,947	-
Total	**465,690,618,216**	**-**	**465,690,618,216**	**-**

7. Inventories

	30/06/2026		01/01/2026	
	Original cost	*Provision*	*Original cost*	*Provision*
	VND	*VND*	*VND*	*VND*
Raw materials	127,790,790,330	-	125,233,966,442	-
Tools and equipment	549,326,472	-	687,674,909	-
Finished goods	24,592,442,346	-	22,378,218,714	-
Total	**152,932,559,148**	**-**	**148,299,860,065**	**-**

8. Increases and decreases in tangible fixed assets (Appendix 01)

9. Increases and decreases in intangible fixed assets

	Computer Software	Total
	VND	*VND*
ORIGINAL COST		
At 01/01/2026	7,944,995,383	7,944,995,383
At 30/06/2026	**7,944,995,383**	**7,944,995,383**
ACCUMULATED DEPRECIATION		
At 01/01/2026	7,025,405,808	7,025,405,808
Depreciation during the year	459,794,772	459,794,772
At 30/06/2026	**7,485,200,580**	**7,485,200,580**
NET BOOK VALUE		
At 01/01/2026	**919,589,575**	**919,589,575**
At 30/06/2026	**459,794,803**	**459,794,803**

10. Long-term asset in progress (Construction in progress)

	30/06/2026	01/01/2026
	VND	*VND*
Duc Quan 6 Spinning Factory Project	64,098,399,230	64,098,399,230
Total	**64,098,399,230**	**64,098,399,230**

11. Deferred expenses

	30/06/2026	01/01/2026
	VND	*VND*
a. Short-term	**1,005,548,733**	**609,191,146**
Other short-term prepaid expenses	1,005,548,733	609,191,146
b. Long-term	**1,206,404,508**	**1,620,066,325**
Tool and equipment	1,160,666,290	1,493,757,683
Other long-term prepaid expenses	45,738,218	126,308,642
Total	**2,211,953,241**	**2,229,257,471**

12. Short-term payable to suppliers

	30/06/2026		01/01/2026	
	Value	*Amount available for repayment*	*Value*	*Amount available for repayment*
	VND	*VND*	*VND*	*VND*
Vu Minh Company Limited	185,403,680	185,403,680	189,820,160	189,820,160
Hai Duong Paper Tube Packaging Joint Stock Company	1,429,435,717	1,429,435,717	1,516,072,010	1,516,072,010
API Import Export Company Limited	143,791,870	143,791,870	343,791,870	343,791,870
Hung Yen Power Company	724,005,341	724,005,341	779,544,656	779,544,656
Hoa Thang Company Limited	207,613,130	207,613,130	212,373,130	212,373,130
Trinh Trung L.A Company Limited	7,550,601,784	7,550,601,784	15,050,601,784	15,050,601,784
Do Best Co., Ltd	6,804,268,050	6,804,268,050	3,619,619,328	3,619,619,328
New Do Best Co., Ltd	4,440,487,934	4,440,487,934	1,368,206,115	1,368,206,115
Central Seafood Import Export Joint Stock Company	19,180,435,650	19,180,435,650	19,180,435,650	19,180,435,650
Payables to other entities	9,724,410,176	9,724,410,176	8,764,037,166	8,764,037,166
Total	**50,390,453,332**	**50,390,453,332**	**51,024,501,869**	**51,024,501,869**

13. Short-term advances from customers

	30/06/2026		01/01/2026	
	Value	*Amount available for repayment*	*Value*	*Amount available for repayment*
	VND	*VND*	*VND*	*VND*
Tuat Thinh Textile Company Limited	280,891,282	280,891,282	-	-
Hoang Nguyen Garment and Textile Company Limited	160,602,048	160,602,048	1,683,329	1,683,329
Tin Thanh Textile Trading Joint Stock Company	860,154,358	860,154,358	448,111,481	448,111,481
Nam Trung One Member Company Limited	1,811,040,153	1,811,040,153	270,014,217	270,014,217
Duc Hieu Company Limited	8,080,687,276	8,080,687,276	5,115,207,771	5,115,207,771
Hoang Quan Garment and Textile Company Limited	769,027,175	769,027,175	-	-
Kim Thinh Cotton Yarn Company Limited	1,265,533,701	1,265,533,701	558,273,358	558,273,358
Tien Anh Garment and Textile Company Limited	509,315,499	509,315,499	940,064,985	940,064,985
Bao Han Export Garment and Textile Company Limited	188,588,161	188,588,161	827,958,101	827,958,101
Ha Bac Knitting Company Limited	117,157,936	117,157,936	654,468,944	654,468,944
Other customer advances	2,727,738,481	2,727,738,481	1,610,334,181	1,610,334,181
Total	**16,770,736,070**	**16,770,736,070**	**10,426,116,367**	**10,426,116,367**

14. Taxes and other payables/receivables to/from the State (Details in Appendix 02)

15. Short-term accrued expenses

	30/06/2026	01/01/2026
	VND	*VND*
Interest expense on Vietnam Development Bank - Thai Binh Branch (*)	424,093,466,561	405,528,503,569
Interest expense on Vietnam Joint Stock Commercial Bank for Investment and Development	280,750,869,725	260,904,221,553
Other accrued expenses	170,000,000	-
Total	**705,014,336,286**	**666,432,725,122**

(*) According to the amendment contract No. 01A/2014/HDODA-NHPT dated December 31, 2014, and the amendment contract No. 03/2014/HDTDDT-NHPT dated December 31, 2014, with Vietnam Development Bank - Thai Binh Branch, the total interest accrued but not paid as of November 30, 2014, is VND 46,898,504,116. This interest will be paid according to the detailed repayment schedule in the contract from 2016 until January 2023. Interest expenses incurred from December 1, 2014, will be paid monthly.

According to the contract inheriting the rights and obligations of the credit contract No. 05/2015/HĐTD-NHPT dated December 31, 2015, with Vietnam Development Bank - Thai Binh Branch, the total interest accrued but not paid as of September 30, 2014, is VND 82,522,519,923. This interest will be paid according to the detailed repayment schedule in the contract from 2016 until Q1 2025. Interest expenses incurred from December 1, 2014, will be paid monthly.

As of June 30, 2026, overdue bank loan interest that had not been rescheduled amounted to VND 704,844,336,286.

16. Short-term deferred revenue

	30/06/2026	01/01/2026
	VND	*VND*
Advance rental income from factory leases	59,000,000	38,333,333
Total	**59,000,000**	**38,333,333**

17. Other short-term payables

	30/06/2026	01/01/2026
	VND	*VND*
Union Funds	109,917,000	153,684,000
Social Insurance, Health Insurance, Unemployment Insurance	16,212,114,584	16,604,139,413
Short-term collateral, deposits	7,968,543,524	7,508,543,524
Other Payables	2,118,075,000	2,116,575,000
Total	**26,408,650,108**	**26,382,941,937**

18. Short-term borrowings and finance lease liabilities (Appendix 03)

19. Owners' Equity

a. Statement of Changes in Shareholders' Equity

	Owner's investment capital	Development investment fund	Undistributed after-tax profit	Total
	VND	*VND*	*VND*	*VND*
Balance as of 01/01/2025				
Loss for the year	-	-	(155,263,332,625)	(155,263,332,625)
Balance as of 31/12/2025	**500,000,000,000**	**9,142,927,632**	**(1,498,646,860,777)**	**(989,503,933,145)**
Loss for the period	-	-	(66,440,078,197)	(66,440,078,197)
Balance as of 30/06/2026	**500,000,000,000**	**9,142,927,632**	**(1,565,086,938,974)**	**(1,055,944,011,342)**

b) Capital transactions with owners

	30/06/2026	01/01/2026
	VND	*VND*
'Owners' investment capital		
- Capital contribution at the beginning of the year	500,000,000,000	500,000,000,000
- Capital contribution at the end of the period	500,000,000,000	500,000,000,000

c) Shares

	30/06/2026 (Cổ phiếu)	01/01/2026 (Cổ phiếu)
Number of shares registered for issuance.	50,000,000	50,000,000
Number of shares sold to the public.	50,000,000	50,000,000
- Common shares	50,000,000	50,000,000
Number of shares repurchased	-	-
Number of shares outstanding	50,000,000	50,000,000
- Common shares	50,000,000	50,000,000

Par value of outstanding shares (10,000 VND per share)

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue from sales and provision of services

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Revenue from sale of finished goods	89,298,902,421	88,823,919,401
Doanh thu bán hàng hóa	369,326,570	-
Other revenue (factory rental and sale of scrap materials)	1,077,333,333	-
Total	**90,745,562,324**	**88,823,919,401**

2. Cost of goods sold

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Cost of goods sold (finished products)	90,208,047,086	120,091,875,704
Other cost of goods sold	269,425,200	-
Total	**90,477,472,286**	**120,091,875,704**

3. Financial revenue

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Interest on bank deposits	81,696,054	81,641,397
Foreign exchange gain	1,444,543,335	141,153,629
Total	**1,526,239,389**	**222,795,026**

4. Financial expenses

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Interest expense	38,688,713,545	38,417,367,136
Foreign exchange loss	348,902,943	6,269,891,083
Total	**39,037,616,488**	**44,687,258,219**

5. Selling and administrative expenses

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
a. Business management expenses incurred	**4,931,919,435**	**5,831,857,144**
Management expenses	1,864,968,000	2,713,202,000
Fixed asset depreciation expense	1,139,439,030	1,168,296,840
Tools and equipment expenses	-	3,516,261
Expenses for outsourced services and other cash expenses	1,927,512,405	1,946,842,043
b. Sales expenses incurred	**872,216,646**	**399,879,919**
Outsourced service expenses	787,749,972	-
Other cash expenses	84,466,674	399,879,919

6. Other Income

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Collection of electricity charges, factory rental income and other income	453,784,431	259,123,695
Total	**453,784,431**	**259,123,695**

7. Other Expenses

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Expenses incurred due to suspension of production (depreciation, prepaid expenses, electricity costs for machinery maintenance, etc.)	21,261,247,385	-
Late payment penalties for insurance	276,134,321	375,164,345
Other expenses	2,309,057,780	2,579,453,458
Total	**23,846,439,486**	**2,954,617,803**

8. Costs of production and business by nature

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Cost of materials and supplies	77,775,817,233	49,816,755,450
Labor costs	14,429,548,900	19,309,177,063
Depreciation of fixed assets	23,287,919,409	23,623,864,203
Outsourced service costs	14,893,527,042	21,559,943,764
Other cash expenses	4,192,088,737	2,962,386,251
Total	**134,578,901,321**	**117,272,126,731**

9. Basic earnings per share

	From 01/01/2026 until 30/06/2026	From 01/01/2025 until 30/06/2025
	VND	*VND*
Profit/(loss) attributable to basic earnings per share	(66,440,078,197)	(84,659,650,667)
Weighted average number of ordinary shares outstanding (shares)	50,000,000	50,000,000
Basic earnings/(loss) per share (VND/share)	**(1,329)**	**(1,693)**

VII. OTHER INFORMATION

1. Going Concern Assumption

As at June 30, 2026, the Company's total liabilities exceeded its total assets by VND 1,055,944,011,342; accumulated losses amounted to VND 1,565,086,938,974, and the loss for the six-month period ended June 30, 2026 amounted to VND 66,440,078,197. Bank loans overdue for payment that had not been restructured or rescheduled amounted to VND 773,060,538,894, and overdue bank loan interest that had not been rescheduled amounted to VND 704,844,336,286. The Company's going concern is dependent upon the restructuring of its organization, business operations and financial management, including the restructuring of the aforementioned overdue loans and the provision of additional working capital. These interim financial statements have been prepared on a going concern basis.

2. Contingent liabilities, commitments and other financial information

As at June 30, 2026, apart from the information disclosed in the relevant notes, the Company had no other material contingent liabilities or financial commitments..

3. Events occurring after the end of the accounting period

There were no material events occurring after the end of the accounting period that require adjustment or disclosure in these interim financial statements.

4. Transactions and balances with related parties

Related parties:	**Relationship**
3GR Investment Joint Stock Company	Related company

The balance of related parties at the end of the fiscal year

The balance of related parties at the end of the fiscal year is presented in Notes no V.3, V.4

5. Remuneration of the Board of Directors and Company Management

No.		FULL NAME - POSITION	INCOME FROM 1/1 - 30/06/2026	
			Salary	Remuneration
I	**BOARD OF DIRECTORS**		**-**	**180,000,000**
1		Le Manh Thuong - Chairman		48,000,000
2		Do Van Sinh - Member; General Director		30,000,000
3		Nguyen Hoang Giang - Member		30,000,000
4		Tran Xuan Tien - Member; Deputy General Director		30,000,000
5		Dao Thi Hue - Member		30,000,000
6		Luu Thi Thuy Minh - Secretary to the Board of Directors		12,000,000
II	**AUDIT COMMITTEE**		**-**	**30,000,000**
1		Nguyen Hoang Giang - Head		18,000,000
2		Dao Thi Hue - Member		12,000,000
III	**EXECUTIVE BOARD**		**387,615,000**	**-**
1		Do Van Sinh - General Director	150,000,000	
2		Tran Xuan Tien - Production Director	120,000,000	
3		Dao Van Nam - Chief Accountant	117,615,000	
	TỔNG CỘNG		**387,615,000**	**210,000,000**

6. Segment reporting of assets, revenue and business resultS

The Board of General Directors assesses that the Company operates primarily in one business segment, namely the production and trading of various types of yarn, and in one principal geographical segment, namely Vietnam. Therefore, the Company does not prepare segment reports.

7. Comparative information

This is the first accounting period in which the Company has applied Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance. The comparative figures presented in the Statement of Financial Position are the audited figures as at December 31, 2025; the comparative figures presented in the Statement of Income and the Statement of Cash Flows are the reviewed figures for the accounting period from January 1, 2025 to June 30, 2025, reviewed by Vietnam Auditing and Valuation Company Limited. These figures were prepared in accordance with Circular No. 200/2014/TT-BTC and have been converted and re-presented in accordance with the line items prescribed under Circular No. 99/2025/TT-BTC. Specifically:

	31/12/2025 (under Circular No. 200/2014/TT-BTC)		01/01/2026 Re-presented (under Circular No. 99/2025/TT-BTC)		Difference	Explanation
	Code	*VND*	*Code*	*VND*	*VND*	
Short-term held-to-maturity investments	123	1,500,000,000	123	9,296,795,818	7,796,795,818	*(i)*
Long-term loan receivables	215	7,796,795,818	-	-	(7,796,795,818)	*(i)*
Other short-term receivables	136	54,845,986,828	135	54,845,986,828	-	*(ii)*
Provision for doubtful short-term receivables	137	(465,690,618,216)	136	(465,690,618,216)	-	*(ii)*
Short-term prepaid expenses → Short-term deferred expenses	151	609,191,146	161	609,191,146	-	*(ii)*
Deductible VAT	152	125,025,171	162	125,025,171	-	*(ii)*
Long-term prepaid expenses → Long-term deferred expenses	261	1,620,066,325	271	1,620,066,325	-	*(ii)*
TOTAL ASSETS	270	**565,287,969,839**	280	**565,287,969,839**	-	
Taxes and other payables to the State	313	148,245,855	314	148,245,855	-	*(ii)*
Payables to employees	314	2,324,139,000	315	2,324,139,000	-	*(ii)*
Short-term accrued expenses	315	666,432,725,122	316	666,432,725,122	-	*(ii)*
Short-term unearned revenue → Short-term deferred revenue	318	38,333,333	319	38,333,333	-	*(ii)*
Other short-term payables	319	26,382,941,937	320	26,382,941,937	-	*(ii)*
Short-term borrowings and finance lease liabilities	320	797,891,753,213	321	797,891,753,213	-	*(ii)*
Bonus and welfare fund	322	123,146,288	323	123,146,288	-	*(ii)*
Undistributed profit after tax	421	(1,498,646,860,777)	420	(1,498,646,860,777)	-	*(ii)*
TOTAL LIABILITIES AND EQUITY	440	**565,287,969,839**	440	**565,287,969,839**	-	

(i) The loan to Dai Cuong Group Joint Stock Company of VND 7,697,795,818 (maturing on March 18, 2026) and loans to other parties of VND 99,000,000 were presented under Circular No. 200/2014/TT-BTC as Long-term loan receivables (Code 215); under Circular No. 99/2025/TT-BTC, they are presented as Short-term held-to-maturity investments (Code 123) as they mature within 12 months from the end of the accounting period.

(ii) Certain line items are only changed in terms of their names and/or codes under Circular No. 99/2025/TT-BTC, with no change in their amounts.

Other line items not presented in the above table are only changed in terms of their names and codes and are correspondingly reclassified, with no change in their amounts.

The comparative figures in the Statement of Income and the Statement of Cash Flows are the figures for the accounting period from January 1, 2025 to June 30, 2025, which were reviewed; the line items have been correspondingly reclassified to the formats under Circular No. 99/2025/TT-BTC, with no change in their amounts.

Hung Yen, 11 August, 2026

Preparer	**Chief Accountant**	**General Director**
Tran Thi Quy	Dao Van Nam	Do Van Sinh

M.S.D.N:1000400095 CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN ĐỨC QUÂN TỈNH HƯNG YÊN

APPENDIX 01: INCREASES AND DECREASES IN TANGIBLE FIXED ASSETS

	Factory Buildings and Structures	Machinery and Equipment	Vehicles	Office Equipment	Total
ORIGINAL COST					
At 01/01/2026	165,713,598,201	838,745,570,998	2,003,636,364	3,958,324,543	1,010,421,130,106
Increases/decreases during the period	-	-	-	-	-
At 30/06/2026	**165,713,598,201**	**838,745,570,998**	**2,003,636,364**	**3,958,324,543**	**1,010,421,130,106**
ACCUMULATED DEPRECIATION					
At 01/01/2026	93,148,144,330	770,459,499,292	1,761,703,991	3,485,482,134	868,854,829,747
Depreciation during the year	3,567,198,438	18,986,322,993	38,181,822	236,421,384	22,828,124,637
At 30/06/2026	**96,715,342,768**	**789,445,822,285**	**1,799,885,813**	**3,721,903,518**	**891,682,954,384**
NET BOOK VALUE					
At 01/01/2026	**72,565,453,871**	**68,286,071,706**	**241,932,373**	**472,842,409**	**141,566,300,359**
At 30/06/2026	**68,998,255,433**	**49,299,748,713**	**203,750,551**	**236,421,025**	**118,738,175,722**

The original cost of the fully depreciated fixed assets still in use as of 30/06/2026 is: 380.544.978.421 VND.

As of 30/06/2026, all fixed assets have been used as collateral for bank loans.

APPENDIX 02: TAXES AND OTHER PAYABLES/RECEIVABLES TO/FROM THE STATE

	Receivables 01/01/2026	Payables 01/01/2026	Amount incurred during the year	Amount paid/withheld during the year	Receivables 30/06/2026	Payables 30/06/2026
VAT deductible	125,025,171	-	6,956,214,928	6,785,021,047	296,219,052	-
VAT payable	-	-	12,177,133,826	12,177,133,826	-	-
Import and Export Tax	-	-	151,662,863	151,662,863	-	-
Corporate income tax	-	-	-	-	-	-
Personal Income Tax	-	22,267,599	49,524,513	55,917,272	-	15,874,840
Land Lease Tax	-	113,978,256	527,412,900	377,684,706	-	263,706,450
Environmental protection tax and other taxes	-	-	3,309,369	-	-	3,309,369
Taxes and other payables to the State	-	12,000,000	2,905,158	2,905,158	-	12,000,000
Total	**125,025,171**	**148,245,855**	**19,868,163,557**	**19,550,324,872**	**296,219,052**	**294,890,659**

APPENDIX 03: SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

		01/01/2026		During the year		30/06/2026	
		Value	Debt repayment ability amount	Increase	Decrease	Value	Debt repayment ability amount
a.	**Short-term loans**	**443,062,631,558**	-	**214,601,400**	**1,120,338,000**	**442,156,894,958**	**442,156,894,958**
	Loans in VND	**297,920,551,358**	-	-	**405,000,000**	**297,515,551,358**	**297,515,551,358**
	Bank for Investment and Development of Vietnam (BIDV) - Bac Hanoi Branch (1)	297,920,551,358		-	405,000,000	297,515,551,358	297,515,551,358
	Loans in USD	**145,142,080,200**	-	**214,601,400**	**715,338,000**	**144,641,343,600**	**144,641,343,600**
	Bank for Investment and Development of Vietnam (BIDV) - Bac Hanoi Branch (1)	145,142,080,200		214,601,400	715,338,000	144,641,343,600	144,641,343,600
b.	**Long-term loans due for repayment**	**354,829,121,655**	-	**35,875,669**	**164,585,566**	**354,700,411,758**	**354,700,411,758**
	Total	**797,891,753,213**	-	**250,477,069**	**1,284,923,566**	**796,857,306,716**	**796,857,306,716**

(1) Short-term loan from Bank for Investment and Development of Vietnam (BIDV) - Bac Hanoi Branch under the credit line agreement No. 01/2019/1497403/HĐTD dated 30/07/2019. The short-term loan and Letter of Credit (LC) limit is VND 570 billion, of which the maximum short-term loan outstanding is VND 270 billion. The discount limit is VND 100 billion. The loan purpose is to supplement working capital, provide guarantees, and open L/Cs. The credit line period is 6 months from the date of signing the contract but no later than 31/01/2020. The loan term and interest rate are determined based on each specific credit agreement. Collateral includes machinery assets in the production line of 1,740 tons, auxiliary material warehouse, mortgage agreement for the ownership of an apartment signed on 13/06/2016, between Mr. Le Manh Thuong, Mrs. Bui Thi Hang, and the bank, pledge agreement No. 01/2017/1497403/CC/HĐBĐ dated 20/02/2017, signed between the Company and the bank, stitching machines, baling machines, rough carding machines, fiber strength testing machines, server system, and other supporting assets.

Amendment document to the credit agreement No. 01.3/2019/1497403/HĐTD dated 09/06/2020, extending the validity of the short-term credit limit for 2019-2020 under the above credit limit agreement until 30/09/2020.

All long-term loans that were overdue/due for repayment have been presented under Short-term borrowings and finance lease liabilities (Code 321). The balance of long-term borrowings and finance lease liabilities as at 30 June 2026 was VND 0

Details of long-term borrowings due for repayment

	01/01/2026		30/06/2026	
	Value	Debt repayment ability amount	Value	Debt repayment ability amount
Company's long-term loans	**94,798,240,143**	**94,798,240,143**	**94,720,126,246**	**94,720,126,246**
Loans in VND	**85,199,940,781**	**85,199,940,781**	**85,154,940,781**	**85,154,940,781**
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch (2)	34,604,379,432	34,604,379,432	34,559,379,432	34,559,379,432
Vietnam Development Bank (VDB) - Thai Binh Branch (3)	50,595,561,349	50,595,561,349	50,595,561,349	50,595,561,349
Loans in USD	**9,598,299,362**	**9,598,299,362**	**9,565,185,465**	**9,565,185,465**
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch (2)	9,598,299,362	9,598,299,362	9,565,185,465	9,565,185,465
Các khoản vay kế thừa từ Công ty CP Tập đoàn Đại Cường	**260,030,881,512**	**260,030,881,512**	**259,980,285,512**	**259,980,285,512**
Loans in VND	**245,365,269,512**	**245,365,269,512**	**245,365,269,512**	**245,365,269,512**
Vietnam Development Bank (VDB) - Thai Binh Branch (4)	237,605,269,512	237,605,269,512	237,605,269,512	237,605,269,512
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch (5)	7,760,000,000	7,760,000,000	7,760,000,000	7,760,000,000
Loans in USD	**14,665,612,000**	**14,665,612,000**	**14,615,016,000**	**14,615,016,000**
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch (5)	14,665,612,000	14,665,612,000	14,615,016,000	14,615,016,000
Total	**354,829,121,655**	**354,829,121,655**	**354,700,411,758**	**354,700,411,758**

Information on loan agreements:

(2) Contract No. 150/2007/0320 dated 06/03/2007 and the supplementary document of the long-term credit contract No. 150/2007/0320/PL dated 06/10/2016, with a total loan amount of 49 billion VND, including foreign currency converted, and not exceeding 70% of the total actual investment capital of the project. The purpose of the loan is to finance the machinery, equipment, and the construction of the factory building for the investment project of building the Dai Cuong Thai Binh textile factory with a capacity of 4,500 tons/year. The loan term is 84 months from the date of the first loan disbursement, and the final principal repayment period is in the fourth quarter of 2021. The interest rate is floating. The collateral for the loan includes all assets formed after investment from the company's own capital and the loan from the Bank for Investment and Development of Vietnam – Bac Ha Noi Branch, including the Duc Quan 2 Factory (with a capacity of 4,500 tons/year) and other assets owned by the company and third parties; revenue from economic contracts where the company is the beneficiary, the entire balance of the company's account at the Bank for Investment and Development of Vietnam – Bac Ha Noi Branch, and other credit institutions.

Long-term loan agreement No. 15082000222569, loan amount 20,696,920,000 VND, disbursed on 28/09/2018. The loan term is 10 years. The purpose of the loan is to invest in the Duc Quan 6 factory.

(3) The long-term loan of the Company with Vietnam Development Bank (VDB) - Thai Binh Branch includes the following loan agreements:

(3.1) State Development Investment Credit Loan Agreement No. 03/2007/HĐTD dated 10/01/2007 and the amended and supplemented agreement No. 03/2014/HĐTDĐT - NHPT dated 31/12/2014. The total loan amount from the state investment credit fund is a maximum of 90,400,000,000 VND, but the total loan amount from both sources does not exceed 70% of the total fixed asset investment capital. The loan purpose is still for implementing the investment project of building the Dai Cuong Thai Binh spinning mill (Duc Quan 2 Factory). The loan term is 15 years from the receipt of the first loan, with the principal and interest payments due monthly starting from December 2014. For the interest payable but not yet paid by 30/11/2014, it will be repaid according to the repayment schedule in the amended and supplemented agreement from January 2016 to January 2023. The interest rate is 7.8% per annum, and the overdue interest rate is 150% of the in-term interest rate. The loan security is the assets formed from the company's own capital and the loan from VDB - Thai Binh Branch, including the Duc Quan 2 Factory (4,500 tons/year) of the Company, and other collateral assets of the Company, equivalent to at least 10% of the total loan amount to secure the loan.

(3.2) ODA KFW Loan Agreement No. 01/2007/HĐTD dated 10/01/2007 and the amended and supplemented agreement No. 01A/2014/HĐODA-NHPT dated 31/12/2014. The total loan amount from the ODA fund is a maximum of 34,600,000,000 VND, but the total loan amount from both sources does not exceed 70% of the total fixed asset investment capital. The loan purpose is to implement the investment project of building the Dai Cuong Thai Binh spinning mill (Duc Quan 2 Factory). The loan term is 15 years from February 2008, with monthly principal and interest payments starting from December 2014. For the interest payable but not yet paid by 30/11/2014, it will be repaid according to the repayment schedule in the amended and supplemented agreement from January 2016 to January 2023. The interest rate is 9% per annum, and the overdue interest rate is 150% of the in-term interest rate. The loan security includes assets formed from the company's own capital and the loan from VDB - Thai Binh Branch, including the Duc Quan 2 Factory (4,500 tons/year) of the Company, and other collateral assets of the Company, equivalent to at least 10% of the total loan amount to secure the loan.

(4) According to the contract transferring rights and obligations of the credit contract No. 05/2015/HĐTD-NHPT dated 31/12/2015, the company received the transfer of all loans (including both principal and unpaid interest) corresponding to the assets contributed by Dai Cuong Group Joint Stock Company. The inherited loan follows the original contracts as follows:

(4.1) Contract No. 08/2008/HĐTD dated 26/03/2008. The loan term is 15 years from the date of receiving the first loan. The interest rate during the term is 6.9% per annum, and the overdue interest rate is 150% of the interest during the term. The loan balance at the time of inheritance is VND 205,304,527,000. The collateral is the machinery and equipment system formed after the investment (including both loan capital and equity capital) of the investment project for building Dai Cuong 5 factory (capacity of 8,700 tons/year); the benefits and income from the pledged assets.

(4.2) Contract No. 01/2011/HDTDĐT-NHPT dated 28/01/2011. The loan term is 14 years from the date of receiving the first loan. The interest rate during the term is 9.6% per annum, and the overdue interest rate is 150% of the interest during the term. The loan balance at the time of inheritance is VND 82,700,000,000. The collateral is the machinery and equipment system formed after the investment (including both loan capital and equity capital) of the investment project for building Dai Cuong 5 factory (capacity of 8,700 tons/year); the benefits and income from the pledged assets.

(5) According to the long-term debt transfer agreement No. 150/1497403/HĐ/01 dated 31/12/2015, the Company receives the transfer of all loans (including both principal and unpaid interest) corresponding to the assets contributed by Dai Cuong Group Joint Stock Company. The loan transferred under the original contract No. 150/2006/151 dated 13/02/2006. The total amount of principal received is VND 27,500,000,000 and USD 556,000. The principal repayment term is quarterly, with the final principal repayment being in Q4 2020. The interest rate is floating. The collateral includes assets formed from the loan, including the factory and machinery of the PE workshop (at Dai Cuong 1 factory) of the Company; the deposit account at the bank, and receivables from economic contracts where the Company is the beneficiary.

As at 30 June 2026, bank loans overdue for payment that have not been restructured or rescheduled amounted to VND 773,060,538,894.