PICOMAT HOLDING JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM
	Independence - Freedom - Happiness
No.: 45/2026/CV-PICOMAT	
	Hanoi, August 19, 2026

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To:

- STATE SECURITIES COMMISSION OF VIET NAM

- HANOI STOCK EXCHANGE

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Picomat Holding Joint Stock Company hereby discloses its 2026 semi-annual financial statements to the Hanoi Stock Exchange as follows:

1. Organization name: PICOMAT HOLDING JOINT STOCK COMPANY

- Securities code: PCH
- Address: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi City, Vietnam
- Contact telephone: 024.6329.0555
- Email : info@picomat.vn
- Website : https://picomat.com.vn/

2. Contents of information disclosed:

- Semi-Annual Financial Statements of 2026

☐ Separate financial statements (the listed organization has no subsidiaries and the superior accounting unit has dependent units);

☑ Consolidated financial statements (the listed organization has subsidiaries);

☐ Combined financial statements (the listed organization has dependent accounting units with separate accounting apparatus).

- Cases subject to explanation of reasons:

+ The auditing organization issues an opinion other than an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes ☑ No

Written explanation if Yes is selected:

☐ Yes ☑ No

+ Profit after corporate income tax in the reporting period fluctuates by 5% or more before and after the audit, or swings from loss to profit or vice versa (for the semi-annual audited financial statements of 2026):

☐ Yes ☑ No

Written explanation if Yes is selected:

☐ Yes ☑ No

+ Profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared with the report for the same period of the previous year:

☑ Yes ☐ No

Written explanation if Yes is selected:

☑ Yes ☐ No

+ Profit after tax in the reporting period is negative, changes from profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes ☑ No

Written explanation if Yes is selected:

☐ Yes ☑ No

This information was disclosed on the Company's website on: August 19, 2026 at the *following links:*
Separate Financial Statements of Picomat for the First Half of 2026:
https://picomat.com.vn/bao-cao-tai-chinh/bctc-rieng-picomat-ban-nien-nam-2026
Consolidated Financial Statements of Picomat for the First Half of 2026:
https://picomat.com.vn/bao-cao-tai-chinh/bctc-hop-nhat-picomat-ban-nien-nam-2026
Explanation of Profit After Corporate Income Tax in the Semi-Annual Consolidated Financial Statements of 2026: https://picomat.com.vn/bao-cao-tai-chinh/giai-trinh-lnst-thu-nhap-doanh-nghiep-tai-bao-cao-kqhdkd-cua-bctc-hop-nhat-ban-nien-nam-2026

3. Report on transactions valued at 35% or more of total assets in 2026.
If the listed organization has such transactions, please report all of the following contents:
- Transaction contents: None
- Ratio of transaction value to the enterprise's total asset value (%) (based on the most recent annual financial statements): None
- Transaction completion date: None

We hereby undertake that the information disclosed above is true and take full legal responsibility for the contents of the disclosed information.

Representative of the organization
Legal representative / Authorized information disclosure officer
(Signature, full name, title and seal)

CÔNG TY CỔ PHẦN PICOMAT HOLDING
M.S.D.N: 0104518043 - C.T.C.P - THÀNH PHỐ HÀ NỘI

CÔNG TY CỔ PHẦN PICOMAT HOLDING

Digitally signed by CÔNG TY CỔ PHẦN PICOMAT HOLDING
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN PICOMAT HOLDING, OID.0.9.2342.19200300.100.1.1=MST:0104518043
Reason: I am the author of this document
Location:
Date: 2026-08-19 15:04:04

TỔNG GIÁM ĐỐC
Đào Thị Kim Oanh

Attached documents:
- Separate Semi-Annual Financial Statements for 2026;
- Consolidated Semi-Annual Financial Statements for 2026;
- Explanation of Profit After Corporate Income Tax in the 2026 Semi-Annual Consolidated Financial Statements.

REVIEWED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

PICOMAT HOLDING JOINT STOCK COMPANY

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REPORT OF THE GENERAL DIRECTOR

For the six-month period ended 30 June 2026

The General Director has the honor of submitting this Report together with the reviewed Interim Consolidated Financial Statements for the six-month period ended 30 June 2026.

1. General information about the Company

Establishment:

Picomat Holding Joint Stock Company (formerly Picomat Plastic Joint Stock Company) (hereinafter referred to as the "Company") is a joint stock company operating under Business Registration Certificate No. 0104518043, first registered on 9 March 2010, and issued by the Hanoi Department of Planning and Investment. The 18th amendment to the Business Registration Certificate was issued on 10 August 2026.

Form of ownership

Joint Stock Company

The Company's business activities

The Company's main business lines are trading in interior board products, manufacturing plastic products, trading in PVC resin and chemical additives for the plastic industry.

English name:	PICOMAT HOLDING JOINT STOCK COMPANY
Abbreviation:	PICOMAT
Securities code:	PCH (Listed/HNX)
Head office:	Cau Lieu Hamlet, Tay Phuong Commune, Hanoi City, Vietnam

2. Financial position and results of its operation

The Company's financial position and results of operations during the period are presented in the accompanying Interim Consolidated Financial Statements.

3. The members of the Board of Directors, Board of Supervisors, Internal Audit Team, General Director, and Chief Accountant

The members of the Board of Directors, Board of Supervisors, Internal Audit Team, General Director, and Chief Accountant during the period and up to the date of the consolidated financial statements include:

Board of Directors

Mr.	Do Thanh Hai	Chairman
Ms.	Dao Thi Kim Oanh	Member
Mr.	Nguyen Manh Thang	Independent Member
Mr.	Nguyen Trung Dung	Member
Mr.	Do Hai Dang	Member

Board of Supervisors

Ms.	Do Thi Huong	Head of the Board of Supervisors
Ms.	Nguyen Thi Thao	Member
Ms.	Dam Ngoc Anh	Member

Internal Audit Team

Mr.	Nguyen Trung Dung	Team Leader
Ms.	Nguyen Thi Bao Yen	Member

General Director and Chief Accountant

Ms.	Dao Thi Kim Oanh	General Director
Ms.	Nguyen Thi Nhu Quynh	Chief Accountant

The legal representative of the Company during the period and to the date of the Consolidated Financial Statements is as follows:

Ms.	Dao Thi Kim Oanh	General Director

4. Independent Auditor

Branch of MOORE AISC Auditing and Informatics Services Company Limited has been appointed as the Company's auditor for the six-month period ended 30 June 2026.

5. Commitment of the General Director

The General Director is responsible for the preparation of the Interim Consolidated Financial Statements which give a true and fair view of the financial position of the Company as at 30 June 2026, its results of operations and cash flows for the six-month period ended 30 June 2026. In order to prepare these Interim Consolidated Financial Statements, the General Director has considered and complied with the following matters:

- Selecting appropriate accounting policies and applying them consistently;
- Making judgments and estimates that are reasonable and prudent;
- The financial statements are prepared on a going concern basis unless that basis is no longer appropriate.
- Fully disclose the identities of the Company's related parties and all relationships and transactions involving such related parties.

The General Director is responsible for establishing and maintaining an appropriate accounting system to faithfully and reasonably reflect the Company's financial position and to serve as the basis for preparing the Consolidated Financial Statements in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises. The General Director is also responsible for safeguarding the Company's assets and establishing necessary controls to prevent and detect fraud or errors. The General Director confirms that, at the time of preparing the Consolidated Financial Statements, there is no information regarding fraud or suspected fraud that would have a material impact on the Consolidated Financial Statements involving the General Director, the management of member entities, or individuals holding key roles in the internal control system.

6. Confirmation of financial statements

The General Director hereby confirms that Interim Consolidated Financial Statements give a true and fair view, in all material respects, of the Company's financial position as at 30 June 2026, its results of operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations governing the preparation and presentation of financial statements.

Users of the Company's Consolidated Financial Statements should read them in conjunction with the separate financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2026 in order to obtain comprehensive information on the financial position, results of operations and cash flows of the Company as a whole.

The Interim Consolidated Financial Statements are prepared in accordance with the Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises.

Hanoi, 19 August 2026

M.S.D.N: 0104518043 - C.T.C.P
CÔNG TY CỔ PHẦN PICOMAT HOLDING
THÀNH PHỐ HÀ NỘI

Dao Thi Kim Oanh
General Director

MOORE AISC

No: A0526072-HN-SX/MOOREAISHN-TC

MOORE AISC Auditing and Informatics Services Company Limited
389A Dien Bien Phu Street, Ward 4
District 3, Ho Chi Minh City
Viet Nam
T (8428) 3832 9129
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E info@aisc.com.vn
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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE GENERAL DIRECTOR PICOMAT HOLDING JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Consolidated Financial Statements of Picomat Holding Joint Stock Company (formerly known as Picomat Plastic Joint Stock Company ("the Company") as prepared on 19 August 2026 from pages 05 to 50, which comprise the Interim Consolidated Statement of Financial Position as at 30 June 2026, the Interim Consolidated Income Statement, the Interim Consolidated Cash Flow Statement for the six-month period ended 30 June 2026 and Notes to the Interim Consolidated Financial Statements.

Responsibility of the General Director

The General Director of Picomat Holding Joint Stock Company is responsible for the preparation and fair presentation of the Interim Consolidated Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting Regime for Enterprises and prevailing regulations applicable to the preparation and presentation of the Interim Consolidated Financial Statements and also for the internal control which the General Director considers necessary for the preparation and fair presentation of the Interim Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

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

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

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 30 June 2026, and of the results of its operations and cash flows for the six-month period ended 30 June 2026 in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and the relevant statutory requirements applicable to the preparation and presentation of the Interim Consolidated Financial Statements.

Hanoi, 19 August 2026

Branch of MOORE AISC Auditing and Informatics Services Co., Ltd

M.S.C.N: 0300613041-002 - C.T.T.N.H.H
CHI NHÁNH CÔNG TY TNHH KIỂM TOÁN VÀ DỊCH VỤ TIN HỌC MOORE AISC
THÀNH PHỐ HÀ NỘI

Nguyen Thanh Tung

Deputy Director

Audit Practicing Registration Certificate

No. 4981-2024-005-1

PICOMAT HOLDING JOINT STOCK COMPANY

Form B 01 - DN/HN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Code	Notes	30/06/2026	01/01/2026
A.	**CURRENT ASSETS**	**100**		**94,005,713,622**	**107,282,949,387**
I.	**Cash and cash equivalents**	**110**	**V.1**	**8,092,878,203**	**45,842,219,370**
	1. Cash	111		7,592,878,203	19,134,873,409
	2. Cash equivalents	112		500,000,000	26,707,345,961
II.	**Short-term financial investments**	**120**	**V.2**	**26,988,051,370**	**9,523,240,731**
	1. Trading securities	121		6,285,257,250	3,474,747,134
	2. Provision for impairment of trading securities	122		(544,907,250)	(53,876,066)
	3. Short-term held-to-maturity investments	123		21,247,701,370	6,102,369,663
III.	**Short-term receivables**	**130**		**2,441,341,314**	**3,289,500,290**
	1. Short-term trade receivables	131	V.3	2,263,299,429	14,494,624
	2. Short-term prepayments to suppliers	132	V.4	118,151,078	3,269,629,552
	3. Other short-term receivables	135	V.5a	59,890,807	5,376,114
IV.	**Inventories**	**140**	**V.6**	**55,466,259,992**	**48,201,573,575**
	1. Inventories	141		55,855,286,512	48,590,600,095
	2. Provision for decline in value of inventories	142		(389,026,520)	(389,026,520)
V.	**Other current assets**	**160**		**1,017,182,743**	**426,415,421**
	1. Short-term deferred expenses	161	V.7a	306,916,775	424,731,463
	2. Deductible value added tax	162		651,754,043	-
	3. Taxes and other receivables from the State	163	V.13b	58,511,925	1,683,958
B.	**LONG-TERM ASSETS**	**200**		**208,124,770,251**	**189,419,023,471**
I.	**Long-term receivables**	**210**		**80,700,000**	**80,700,000**
	1. Other long-term receivables	215	V.5b	80,700,000	80,700,000
II.	**Fixed assets**	**220**		**66,796,630,825**	**67,829,595,834**
	1. Tangible fixed assets	221	V.8	17,071,826,199	18,104,791,208
	- Cost	*222*		*47,309,548,865*	*47,401,030,346*
	- Accumulated depreciation	*223*		*(30,237,722,666)*	*(29,296,239,138)*
	2. Intangible fixed assets	227	V.9	49,724,804,626	49,724,804,626
	- Cost	*228*		*49,724,804,626*	*49,724,804,626*
	- Accumulated amortization	*229*		-	-
III.	**Long-term financial investments**	**260**	**V.2**	**125,361,000,352**	**104,815,555,950**
	1. Investments in joint ventures, associates	262		94,211,000,352	96,415,555,950
	2. Long-term held-to-maturity investments	265		31,150,000,000	8,400,000,000
IV.	**Other non-current assets**	**270**		**15,886,439,074**	**16,693,171,687**
	1. Long-term deferred expenses	271	V.7b	7,972,740,072	7,984,680,246
	2. Deferred tax assets	272		382,684,378	101,617,585
	3. Goodwill	279	V.10	7,531,014,624	8,606,873,856
	TOTAL ASSETS	**280**		**302,130,483,873**	**296,701,972,858**

PICOMAT HOLDING JOINT STOCK COMPANY

Form B 01 - DN/HN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

RESOURCES	Code	Notes	30/06/2026	01/01/2026
C. LIABILITIES	**300**		**15,044,729,128**	**15,312,669,665**
I. Current liabilities	**310**		**14,999,729,128**	**15,312,669,665**
1. Short-term trade payables	311	V.11	2,366,041,017	5,444,722,742
2. Short-term advances from customers	312	V.12	58,331,220	2,145,112,560
3. Taxes and payables to the State	314	V.13a	2,644,849,994	4,033,044,707
4. Payables to employees	315		512,145,970	946,028,522
5. Short-term accrued expenses	316	V.14	489,698,513	438,517,204
6. Other short-term payables	320	V.15a	7,628,880	-
7. Short-term borrowings and finance lease liabilities	321	V.16	8,921,033,534	2,305,243,930
II. Long-term liabilities	**330**		**45,000,000**	**-**
1. Other long-term payables	338	V.15b	45,000,000	-
D. OWNERS' EQUITY	**400**	**V.17**	**287,085,754,745**	**281,389,303,193**
1. Owners' contributed capital	411		254,098,930,000	254,098,930,000
- Common shares with voting rights	*411a*		*254,098,930,000*	*254,098,930,000*
2. Share premium	412		2,200,827,061	2,200,827,061
3. Retained earnings	420		26,268,526,018	20,343,331,424
- Retained earnings accumulated to the end of the previous period	*420a*		*20,343,331,424*	*1,301,653,818*
- Retained earnings of the current period	*420b*		*5,925,194,594*	*19,041,677,606*
4. Non-controlling interest	429		4,517,471,666	4,746,214,708
TOTAL RESOURCES	**440**		**302,130,483,873**	**296,701,972,858**

Hanoi, 19 August 2026

LEGAL REPRESENTATIVE

Preparer	Chief Accountant	General Director
Nguyen Thi Nhu Quynh	Nguyen Thi Nhu Quynh	Dao Thi Kim Oanh

M.S.D.N: 0104518043 - C.T.C.P. CÔNG TY CỔ PHẦN PICOMAT HOLDING THÀNH PHỐ HÀ NỘI

PICOMAT HOLDING JOINT STOCK COMPANY

Form B 02 - DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT

For the six-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
1. Revenue from goods sold and services rendered	01	VI.1	47,418,499,928	66,813,330,724
2. Revenue deductions	02	VI.2	38,289,874	241,441,925
3. Net revenue from goods sold and services rendered	**10**	**VI.3**	**47,380,210,054**	**66,571,888,799**
4. Cost of goods sold	11	VI.4	31,301,235,956	53,888,050,153
5. Gross profit from goods sold and services rendered (20 = 10 -11)	**20**		**16,078,974,098**	**12,683,838,646**
6. Gain/loss on sale or disposal of investment properties	21		-	-
7. Finance income	22	VI.5	3,202,036,056	2,150,156,060
8. Finance costs	23	VI.6	2,234,078,495	1,168,096,558
In which: Interest expense	*24*		*320,876,019*	*236,000,114*
9. Selling expenses	25	VI.7a	2,353,505,278	2,128,042,479
10. General and administrative expenses	26	VI.7b	3,837,900,805	3,380,395,529
11. Share of profit or loss of joint ventures and associates	27		(2,204,555,598)	(1,070,805,177)
12. Net profit from operating activities (30 = 20 + 21 + (22 - 23) - (25 + 26) + 27)	**30**		**8,650,969,978**	**7,086,654,963**
13. Other income	31	VI.8	68,661,413	7,963,188
14. Other expenses	32	VI.9	10,304,633	9,062,029
15. Other profit (40 = 31 - 32)	**40**		**58,356,780**	**(1,098,841)**
16. Total accounting profit before tax (50 = 30 + 40)	**50**		**8,709,326,758**	**7,085,556,122**
17. Current corporate income tax expense	51	VI.11	2,693,941,999	1,899,305,009
18. Deferred Corporate income tax expense	52	VI.12	(281,066,793)	(36,448,503)
19. Profit after Corporate income tax (60 = 50 - 51 -52)	**60**		**6,296,451,552**	**5,222,699,616**
20. Profit after tax attributable to owners of the parent company	**61**		**5,925,194,594**	**5,003,305,395**
21. Profit after tax attributable to non-controlling interests	62		371,256,958	219,394,221
22. Basic earnings per share	**70**	**VI.13**	**233**	**197**
23. Diluted earnings per share	**71**	**VI.14**	**218**	**184**

Hanoi, 19 August 2026

LEGAL REPRESENTATIVE

Preparer	**Chief Accountant**	**General Director**
Nguyen Thi Nhu Quynh	**Nguyen Thi Nhu Quynh**	**Dao Thi Kim Oanh**

CÔNG TY CỔ PHẦN PICOMAT HOLDING

Notes to the consolidated financial statements are an integral part of this report

PICOMAT HOLDING JOINT STOCK COMPANY

Form B 03 - DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the six-month period ended 30 June 2026

Unit: VND

	Items	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
I.	**Cash flows from operating activities**				
1.	***Profit before tax***	***01***		***8,709,326,758***	***7,085,556,122***
2.	***Adjustments for:***				
	- Depreciation and amortization of fixed assets and investment properties	02		2,527,342,760	2,859,006,023
	- Provisions	03		491,031,184	119,725,960
	- Gains/losses from foreign exchange differences upon revaluation of monetary items in foreign currencies	04		2,330,640	(298,375)
	- Gains/losses from investing activities	05		479,427,509	619,764,084
	- Interest expense	06		320,876,019	236,000,114
3.	***Profit from operating activities before changes in working capital***	***08***		***12,530,334,870***	***10,919,753,928***
	- Increase/Decrease in receivables	09		163,457,313	(2,683,639,894)
	- Increase/Decrease in inventories	10		(7,264,686,417)	1,592,168,147
	- Increase/Decrease in payables (Other than interest payables, corporate income tax payable)	11		(5,909,797,726)	(6,486,306,297)
	- Increase/Decrease in deferred expenses	12		129,754,862	358,211,928
	- Increase/Decrease in trading securities	13		(2,810,510,116)	(7,581,870,165)
	- Interest expense paid	14		(307,293,872)	(245,974,096)
	- Corporate income tax paid	15		(3,683,787,201)	(4,427,388,144)
	Net cash flows from operating activities	**20**		**(7,152,528,287)**	**(8,555,044,593)**
II.	**Cash flows from investing activities**				
1.	Payments for purchase, construction of fixed assets and other long-term assets	21		(418,518,519)	-
2.	Proceeds from the disposal and sale of fixed assets and other non-current assets	22		60,185,185	-
3.	Loans granted, purchases of debt instruments of other entities	23		(70,130,000,000)	-
4.	Collection of loans, proceeds from sales of debt instruments of other entities	24		33,380,000,000	25,000,000,000
5.	Payments for investments in other entities	25		-	(24,500,000,000)
6.	Interest, dividends and profits received	27		495,730,850	1,449,383,561
	Net cash flows from investing activities	**30**		**(36,612,602,484)**	**1,949,383,561**

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the six-month period ended 30 June 2026

Unit: VND

Items	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
III. Cash flows from financing activities				
1. Proceeds from borrowings	33	V.16	37,176,286,422	49,552,027,732
2. Repayment of principal	34	V.16	(30,560,496,818)	(53,899,329,853)
3. Dividends, profit paid to owners	36		(600,000,000)	(600,000,000)
Net cash flows from financing activities	**40**		**6,015,789,604**	**(4,947,302,121)**
Net cash flows during the period (50 = 20 + 30 + 40)	**50**		**(37,749,341,167)**	**(11,552,963,153)**
Cash and cash equivalents at the beginning of the period	**60**		**45,842,219,370**	**22,777,042,455**
Cash and cash equivalents at the end of the period (70 = 50 + 60)	**70**	**V.1**	**8,092,878,203**	**11,224,079,302**

Hanoi, 19 August 2026

LEGAL REPRESENTATIVE

Preparer	Chief Accountant	General Director
Nguyen Thi Nhu Quynh	**Nguyen Thi Nhu Quynh**	**Dao Thi Kim Oanh**

M.S.D.N: 0104518043-C.T.C.P
CÔNG TY CỔ PHẦN PICOMAT HOLDING
THÀNH PHỐ HÀ NỘI

Unit: VND

I. BUSINESS HIGHLIGHTS

I.1. Company Information

Picomat Holding Joint Stock Company (formerly Picomat Plastic Joint Stock Company) (hereinafter referred to as the "Company") is a joint stock company operating under Business Registration Certificate No. 0104518043, first registered on 9 March 2010, and issued by the Hanoi Department of Planning and Investment. The 18th amendment to the Business Registration Certificate was issued on 10 August 2026.

Form of ownership: Joint Stock Company

English name:	PICOMAT HOLDING JOINT STOCK COMPANY
Abbreviation:	PICOMAT
Securities code:	PCH (Listed/HNX)
Head office:	Cau Lieu Hamlet, Tay Phuong Commune, Hanoi City, Vietnam

I.2. Main business lines

The Company's main business lines are trading in interior board products, manufacturing plastic products, trading in PVC resin and chemical additives for the plastic industry.

I.3. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal financial year beginning on 01 January and ending on 31 December annually.

I.4. Characteristics of the Company's operations during the accounting period that affect the Consolidated Financial Statements

None

I.5. Total employees at the end of the accounting period

Total number of employees as at 30 June 2026: 43 persons (as at 31 December 2025: 45 person).

I.6. Enterprise structure

I.6.1. List of consolidated subsidiaries

As at 30 June 2026, the Company had one directly owned subsidiary (31 December 2025: one directly owned subsidiary), which was fully consolidated, as follows:

Name, address and principal activities as at 30 June 2026	Direct ownership (%)	Indirect ownership (%)	Voting rights (%)
1. Hai Dang Material Joint Stock Company - Address: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi - Principal activities: Manufacturing and trading of plastic wood, plastic boards, and other plastic products	95%	0%	95%

I.6.2. List of associates accounted for using the equity method in the consolidated financial statements

Investments over which the Company does not have control but has significant influence are presented as follows:

As at 30 June 2026, the Company had one directly owned associate (31 December 2025: one directly owned associate), as follows:

Name, address and principal activities as at 30 June 2026	Direct ownership (%)	Indirect ownership (%)	Voting rights (%)
1. PCLand Investment and Asset Management Joint Stock Company - Address: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi - Principal activities: Real estate rental and short stay services.	28.27%	9.51%	37.78%

The Parent Company's total voting rights in the associate company amount to 37.78%, comprising 28.27% in direct voting rights and 9.51% in indirect voting rights held through a subsidiary.

I.7. Disclosure of comparability of information in the Consolidated Financial Statements

During the six-month accounting period ended 30 June 2026, the Company transitioned the preparation and presentation of its financial statements from the accounting regime under Circular 200/2014/TT-BTC to that under Circular 99/2025/TT-BTC (issued on 27 October 2025, and effective from 01 January 2026). Due to differences in recognition, measurement, and presentation principles between the two accounting regimes, the Company has retrospectively adjusted comparative figures from the prior period to ensure consistency and comparability across periods. Material impacts of this transition have been reflected in the relevant line items of the financial statements and disclosed in the corresponding notes.

I.8. Application of the going concern basis in the preparation of the Consolidated Financial Statements

The Consolidated Financial Statements have been prepared on the assumption that the Company will continue as a going concern for the foreseeable future. The General Director has assessed the Company's ability to continue as a going concern based on the information available as at the end of the accounting period and concluded that the use of the going concern basis of accounting is appropriate. The General Director has not identified any material uncertainties that may cast significant doubt upon the Company's ability to continue as a going concern.

II. FINANCIAL YEAR AND REPORTING CURRENCY

II.1. Financial year

The financial year of the Company begins on 01 January and ends on 31 December annually.

II.2. Accounting currency

The Company's accounting currency is Vietnamese Dong ("VND").

During the accounting period, there was no change in the Company's accounting currency compared with the previous year.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME

III.1. Applicable Accounting Regime

The Company has adopted the Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance guiding the preparation and presentation of consolidated financial statements, as amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Minister of Finance, and other relevant legal regulations in preparing and presenting its consolidated financial statements.

The consolidated financial statements have been prepared on the basis of uniform accounting policies for like transactions and other events in similar circumstances throughout the Company.

III.2. Disclosure of compliance with Vietnamese Accounting Standards and regime

We confirm that the consolidated financial statements have been prepared and presented in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and the relevant legal regulations governing the preparation and presentation of consolidated financial statements. The consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Company as at the end of the accounting period, and of its consolidated results of operations and consolidated cash flows for the six-month accounting period then ended.

The selection of figures and information to be disclosed in the notes to the consolidated financial statements has been made in accordance with the materiality principle prescribed in Vietnamese Accounting Standard No. 21 "Presentation of Financial Statements" and Vietnamese Accounting Standard No. 25 "Consolidated Financial Statements and Accounting for Investments in Subsidiaries".

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND APPLICABLE LEGAL REQUIREMENTS

IV.1. Basis of preparation of the consolidated financial statements

The consolidated financial statements comprise the financial statements of Picomat Holding Joint Stock Company and its subsidiary (collectively referred to as the "Company") for the six-month accounting period ended 30 June 2026.

A subsidiary is an entity controlled by the Parent Company. Control is achieved when the Parent Company has the power to govern the financial and operating policies of an investee so as to obtain economic benefits from its activities. Control is generally presumed to exist when the Parent Company holds, directly or indirectly, more than 50% of the voting rights of the investee. The existence and effect of currently exercisable or convertible potential voting rights are considered when assessing whether the Parent Company controls the investee.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Parent Company obtains control of the subsidiaries, and cease to be consolidated from the date on which the Parent Company ceases to control them.

The financial statements of the subsidiaries are prepared for the same accounting period as that of the Parent Company, using accounting policies consistent with those adopted by the Parent Company. Adjusting entries have been made for any differences in accounting policies to ensure consistency between the subsidiaries and the Parent Company.

The carrying amount of the Parent Company's investment in each subsidiary and the Parent Company's share of equity of each subsidiary are eliminated in full, with any resulting goodwill or gain on a bargain purchase recognized, where applicable; Intercompany receivables, payables, loans and other balances between entities within the Group are eliminated in full;

Revenue, income and expenses arising from intragroup transactions are eliminated in full. Unrealized gains arising from intragroup transactions that are included in the carrying amounts of assets (such as inventories and fixed assets) are eliminated in full. Unrealized losses arising from intragroup transactions that are reflected in the carrying amounts of assets (such as inventories and fixed assets) are also eliminated unless the costs giving rise to such losses cannot be recovered. All cash flows arising from transactions between the Parent Company and its subsidiaries within the Group are eliminated in full in the consolidated cash flow statement.

The acquisition method is used by the Company to account for acquisitions of subsidiaries. The application of the acquisition method commences from the acquisition date, being the date on which the acquirer obtains control of the acquiree. The cost of the acquisition is measured at the fair value, at the acquisition date, of the assets transferred, liabilities incurred or assumed, and equity instruments issued by the acquirer in exchange for control of the acquiree, plus any costs directly attributable to the business combination. General and administrative expenses and other costs that are not directly attributable to a specific business combination are not included in the cost of the business combination but are recognized as expenses in the period in which they are incurred.

IV.1. Basis of preparation of the consolidated financial statements (continued)

Subsequent to the acquisition date, if the subsidiary's assets acquired at the acquisition date, whose fair values differ from their carrying amounts, are depreciated, disposed of or sold, the difference between their fair values and carrying amounts is considered realized and is adjusted to retained earnings attributable to the owners of the Parent Company, corresponding to the Parent Company's ownership interest, and to non-controlling interests, corresponding to the ownership interests of the non-controlling shareholders.

When the Company acquires an additional ownership interest in a subsidiary, the difference between the cost of the additional investment and the carrying amount of the additional share of the subsidiary's net assets is recognized directly in retained earnings in the consolidated statement of financial position.

A business combination may be effected in a variety of ways. A business combination may result in a parent–subsidiary relationship, in which the acquirer becomes the parent company and the acquiree becomes the subsidiary. An entity may acquire the shares of another entity, acquire all of the net assets of another entity and assume its liabilities, or acquire certain net assets of another entity that together constitute one or more businesses. A business combination may also involve the establishment of a new entity to obtain control over the combining entities or the net assets transferred, or the restructuring of one or more of the combining entities.

Business Combinations and Goodwill

Business combinations are accounted for using the acquisition method. The cost of a business combination comprises the fair values, at the business combination date, of the assets transferred, liabilities incurred or assumed, and equity instruments issued by the acquirer in exchange for control of the acquiree, together with any costs directly attributable to the business combination. The identifiable assets acquired, liabilities assumed and contingent liabilities of the acquiree are recognized at their fair values at the business combination date.

Goodwill or a gain on a bargain purchase (negative goodwill) is determined as the difference between the cost of the investment and the Parent Company's share of the fair value of the subsidiary's identifiable net assets at the acquisition date (the date on which the Parent Company obtains control of the subsidiary). If the cost of the business combination is lower than the Parent Company's interest in the fair value of the subsidiary's identifiable net assets, the resulting difference is recognized in the consolidated income statement.

Goodwill is amortized on a straight-line basis over a period not exceeding ten years, commencing from the date on which the Parent Company obtains control of the subsidiary, in accordance with the following principle: amortization is recognized evenly over the amortization period. The Parent Company periodically assesses goodwill for impairment in respect of the subsidiary. If there is evidence that the impairment loss exceeds the annual amortization charge, the excess impairment loss is recognized immediately in the period in which it arises.

In a business combination achieved in stages, when determining goodwill or a gain on a bargain purchase (negative goodwill), the cost of the investment in the subsidiary is determined as the sum of the cost of the investment at the date on which control of the subsidiary is obtained and the cost of the investments acquired in previous exchange transactions, after being remeasured at fair value at the date the Parent Company obtains control of the subsidiary.

After obtaining control of a subsidiary, if the Parent Company makes additional investments in the subsidiary to increase its ownership interest, the difference between the cost of the additional investment and the carrying amount of the additional share of the subsidiary's net assets is recognized directly in retained earnings and accounted for as an equity transaction (rather than being recognized as goodwill or a gain on a bargain purchase) . In such circumstances, the Parent Company does not remeasure the subsidiary's net assets at fair value as at the date on which control of the subsidiary was obtained.

Goodwill arising from investments in associates and joint ventures is included in the carrying amount of the investment from the acquisition date. The Company does not amortize such goodwill but assesses it annually for impairment.

Upon disposal of an investment in an associate or a joint venture, the unamortized carrying amount of the related goodwill is included in the gain or loss on disposal of the corresponding investment.

IV.1. Basis of preparation of the consolidated financial statements (continued)

Transactions and Non-controlling Interests

The Company accounts for transactions with non-controlling interests in the same manner as those with parties outside the Group.

Non-controlling interests represent the ownership interests of the non-controlling shareholders. Non-controlling interests are presented as a separate line item of equity in the consolidated statement of financial position. The share of profit or loss attributable to non-controlling interests is also presented as a separate line item in the consolidated income statement.

The Parent Company's interest and the non-controlling interests in the subsidiary's identifiable net assets at the acquisition date are measured at fair value. The subsidiary's identifiable net assets at the acquisition date are recognized in the consolidated statement of financial position at their fair values. Where the Parent Company does not own 100% of the subsidiary, the difference between the carrying amounts and the fair values of the identifiable net assets is allocated to both the owners of the Parent Company and the non-controlling interests.

Losses incurred by a subsidiary are allocated to the non-controlling interests in accordance with their ownership interests, even where such losses exceed the non-controlling interests' share of the subsidiary's net assets.

IV.2. Principles for translation of Financial Statements prepared in foreign currencies into Vietnam Dong

The Company's Financial Statements are prepared in Vietnam Dong (VND); therefore, no translation of Financial Statements from foreign currencies into Vietnam Dong is required.

IV.3. Types of foreign exchange rates applied in accounting

Foreign currency transactions are translated using the actual transaction exchange rates or book exchange rates, as appropriate to the nature of the transactions and in accordance with Circular 99 and the prevailing accounting standards. Tax obligations arising from foreign currency transactions are determined in accordance with applicable tax regulations.

Actual transaction exchange rate: The actual transaction exchange rate at the transaction date may be determined using the average telegraphic transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions (or an approximate exchange rate that does not deviate by more than +/- 1% from such average rate). The use of an approximate exchange rate must not have a material effect on the financial statements.

Book exchange rate: The book exchange rate comprises the specific identification book rate and the weighted average book rate. The application of either the specific identification book exchange rate or the weighted average book exchange rate depends on the nature and management requirements of the Company's monetary items denominated in foreign currencies.

Exchange rates applied for accounting for foreign exchange differences arising during the period

Foreign currency transactions are translated at the actual transaction exchange rates prevailing at the transaction dates or at the exchange rates stipulated in the relevant contracts, where applicable. Advances received and advances paid are recognised using the exchange rates prevailing at the dates of payment. Monetary items, receivables, payables and owners' equity are recognised using the exchange rates prevailing at the dates on which they arise, with such exchange rates applied consistently to both debit and credit entries.

IV.3. Types of foreign exchange rates applied in accounting (Continued)

Exchange rates applied in revaluation of foreign currency-denominated monetary items

At the end of the accounting period, the Company revalues the balances of monetary items denominated in foreign currencies using the actual transaction exchange rates prevailing at the financial reporting date, being the average telegraphic transfer buying and selling exchange rates quoted by the bank with which the Company regularly conducts transactions. For foreign currency deposits, the exchange rates used for revaluation are those quoted by the banks at which the respective accounts are maintained.

Exchange differences arising during the period from transactions denominated in foreign currencies are recognised as financial income or financial expenses. Exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the accounting period are determined on a net basis by offsetting exchange gains against exchange losses and are recognised in the results of operations.

The Company does not capitalise foreign exchange differences as part of the cost of assets under construction.

IV.4. Principles for recognition of cash and cash equivalents

Cash includes cash on hand, demand deposits.

Cash equivalents comprise term deposits, and other short-term highly liquid investments with an original maturity of three months or less from the date of investment which are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value.

Cash balances are recognised at their actual amounts. Cash balances denominated in foreign currencies are translated and revalued using the applicable actual transaction exchange rates in accordance with prevailing regulations.

IV.5. Principles for accounting financial investments

IV.5.1. Trading securities

Trading securities are investments held by the Company for short-term trading purposes in accordance with applicable laws and regulations, including shares purchased and held for resale with the objective of earning a profit.

Trading securities are initially recognised at fair value at the transaction date. Transaction costs directly attributable to the acquisition of trading securities, if any, are recognised as financial expenses in the period in which they are incurred. Trading securities are recognised when the investor obtains ownership rights, specifically as follows:

- Listed securities are recognized at the time the order is matched (T+0);
- Unlisted securities are recognized at the time the investor obtains legal ownership rights in accordance with applicable regulations.

Income from trading securities is recognized as financial income, specifically:

- Dividends interest arising after the investment date are recognized as financial income;
- Amounts relating to the period prior to the investment date are deducted from the carrying amount of the investment.

At the end of the accounting period, if the market value of trading securities is lower than their cost, an allowance for diminution in value is recognised in accordance with applicable regulations. During the holding period, trading securities may not be reclassified as held-to-maturity investments, and vice versa.

Provision for losses of trading securities

Provision for losses of trading securities is recognised for potential losses when there is objective evidence that the market value of securities held by the Company for trading purposes has declined below their carrying amount.

For listed securities or securities for which fair value can be reliably determined, the provision is determined based on their market value as at the end of the accounting period. For securities for which fair value cannot be determined, the allowance is determined based on the losses incurred by the invested company.

IV.5. Principles for accounting financial investments (Continued)

IV.5.1. Trading securities (Continued)

At the end of the accounting period, the Company determines the required provision for each investment. Where the required provision exceeds the amount previously recognised, the additional provision is recognised as financial expenses. Where the required provision is lower than the amount previously recognised but not yet utilised, the excess provision is reversed and recognised as a reduction in financial expenses for the period. The provision may be reversed upon the sale or transfer of the securities or at the end of the accounting period when the required provision is reassessed. The Company applies its selected method consistently from one accounting period to another.

IV.5.2. Held-to-maturity investments

Held-to-maturity investments include term deposits and loans that the Company has the intention and ability to hold to maturity for the purpose of earning interest. These investments do not include financial instruments held for trading purposes. At the end of the accounting period, these investments are classified as current or non-current assets based on their remaining term to maturity.

Interest income is recognized as financial income on an accrual basis, based on the holding period and the effective interest rate. Interest received in advance is amortized over the relevant period, while interest received at maturity or periodically is recognized in the period in which it arises. Upon maturity or early liquidation, the difference between the proceeds and the carrying amount of the investment (after deducting any loss allowance and related costs) is recognized in the results of operations for the period.

At the date of preparation of the Financial Statements, if there are indicators or objective evidence that part or all of a held-to-maturity investment may not be recoverable, the Company makes a provision in accordance with the prevailing regulations. The provision is recognized as a financial expense for the period and presented as a provision for impairment of assets.

IV.5.3. Investments in Subsidiaries and Associates

Investments in subsidiaries reflect the value of direct investments in entities with legal entity status and independent accounting over which the Company has control. Control is established when the Company holds more than 50% of the voting rights or has the power to govern the financial and operating policies of the investee in order to obtain economic benefits from its activities. The determination of control is based on the substance of the relationship; an investment may still be classified as a subsidiary where the ownership interest is less than 50% if the Company has actual control, and vice versa.

Associates are enterprises over which the Company has significant influence but not control. Significant influence is generally evidenced by the holding of between 20% and less than 50% of the voting rights or by the ability to participate in decisions relating to the financial and operating policies of the investee.

These investments are initially recognized at cost, comprising the purchase price and directly attributable transaction costs. Where an investment is made by means of non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the transaction date. Dividends and profits arising before the acquisition date are deducted from the carrying amount of the investment. Dividends and profits arising after the acquisition date are recognized as financial income. For dividends received in the form of shares, the Company only monitors the increase in the number of shares and does not recognize any additional value.

IV.5. Accounting principles for financial investments (Continued)

IV.5.3. Investments in Subsidiaries and Associates (Continued)

The determination of control and significant influence is based on the nature of the transaction at the time the financial statements are prepared and is unaffected by any future plans for disposal. Where such rights are restricted by legal or operational factors, the Company assesses the actual circumstances in order to classify the investment. When the Company no longer has control or significant influence, the investment is remeasured at fair value; the difference between the recoverable amount and the carrying amount is recognized in the financial results for the period.

At the end of the accounting period, the Company assesses investments in subsidiaries and associates for impairment based on objective evidence and available information, including accumulated losses, impairment of assets or deterioration in the investee's ability to recover capital. For listed investments, fair value is determined based on the closing price at the end of the accounting period. A provision is made when the recoverable amount of an investment is lower than its carrying amount. The recoverable amount is determined based on fair value (where determinable) or the net asset value of the investee (determined based on its financial position, results of operations and ability to generate future cash flows). The provision is recognized as financial expenses for the period and is reversed when the underlying causes of impairment no longer exist.

The provision for losses on investments in subsidiaries and associates is determined based on the consolidated Financial Statements of the investee. In cases where the investee is an independent enterprise with no subsidiaries, the provision is determined based on the investee's separate Financial Statements.

IV.6. Accounting principles for receivables

Receivables represent the Company's rights to receive cash or other economic benefits from counterparties arising from transactions already performed. Receivables are initially recognized at their original amount and are monitored in detail by counterparty and maturity. At the end of the accounting period, receivables are presented at their original amount, net of any provision for doubtful receivables.

Receivables are classified as current or non-current based on the nature of the receivables and whether they are expected to be collected within or after 12 months from the end of the accounting period.

The Company's receivables comprise:

Trade receivables represent amounts arising from revenue from the sale of products and goods, the rendering of services and other transactions with customers, for which the right to receive payment depends solely on the passage of time.

Other receivables comprise receivables arising outside the Company's sales activities, provision of services and internal relationships in accordance with applicable regulations. For other receivables that are material in value, the Company monitors and discloses detailed information on the nature of the transactions, amounts, dates arising, repayment/collection terms, overdue status (if any), and related terms and conditions in accordance with prevailing regulations.

Provision for doubtful receivables: The Company assesses the recoverability of receivables based on objective evidence, such as the overdue status of receivables, the financial capacity of debtors, and other indicators of credit impairment. A provision is made for overdue receivables or receivables that are not yet due but for which there is evidence indicating that part or all of the amounts may not be recoverable. The provision is determined based on the overdue period or the estimated unrecoverable amount of each receivable in accordance with prevailing regulations. The provision is recognized as a general and administrative expense for the period. Reversal of the provision is made when the required provision amount is lower than the existing provision balance recorded in the accounting books.

IV.7. Accounting principles for inventories

Inventories comprise assets purchased or produced for production or sale in the ordinary course of business, including goods in transit, raw materials, materials, tools and supplies, work in progress, finished products, merchandise and consignment goods.

Principles for recognition of inventories: Inventories are recognized at cost, comprising purchase costs, conversion costs, non-refundable taxes and other directly attributable costs incurred in bringing the inventories to their present location and condition, after deducting discounts and rebates. At the end of the accounting period, inventories are presented at the lower of cost and net realizable value.

Goods in transit represent the value of goods and materials owned by the Company but not yet received into warehouses as at the date of preparation of the Financial Statements and are recognized at cost.

Raw materials and materials are recognized at cost, comprising the purchase price and directly attributable costs incurred in bringing the materials to the Company's warehouse. Where raw materials and materials are purchased in foreign currencies, their cost is determined in accordance with prevailing regulations on foreign exchange differences. For raw materials and materials that are self-processed or outsourced for processing, cost comprises the actual costs incurred in relation to the processing activities. Raw materials and materials that are not owned by the Company (such as materials received for custody or processing) are not recognized as inventories but are monitored off-balance sheet and disclosed in the Financial Statements.

Tools and supplies are recognized at cost, comprising the purchase price and directly attributable costs incurred in bringing the tools and supplies to their location and condition ready for use. For tools and supplies of insignificant value, the Company recognizes the entire cost as an expense in the period when they are put into use. For tools and supplies of significant value, the cost is allocated over appropriate periods based on their useful life.

Inventory valuation method: The value of inventories is determined using the weighted average cost method. This method is applied consistently across accounting periods

Inventory accounting method: Inventories are accounted for using the perpetual inventory method, whereby inventory receipts, issues and balances are recorded continuously and regularly in the accounting records.

Method of making Provision for decline in value of inventories: A Provision for decline in value of inventories is made when there is evidence that the net realizable value of inventories is lower than their cost. Net realizable value is determined based on the estimated selling price in the ordinary course of business, less estimated costs to complete the products and estimated costs necessary to make the sale. The provision is recognized in cost of goods sold for the period. The provision is made or reversed based on a comparison between the required provision amount and the existing provision balance recognized.

IV.8. Principles for the Recognition and Depreciation of Fixed Assets

IV.8.1. Recognition principles for tangible fixed assets

Tangible fixed assets are assets with physical substance held by the Company for use in its production and business activities that simultaneously satisfy the recognition criteria prescribed by the prevailing regulations, including: it is probable that future economic benefits associated with the assets will flow to the Company; the cost of the assets can be measured reliably; the estimated useful life exceeds one year; and the assets meet the minimum value threshold prescribed by the prevailing regulations.

Tangible fixed assets are initially recognized at cost less accumulated depreciation. Cost comprises all expenditures incurred by the Company to acquire the assets up to the time they are ready for their intended use. Expenditures incurred after initial recognition are capitalized only when they are expected to generate additional future economic benefits from the continued use of the assets. All other expenditures that do not satisfy these criteria are recognized as expenses in the period in which they are incurred.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognized, and any resulting gain or loss on disposal is recognized as income or expense in the period.

IV.8. Principles for the Recognition and Depreciation of Fixed Assets (Continued)

IV.8.2. Recognition principles for intangible fixed assets

Intangible fixed assets are assets without physical substance held by the Company for use in its production and business activities, the provision of services, or for lease, which satisfy the recognition criteria prescribed by the prevailing regulations.

Intangible fixed assets are initially recognized at cost less accumulated amortization. The cost of an intangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time it is in the condition necessary for it to operate in the manner intended by the Company. Expenditures incurred after initial recognition are recognized as expenses in the period in which they are incurred, unless they are expected to generate additional future economic benefits and can be measured reliably, in which case they are capitalized as part of the cost of the intangible fixed asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are derecognized, and the difference between the proceeds from disposal and the carrying amount of the asset is recognized as income or expense in the period.

IV.8.3. Principles of accounting for depreciation of fixed assets

Fixed assets used in production and business activities or held for lease are depreciated or amortized in accordance with the prevailing regulations. Depreciation and amortization expenses are recognized in production and business expenses for the period.

The Company depreciates fixed assets using the straight-line method in accordance with applicable regulations, whereby the cost of the assets is allocated evenly over their useful lives. The depreciation periods are determined in accordance with the depreciation framework prescribed by the Ministry of Finance and the actual usage conditions of the Company.

The estimated useful lives of fixed assets are as follows:

Buildings and structures	10 - 30 years
Machinery and equipment	03 - 15 years
Means of transportation and transmission equipment	07 - 08 years
Management equipment and tools	05 - 10 years
Other tangible fixed assets	08 - 10 years

Land use rights that are granted for an indefinite term are carried at cost and not amortized.

IV.9. Accounting principles for deferred expenses

Deferred expenses include expenses incurred for production and business activities over several periods, such as asset rental expenses, insurance, tools and supplies, returnable packaging, repair and maintenance expenses for fixed assets, good will and other expenses that do not qualify for recognition as fixed assets.

Deferred expenses are allocated to production and business expenses on a straight-line basis over the estimated period during which the economic benefits of each Deferred expense are expected to be received. The allocation period is determined based on the nature of the expenditure, the contractual term, or the estimated useful life of the related asset, as follows:

Expenses for infrastructure rental and operating leases of fixed assets already incurred (land use rights, factories, warehouses, offices, stores and other fixed assets) are allocated over the lease term.

Tools, supplies and returnable packaging are allocated over their estimated useful lives.

IV.10. Accounting principles for liabilities

Liabilities are recognized when the Company has a present obligation arising from past transactions or events and the settlement of such obligation is expected to result in an outflow of the Company's economic resources. Liabilities are recognized when the obligations are likely to arise and their amounts can be measured reliably.

At the end of the accounting period, liabilities are classified as current or non-current based on their remaining maturities in accordance with the prevailing accounting standards and regulations.

Liabilities are monitored in detail by each creditor, settlement term, currency payable, and other factors based on the Company's management requirements, in accordance with the following principles:

Trade payables reflect the Company's payment obligations to suppliers of goods, services, and other contractual counterparties in accordance with contracts. These amounts are monitored in detail by each supplier, including prepayments to suppliers. Discounts and rebates, if any, are accounted for separately in accordance with the prevailing regulations.

Internal payables reflect payment obligations between the Company and its affiliated units, branches, or other internal units within the Company's organizational structure. These amounts are monitored in detail by each related entity and transaction content. At the end of the period, these balances are reconciled and offset against internal receivables, with any differences being resolved in accordance with the prevailing regulations.

Other payables comprise non-trade payables and obligations that do not arise directly from purchases of goods or provision of services, including amounts payable to trade unions; compulsory insurance contributions; dividends payable; deposits and collateral received; and other payables in accordance with applicable regulations. These amounts are monitored in detail by counterparty and nature of the payable.

IV.11. Accounting principles for dividends and profits payable

Dividends and profits payable represent dividends and profits that the Company is obliged to pay to shareholders in cash or other assets in accordance with profit distribution resolutions and decisions and prevailing laws and regulations. Such payables are recognized when the Company incurs an unconditional obligation to make payments to shareholders.

IV.12. Accounting principles for accrued expenses

Accrued expenses reflect actual expenses incurred or expenses that are certain to arise related to production and business activities during the period but, as at the date of preparation of the Financial Statements, have not yet been fully supported by sufficient documentation, paid, or become due for payment. Such expenses are recognized based on the matching principle between revenue and expenses, ensuring that expenses are recognized in the appropriate accounting period in which they are incurred. The accrual of expenses must be based on reasonable and reliable estimates and calculated appropriately based on the estimated actual expenses expected to be incurred.

Accrued expenses include accrued interest expenses, employees' annual leave pay, planned production suspension costs, and other accrued expenses related to the Company's production and business activities, excluding provisions for liabilities.

IV.13. Accounting principles for deferred corporate income tax (CIT)

Deferred corporate income tax is determined on temporary differences between the carrying amounts of assets and liabilities and their respective tax bases. Deferred corporate income tax is determined using the tax rates expected to apply in the financial year in which the assets are recovered or the liabilities are settled, based on the tax rates effective as of the end of the annual accounting year.

Deferred corporate income tax assets are recognized to the extent that it is probable that sufficient future taxable profits will be available against which deductible temporary differences, tax losses and unused tax incentives can be utilized. The carrying amount of deferred corporate income tax assets is reviewed at the end of each annual accounting period and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to utilize the related tax benefits.

Deferred corporate income tax liabilities are recognized for all taxable temporary differences and recognized as deferred corporate income tax expense for the period, except for those recognized directly in equity in accordance with the applicable accounting standards.

IV.14. Accounting principles for borrowings

The Company's borrowings include short-term borrowings, long-term borrowings, bank borrowings, borrowings from related parties and other borrowings for the Company's production, business and investment activities. Borrowings are recognized at the actual amounts received and amounts remaining payable, excluding borrowing costs, and are monitored in detail by lender, loan agreement, borrowing term and loan currency.

Borrowings with remaining settlement periods of more than 12 months from the end of the accounting period are classified as long-term borrowings. Borrowings with remaining settlement periods of 12 months or less, or for which the Company does not have an unconditional right to defer settlement for at least 12 months from the end of the accounting period, are classified as short-term borrowings.

IV.15. Principles for the recognition and capitalization of borrowing costs

Borrowing costs comprise interest and other costs directly attributable to the Company's borrowings, such as loan arrangement fees, guarantee fees, credit commitment fees, bond issuance costs and differences arising from foreign currency borrowings. Borrowing costs are recognized as finance costs in the period in which they are incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets, which are capitalized as part of the cost of such assets when the conditions prescribed in Vietnamese Accounting Standard No. 16 – "Borrowing Costs" are satisfied.

IV.16. Accounting principles for owners' equity

Owners' contributed capital is recognized based on the actual amount of capital contributed and not based on committed capital contributions or receivables from owners.

Owners' contributed capital comprises initial and additional capital contributions from owners; additions from undistributed profit after tax and owners' equity funds;

Accounting principles for retained earnings

Retained earnings reflects the Company's operating results after corporate income tax and the appropriation of profit or treatment of losses in accordance with applicable laws and the Company's Charter.

The appropriation of profit is made based on the Company's undistributed profit after tax after taking into consideration its financial position, cash flows, and any restrictions imposed by applicable laws, the Company's Charter, and resolutions of the General Meeting of Shareholders.

When distributing profit, the Company considers the effects of non-monetary items that may affect its ability to pay dividends or distribute profits, including gains arising from the revaluation of assets contributed as capital, the revaluation of foreign currency monetary items, the revaluation of financial instruments, and other non-monetary items.

IV.16. Accounting principles for owners' equity (Continued)

In cases where the Company prepares Consolidated Financial Statements, profit distributions are based on undistributed after-tax profits available for distribution to owners after considering the financial position, solvency and capital requirements for the production and business activities of the Company and its subsidiaries, and shall not exceed the undistributed after-tax profits presented in the Consolidated Financial Statements.

IV.17. Principles and methods of recognition of revenue and other income

Revenue from the sale of goods is recognized when all of the following five conditions are satisfied:

1. The Company has transferred substantially all risks and rewards incidental to ownership of the products and goods to the buyer;
2. The Company no longer retains managerial involvement to the extent usually associated with ownership or control over the goods;
3. The revenue can be measured reliably;
4. The Company has received or will receive economic benefits from the sales transaction;
5. The costs incurred or to be incurred in respect of the sales transaction can be reliably determined.

Revenue from the rendering of services is recognized when all of the following four conditions are satisfied:

1. Revenue can be measured reliably. Where the contract provides the customer with the right to return the services purchased under specified conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to return the services rendered.
2. The Company has obtained or will obtain the economic benefits associated with the service transaction.
3. The stage of completion of the service transaction at the reporting date can be measured reliably.
4. The costs incurred for the service transaction and the costs to complete the transaction can be measured reliably.

Principles and methods for recognition of finance income

Finance income is recognized when both of the following conditions are satisfied:

1. It is probable that the Company will obtain the economic benefits associated with the transaction;
2. The amount of finance income can be measured reliably.

Finance income comprises interest income, dividends, profit distributions and other financial income.

Interest income is recognized on an accrual basis and is determined based on deposit account balances and the effective interest rate applicable to each period.

Dividends and profit distributions are recognized when the Company is entitled to receive the dividends or profit distributions arising from its equity investments. Dividends received in the form of shares are recognized only by recording the additional number of shares held, without recognizing the value of the shares received, or are recognized at par value.

Where an amount previously recognized as revenue is no longer recoverable, the amount that is considered uncollectible or whose collection is no longer probable shall be recognized as an expense in the period in which it is determined, rather than as a reduction of revenue.

IV.18. Accounting principles for revenue deductions

Revenue deductions comprise trade discounts, sales allowances and sales returns

Recognition for revenue deductions: Net revenue is determined as revenue initially recognized less (-) sales discounts, sales allowances and sales returns.

IV.19. Accounting principles for cost of goods sold

Cost of goods sold reflects the cost of products, goods sold during the period. Cost of goods sold is recognized when the related transaction arises or when it is reasonably certain that such costs will arise in the future, regardless of whether payment has been made. Cost of goods sold and revenue are recognized simultaneously in accordance with the matching principle. Costs exceeding normal consumption levels are recognized immediately in cost of goods sold in accordance with the prudence principle.

IV.20. Accounting principles for finance costs

Finance costs comprise costs and losses arising from financial activities, including borrowing costs that are not capitalized in accordance with the prevailing regulations; Transaction costs on sale of securities; Provision for impairment of financial investments.

Finance costs are recognized in detail by each type of expense when they are actually incurred during the period and can be measured reliably based on sufficient supporting evidence.

IV.21. Accounting principles for selling expenses and general and administrative expenses

Selling expenses: Selling expenses reflect the actual costs incurred during the process of selling the Company's products and goods and providing services. Selling expenses comprise sales staff costs; costs of materials and packaging; costs of tools and equipment; depreciation expenses of fixed assets used by the sales department; outsourced service costs (advertising, marketing, transportation, and sales commissions); and other cash expenses.

General and administrative expenses: General and administrative expenses reflect the general management costs of the entire Company. General and administrative expenses comprise management staff costs (salaries, salary-related contributions, and insurance contributions); office material costs; costs of tools and equipment; depreciation expenses of fixed assets used for management purposes; taxes, fees, and charges (including license tax and land rental expenses that do not qualify for capitalization); provision expenses for doubtful receivables; outsourced service costs; and other cash expenses incurred by the office department.

Recognition principles: Selling expenses and general and administrative expenses are recognized in the Income Statement based on the matching principle and the accrual basis at the time they are incurred, regardless of the actual timing of cash payments. Expenses that are not considered reasonable and valid deductible expenses under the Corporate Income Tax Law but are fully supported by invoices and accounting documents are still fully recognized as accounting expenses in the period and are excluded when determining taxable income for corporate income tax purposes.

IV.22. Principles and methods for recognition of current and deferred corporate income tax expenses

Corporate income tax expense comprises current corporate income tax expense and deferred corporate income tax expense incurred during the period, which are used as a basis for determining the Company's profit after tax for the current financial period.

Current corporate income tax represents the amount of corporate income tax payable (or refundable) determined based on taxable income and the applicable corporate income tax rate for the year. Taxable income is determined based on accounting profit after adjusting for differences in accordance with corporate income tax regulations, including non-deductible expenses, tax-exempt income or income not subject to tax, carried-forward losses in accordance with regulations, and other adjustments.

Deferred corporate income tax is the amount of corporate income tax payable or recoverable in future periods arising from temporary differences between the carrying amounts of assets and liabilities for the purposes of preparing the consolidated financial statements and their tax bases. Deferred corporate income tax liabilities are recognized for all taxable temporary differences. Deferred corporate income tax assets are recognized only to the extent that it is probable that sufficient future taxable profits will be available against which the deductible temporary differences can be utilized.

IV.22. Principles and methods for recognition of current and deferred corporate income tax expenses (Continued)

The carrying amount of deferred corporate income tax assets is reviewed at the end of the financial year and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow part or all of the deferred corporate income tax assets to be utilized. Previously unrecognized deferred corporate income tax assets are reviewed at the end of the financial year and recognized to the extent that it is probable that sufficient taxable profits will be available to utilize these deferred corporate income tax assets.

Deferred corporate income tax assets and liabilities are measured using the tax rates expected to apply in the year in which the assets are recovered or the liabilities are settled, based on the tax rates effective as of the end of the financial year. Deferred corporate income tax is recognized in the consolidated income statement and only recognized directly in owners' equity when the related tax arises from items recognized directly in owners' equity.

The Company offsets deferred corporate income tax assets and deferred corporate income tax liabilities only when the Company has a legally enforceable right to offset current income tax assets against current income tax liabilities, and the deferred corporate income tax assets and deferred corporate income tax liabilities relate to corporate income tax levied by the same tax authority on either the same taxable entity, or entity intends to settle current income tax liabilities and recover current income tax assets on a net basis, or to recover the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred corporate income tax liabilities or deferred corporate income tax assets are expected to be settled or recovered.

The Company's tax obligations are declared and determined based on the prevailing tax regulations. Due to differences that may arise in the application and interpretation of tax regulations, the Company's tax filings may be subject to examination and reassessment by tax authorities in accordance with applicable regulations. Any differences (if any) between the tax amounts recognized and the tax amounts determined by the tax authorities shall be recognized in the Financial Statements in the period in which official decisions or conclusions are issued by the tax authorities.

IV.23. Principles for recognition of earnings per share

Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company after deducting the amount allocated to the Bonus and Welfare Fund during the period by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for dividends on convertible preference shares) by the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares that would be issued assuming that all dilutive potential ordinary shares are converted into ordinary shares.

IV.24. Related parties

In the course of its operations, the Company enters into transactions with related parties. Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making decisions regarding financial and operating policies. In considering each related party relationship, the substance of the relationship is considered rather than merely its legal form.

In accordance with Vietnamese Accounting Standard No. 26, the Company's related parties include:

- *Entities that control or are under common control with the Company:* the parent company, subsidiaries and fellow subsidiaries (directly or indirectly through one or more intermediaries, or under common control).
- *Associates:* Entities over which the Company has significant influence but which are neither subsidiaries nor joint ventures.
- *Individuals with significant voting rights:* Individuals who, directly or indirectly, have voting rights that enable them to exercise significant influence over the Company, including their close family member.
- *Key management personnel:* Individuals having the authority and responsibility for planning, directing and controlling the activities of the Company, including members of the Board of Management, management personnel and their close family members.
- *Entities influenced by related individuals:* Entities in which key management personnel or individuals with significant voting rights, as described above, directly or indirectly hold a significant proportion of the voting rights, or over which such individuals exercise significant influence.

IV.25. Accounting estimates

The preparation of the consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime and relevant statutory regulations governing the preparation and presentation of consolidated financial statements requires the General Director to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the end of the financial year, as well as the reported amounts of revenue and expenses during the accounting period. These estimates and assumptions are regularly evaluated based on historical experience and other factors, including future assumptions that may have a material impact on the Company's consolidated financial statements and which the General Director considers reasonable.

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

V.1. Cash and cash equivalents

	30/06/2026	01/01/2026
Cash	**7,592,878,203**	**19,134,873,409**
Cash on hand	6,133,830,821	333,754,974
Demand deposits	1,459,047,382	18,801,118,435
Cash equivalents	**500,000,000**	**26,707,345,961**
Term deposits of 3 months or less (*)	500,000,000	26,707,345,961
Total	**8,092,878,203**	**45,842,219,370**

(*) As at 30 June 2026, cash equivalents comprised one-month term deposits at Vietnam Technological and Commercial Joint Stock Bank – Dong Do Branch, bearing interest at 4.5%/year.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

Unit: VND

V.2. Financial investments

a. Trading securities

	30/06/2026				01/01/2026			
	Quantity	Cost	Fair value	Provision	Quantity	Cost	Fair value	Provision
Total value of shares	**73,500**	**6,285,257,250**	**5,740,350,000**	**(544,907,250)**	**183,200**	**3,474,747,134**	**3,471,740,000**	**(53,876,066)**
Mobile World Investment Corporation - Stock Code: MWG	73,500	6,285,257,250	5,740,350,000	(544,907,250)	-	-	-	-
DAP - VINACHEM Joint Stock Company - Stock Code: DDV	-	-	-	-	50,000	1,250,375,000	1,295,000,000	-
Ho Chi Minh City Securities Corporation - Stock Code: HCM	-	-	-	-	50,000	1,164,243,746	1,120,000,000	(44,243,746)
Other stocks	-	-	-	-	83,200	1,060,128,388	1,056,740,000	(9,632,320)
Total	**73,500**	**6,285,257,250**	**5,740,350,000**	**(544,907,250)**	**183,200**	**3,474,747,134**	**3,471,740,000**	**(53,876,066)**

Unit: VND

V.2. Financial investments (Continued)

b. Held-to-maturity investments

	30/06/2026			01/01/2026		
	Cost	**Recoverable amount**	**Provision**	**Cost**	**Recoverable amount**	**Provision**
b.1. Short-term held-to-maturity investments	**21,247,701,370**	**21,247,701,370**	**-**	**6,102,369,663**	**6,102,369,663**	**-**
Term deposits (*)						
Tien Phong Commercial Joint Stock Bank – Hoai Duc Branch	10,000,000,000	10,000,000,000	-	-	-	-
Military Commercial Joint Stock Bank – Son Tay Branch	10,000,000,000	10,000,000,000	-	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Da Branch	-	-	-	6,000,000,000	6,000,000,000	-
Accrued interest on term deposits and loans	1,247,701,370	1,247,701,370	-	102,369,663	102,369,663	-
b.2. Long-term held-to-maturity investments	**31,150,000,000**	**31,150,000,000**	**-**	**8,400,000,000**	**8,400,000,000**	**-**
Loans to related parties						
PCLand Investment and Asset Management Joint Stock Company (i)	*31,150,000,000*	*31,150,000,000*	-	*8,400,000,000*	*8,400,000,000*	-
Total	**52,397,701,370**	**52,397,701,370**	**-**	**14,502,369,663**	**14,502,369,663**	**-**

(*) The balance of term deposits as at 30 June 2026 includes deposits with original terms of over 3 months to less than 12 months, bearing interest rates ranging from 7.5% - 8.5% per annum.

V.2. Financial investments (Continued)

b. Held-to-maturity investments (Continued)

b.3. Disclosure of loans to related parties

(i): Pursuant to Minutes of the Board of Directors' Meeting No. 12/2025/BB-HĐQT and Decision No. 12-1/2025/QĐ-HĐQT dated 31 December 2025 approving the adjustment to the maximum lending limit applicable to a related party, the Company entered into an appendix to the loan agreement under Loan Agreement No. 01/2025/PLHĐCV/PCM-PCLAND dated 31 December 2025.

- Purpose of the loan: To supplement working capital;
- Credit limit: Not exceeding VND 35 billion (the credit limit under Loan Agreement No. 01/2024/HĐCV/PCM-PCLAND dated 24 September 2024 was not exceeding VND 25 billion);
- Loan term: 60 months;
- Interest rate: A fixed interest rate of 6.5% per annum for the first 12 months. From the 13th month onwards, the lending interest rate is determined at the interest rate applicable to the lender by Joint Stock Commercial Bank for Foreign Trade of Vietnam plus (+) 1% per annum;
- Collateral: None.

The loan to the related party was made in accordance with the Company's financial regulations and internal capital management regulations, based on terms and conditions duly approved by the competent authority. The General Director considers that the terms of the transaction, including the interest rate and loan term, are consistent with normal market conditions at the time the transaction arose.

As at the date of preparation of the Financial Statements, the loan to the related party was not yet due for repayment, and the General Director considers that the principal and interest are fully recoverable in accordance with the agreed terms. The Company regularly monitors the financial position and repayment capacity of the borrower to assess the recoverability of the loan and makes an appropriate provision in accordance with prevailing regulations (if necessary).

Unit: VND

V.2. Financial investments (Continued)

c. Investments in other entities

	30/06/2026		01/01/2026	
	Cost	**Value under the equity method**	**Cost**	**Value under the equity method**
c.1. Investments in associates	**97,500,000,000**	**94,211,000,352**	**97,500,000,000**	**96,415,555,950**
PCLand Investment and Asset Management Joint Stock Company (1)	97,500,000,000	94,211,000,352	97,500,000,000	96,415,555,950
Total	**97,500,000,000**	**94,211,000,352**	**97,500,000,000**	**96,415,555,950**

c.2. Investments in associates and operations of associates during the period

(1) PCLand Investment and Asset Management Joint Stock Company was established under Enterprise Registration Certificate No. 0107870863 issued by the Hanoi Department of Planning and Investment on 1 June 2017, with charter capital of VND 183,960,000,000 as at 30 June 2026. The Company's voting rights in the associate are 37.78%, comprising direct voting rights of 28.27% and indirect voting rights of 9.51% through its subsidiary. According to its Financial Statements as at the end of the accounting period, PCLand Investment and Asset Management Joint Stock Company incurred a loss and had negative accumulated after-tax profits. However, the General Director considers that the company continues to maintain its normal business operations and believes that the carrying amount of the investment does not exceed its recoverable amount, based on its business plan and its ability to recover its operations in the future. The principal business activities of PCLand Investment and Asset Management Joint Stock Company during the period were real estate leasing and short-term accommodation services.

During the period, the Company entered into lending and accommodation service transactions with its associate. Details are presented in Note VIII.3. Transactions and Balances with Related Parties.

d. Movements in provision for impairment of trading securities

		Incurred during the period				
	01/01/2026	**Provision made**	**Other increases**	**Reversal of provision**	**Other decreases**	**30/06/2026**
Short-term	**(53,876,066)**	**(1,217,218,250)**	**-**	**726,187,066**	**-**	**(544,907,250)**
Provision for impairment of trading securities	(53,876,066)	(1,217,218,250)	-	726,187,066	-	(544,907,250)
Total	**(53,876,066)**	**(1,217,218,250)**	**-**	**726,187,066**	**-**	**(544,907,250)**

V.3. Trade receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
a. Short-term	**2,263,299,429**	-	**14,494,624**	-
Hoa Hai Trading General Company Limited	1,278,201,600	-	-	-
Thuan Phat Industrial Wooden Plates Services and Trading Co., Ltd	297,241,682	-	14,494,624	-
Others	687,856,147	-	-	-
Total	**2,263,299,429**	-	**14,494,624**	-
b. Trade receivables from related parties				
PCLand Investment and Asset Management Joint Stock Company	205,705,600	-	-	-
Total	**205,705,600**	-	-	-

V.4. Prepayments to suppliers

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	**118,151,078**	-	**3,269,629,552**	-
Hoa Minh Chemical Co., Ltd.	-	-	3,138,912,000	-
VETC Automatic Toll Collection Co., Ltd	2,799,078	-	1,203,952	-
Others	115,352,000	-	129,513,600	-
Total	**118,151,078**	-	**3,269,629,552**	-

V.5. Other receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
a. Short-term	**59,890,807**	-	**5,376,114**	-
Receivables from employee	4,000,000	-	4,000,000	-
Deposits and collateral	24,000,000	-	-	-
Others	31,890,807	-	1,376,114	-
b. Long-term	**80,700,000**	-	**80,700,000**	-
Deposits and collateral	80,700,000	-	80,700,000	-
Total	**140,590,807**	-	**86,076,114**	-

V.6. Inventories

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Goods in transit	-	-	5,043,716,505	-
Raw materials, materials	34,298,210,566	-	28,836,771,511	-
Tools and supplies	1,037,106,504	-	957,158,758	-
Work in Progress	94,786,634	-	299,610,202	-
Finished products	20,317,436,719	(389,026,520)	13,337,459,397	(389,026,520)
Merchandise	107,746,089	-	115,883,722	-
Total	**55,855,286,512**	**(389,026,520)**	**48,590,600,095**	**(389,026,520)**

- Value of slow-moving, obsolete, damaged or deteriorated inventories that are not saleable: VND 0

- Value of inventories pledged or mortgaged as security for liabilities as at the end of the period: VND 0

V.7. Deferred expenses

	30/06/2026	01/01/2026
a. Short-term deferred expenses	**306,916,775**	**424,731,463**
Tools and supplies issued for use	288,867,949	387,102,814
Others	18,048,826	37,628,649
b. Long-term deferred expenses	**7,972,740,072**	**7,984,680,246**
Tools and supplies issued for use	437,857,210	261,477,988
Leasehold rights (i)	7,416,432,654	7,532,013,426
Others	118,450,208	191,188,832
Total	**8,279,656,847**	**8,409,411,709**

(i) Leasehold rights represent the right to use the floor area on the first floor of CT3B Building, Me Tri Thuong Urban Area, Tu Liem Ward, Hanoi (with a term of use until 1 April 2059).

Unit: VND

V.8 Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Means of transportation and transmission equipment	Management fixed assets	Other tangible fixed assets	Total
Original cost						
Opening balance	5,660,225,077	34,123,286,610	2,150,620,000	1,151,549,944	4,315,348,715	47,401,030,346
Purchased during the period	-	*418,518,519*	-	-	-	*418,518,519*
Disposals, resales	-	*(510,000,000)*	-	-	-	(510,000,000)
Closing balance	5,660,225,077	34,031,805,129	2,150,620,000	1,151,549,944	4,315,348,715	47,309,548,865
Accumulated depreciation						
Opening balance	978,366,834	22,330,561,972	1,534,795,926	870,626,559	3,581,887,847	29,296,239,138
Depreciated for the period	*94,337,082*	*1,084,148,295*	*75,037,386*	*66,063,226*	*131,897,539*	*1,451,483,528*
Disposals, resales	-	*(510,000,000)*	-	-	-	*(510,000,000)*
Closing balance	1,072,703,916	22,904,710,267	1,609,833,312	936,689,785	3,713,785,386	30,237,722,666
Net book value						
Opening balance	4,681,858,243	11,792,724,638	615,824,074	280,923,385	733,460,868	18,104,791,208
Closing balance	4,587,521,161	11,127,094,862	540,786,688	214,860,159	601,563,329	17,071,826,199

- The net book value of tangible fixed assets at the period end pledged or mortgaged to secure loans: VND 4,587,521,161

- The original cost of fixed assets fully depreciated but still in use at the period end: VND 7,671,240,025

Unit: VND

V.9. Intangible fixed assets

Items	Land use right	Total
Original cost		
Opening balance	49,724,804,626	**49,724,804,626**
Closing balance	49,724,804,626	**49,724,804,626**
Accumulated amortization		
Opening balance	-	-
Closing balance	-	-
Net book value		
Opening balance	49,724,804,626	**49,724,804,626**
Closing balance	49,724,804,626	**49,724,804,626**

- Land use rights as at 30 June 2026 comprise:

+ Land use rights, ownership of houses and other assets attached to land at Plot 8A + 8B, Lot G5, Area A, Anh Dung IV Residential Area, Anh Dung Ward, Duong Kinh District, Hai Phong City; land use term: indefinite.

+ Land use rights, ownership of houses and other assets attached to land at Plot No. 1, Lot 8A, Cao Xanh – Ha Khanh A New Urban Area, Cao Xanh Ward, Ha Long City, Quang Ninh Province; land use term: indefinite.

- Of which, the land use rights in Hai Phong are pledged and mortgaged as collateral for borrowings.

V.10 Goodwill

	The first 6 months of 2026	The first 6 months of 2025
Opening balance	**8,606,873,856**	**10,758,592,320**
Amortization for the period	(1,075,859,232)	(1,075,859,232)
Closing balance	**7,531,014,624**	**9,682,733,088**

V.11 Trade payables

	30/06/2026		01/01/2026	
	Value	Repayable amount	Value	Repayable amount
a. Short-term	**2,366,041,017**	**2,366,041,017**	**5,444,722,742**	**5,444,722,742**
Marubeni Innovexis Corporation	2,262,274,560	2,262,274,560	-	-
Ivict (Singapore) Pte.,Ltd.	-	-	2,355,993,640	2,355,993,640
Zibo Huaxing Additives Co., Ltd.	-	-	2,061,890,090	2,061,890,090
Shenyang Terrain Tech Co.,Ltd.	-	-	936,119,730	936,119,730
Others	103,766,457	103,766,457	90,719,282	90,719,282
Total	**2,366,041,017**	**2,366,041,017**	**5,444,722,742**	**5,444,722,742**

b. Trade payables to related parties

Mr. Do Manh Tu	35,000,000	35,000,000	17,500,000	17,500,000
Total	**35,000,000**	**35,000,000**	**17,500,000**	**17,500,000**

V.12. Advances from customers

	30/06/2026		01/01/2026	
	Value	Repayable amount	Value	Repayable amount
Short-term	**58,331,220**	**58,331,220**	**2,145,112,560**	**2,145,112,560**
Hoang Hung Pro Company Limited	3,999,892	3,999,892	660,492,592	660,492,592
Linh Mo Trading and Production Company Limited	3,600,000	3,600,000	451,513,757	451,513,757
Others	50,731,328	50,731,328	1,033,106,211	1,033,106,211
Total	**58,331,220**	**58,331,220**	**2,145,112,560**	**2,145,112,560**

V.13. Taxes and payables to the State

	01/01/2026	Payables during the period	Paid during the period	30/06/2026
a. Payables				
Output value-added tax	375,748,074	999,578,886	1,375,326,960	-
Value-added tax on imported goods	-	1,834,238,355	1,834,238,355	-
Corporate income tax	3,633,787,201	2,693,941,999	3,683,787,201	2,643,941,999
Personal income tax	23,509,432	42,936,316	65,537,753	907,995
Import and export tax	-	360,083,872	360,083,872	-
Total	**4,033,044,707**	**5,930,779,428**	**7,318,974,141**	**2,644,849,994**
b. Receivables				
Value-added tax	1,683,958	113,420,742	168,714,162	56,977,378
Personal income tax	-	-	1,534,547	1,534,547
Total	**1,683,958**	**113,420,742**	**170,248,709**	**58,511,925**

As at the end of the accounting period, tax receivables and tax payables to the State are classified as current or non-current based on their expected recovery periods or the remaining periods for settlement of the obligations in accordance with prevailing tax regulations and relevant agreements, if any.

The General Director considers that the Company's tax declarations and fulfillment of its tax obligations are in compliance with prevailing regulations. However, the application of tax laws depends on the interpretation of the relevant competent state authorities from time to time. Accordingly, the final tax amounts may differ from the amounts currently recognized in the financial statements.

Basis of determination and applicable tax rates

Value added tax is calculated using the credit method, with applicable tax rates generally ranging from not subject to VAT to 10% in accordance with prevailing regulations. During the period, the Company was entitled to a VAT reduction pursuant to Decree No. 174/2025/ND-CP dated 30 June 2025.

Corporate income tax ("CIT"): is determined based on taxable income at the standard tax rate of 20%.

Personal income tax ("PIT"): withheld, declared and paid by the Company on behalf of its employees in accordance with prevailing tax regulations.

Export tax: Calculated based on the taxable value of exported goods in accordance with the prevailing tariff schedule.

Import tax: Calculated based on the taxable value of imported goods in accordance with the prevailing tariff schedule and relevant trade agreements.

V.14. Accrued expenses

	30/06/2026	01/01/2026
Short-term	**489,698,513**	**438,517,204**
Accrued interest expense	34,412,013	20,829,866
Accrued customer reward expenses	353,393,513	185,015,563
Others	101,892,987	232,671,775
Total	**489,698,513**	**438,517,204**

V.15. Other payables

	30/06/2026	01/01/2026
a. Short-term	**7,628,880**	**-**
Trade union contributions	7,628,880	-
b. Long-term	**45,000,000**	**-**
Long-term deposits and collateral received	45,000,000	-
Total	**52,628,880**	**-**

Unit: VND

V.16. Borrowings and finance lease liabilities

	01/01/2026	During the period		30/06/2026
		Increase	Decrease	
Short-term	**2,305,243,930**	**37,176,286,422**	**30,560,496,818**	**8,921,033,534**
Short-term borrowings	**2,305,243,930**	**37,176,286,422**	**30,560,496,818**	**8,921,033,534**
VPS Securities Joint Stock Company (i)	-	13,589,517,817	10,770,882,658	2,818,635,159
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quang Ninh Branch (ii)	2,305,243,930	15,983,392,670	13,565,797,200	4,722,839,400
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Da Branch (iii)	-	7,603,375,935	6,223,816,960	1,379,558,975
Total	**2,305,243,930**	**37,176,286,422**	**30,560,496,818**	**8,921,033,534**

(i) Margin trading transactions with VPS Securities Joint Stock Company for securities trading purposes. The borrowings are secured by assets acquired from the borrowed funds.

(ii) The loan denominated in VND from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quang Ninh Branch under Credit Limit Agreement No. 01/2025/HDNT/NTQN-HAIDANG dated 18 March 2025 has a term of 12 months and a credit limit of VND 30,000,000,000, bearing a floating interest rate subject to adjustment. The purposes of the loan are to supplement working capital, provide guarantees and open letters of credit (L/Cs). The loan is secured by the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. CT 420395 issued by the Hai Phong Department of Natural Resources and Environment on 15 January 2020.

(iii) The loan denominated in VND from Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Da Branch under Credit Limit Agreement No. 133/2026HĐCVHM/NHCT126-0500478475 dated 22 May 2026 has a term of 12 months from the date of signing the agreement and a credit limit of VND 20,000,000,000, bearing a floating interest rate subject to adjustment. The purpose of the loan is to supplement working capital for the Company's production and business activities. The loan is secured by the balance of an online term deposit issued by Tien Phong Commercial Joint Stock Bank – Hoai Duc Branch under Deposit Balance Mortgage Agreement No. 01/2026/HĐBĐ/NHCT126-0104518043 dated 12 May 2026.

Unit: VND

V.17. Owners' equity

a. Comparison table for changes in Owners' equity

Items	Owners' contributed capital (*)	Share premium	Retained earnings (*)	Non-controlling interest	Total
As at 01/01/2025	**241,999,640,000**	**2,204,327,061**	**13,400,943,818**	**4,634,297,204**	**262,239,208,083**
Profit for period	-	-	5,003,305,395	219,394,221	5,222,699,616
Profit distribution at the subsidiary	-	-	-	(600,000,000)	(600,000,000)
As at 30/6/2025	**241,999,640,000**	**2,204,327,061**	**18,404,249,213**	**4,253,691,425**	**266,861,907,699**
As at 01/01/2026	**254,098,930,000**	**2,200,827,061**	**20,343,331,424**	**4,746,214,708**	**281,389,303,193**
Profit for period	-	-	5,925,194,594	371,256,958	6,296,451,552
Profit distribution at the subsidiary	-	-	-	(600,000,000)	(600,000,000)
As at 30/6/2026	**254,098,930,000**	**2,200,827,061**	**26,268,526,018**	**4,517,471,666**	**287,085,754,745**

(*) Pursuant to Resolution No. 01/2026/NQ-ĐHĐCĐ dated 13 April 2026 of the 2026 Annual General Meeting of Shareholders and Decision No. 09/2026/QĐ HĐQT dated 29 June 2026 of the Board of Directors, the Company proceeded with the issuance of 1,778,692 shares for payment of the 2025 dividend at an exercise ratio of 7% (i.e. shareholders holding 100 shares as at the record date were entitled to receive 7 additional shares).

According to Report No. 3107/2026/BC-PCH dated 31 July 2026 on the results of the share issuance for dividend payment, the Company distributed 1,778,584 shares. On 3 August 2026, the State Securities Commission of Vietnam issued Official Letter No. 7253/UBCK-QLCB regarding its receipt of the Company's report on the results of the share issuance for dividend payment.

On 5 August 2026, the Board of Directors issued Decision No. 11/2026/QĐ-HĐQT recording the increase in the Company's charter capital from VND 254,098,930,000 to VND 271,884,770,000. Accordingly, the Company completed the registration of changes to its enterprise registration contents and the increase in the number of securities registered with the Viet Nam Securities Depository and Clearing Corporation (VSDC), and is currently carrying out procedures, in accordance with applicable regulations, for the additional listing of the issued shares.

V.17. Owners' equity (Continued)

b. Owners' contributed capital in detail

	30/06/2026		01/01/2026	
	VND	Percentage	VND	Percentage
Mr. Do Thanh Hai	54,631,500,000	21.50%	54,631,500,000	21.50%
Other shareholders	199,467,430,000	78.50%	199,467,430,000	78.50%
Total	**254,098,930,000**	**100.00%**	**254,098,930,000**	**100.00%**

c. Capital transactions with owners and distributions of dividends and profits

	The first 6 months of 2026	The first 6 months of 2025
Owners' contributed capital	**254,098,930,000**	**241,999,640,000**
At the beginning of the period	*254,098,930,000*	*241,999,640,000*
At the end of the period	*254,098,930,000*	*241,999,640,000*
Dividends, profit paid	600,000,000	600,000,000

d. Shares

	30/06/2026	01/01/2026
	Shares	Shares
Number of registered shares	25,409,893	25,409,893
Number of shares sold to the public	25,409,893	25,409,893
Common shares	*25,409,893*	*25,409,893*
Number of outstanding shares	25,409,893	25,409,893
Common shares	*25,409,893*	*25,409,893*
Par value of outstanding shares: VND/share.	*10,000*	*10,000*

V.18. Off-balance sheet items

Assets pledged or mortgaged as security

Type of asset	Book value (VND)	Secured obligations	Mortgagee	Security period
Land use rights for Land Plots No. 8A and 8B, Lot G5, Area A, Anh Dung IV Residential Area, Anh Dung Ward, Duong Kinh District, Hai Phong City	27,034,749,416	Assets pledged as collateral to secure borrowings and the issuance of letters of credit and guarantees under credit facilities granted to the company	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Quang Ninh Branch	Associated with obligations under the credit agreement

V.18. Off-balance sheet items (continued)

Assets pledged or mortgaged as security

Type of asset	Book value (VNĐ)	Secured obligations	Mortgagee	Security period
Buildings and structures located on Land Plots No. 8A and 8B, Lot G5, Area A, Anh Dung IV Residential Area, Anh Dung Ward, Duong Kinh District, Hai Phong City	4,587,521,161	Assets pledged as collateral to secure borrowings and the issuance of letters of credit and guarantees under credit facilities granted to the company	Joint Stock Commercial Bank for Foreign Trade of Vietnam – Quang Ninh Branch	Associated with obligations under the credit agreement
Trading securities – Stock code: MWG	6,285,257,250	Margin trading deposit with VPS Securities Joint Stock Company	VPS Securities Joint Stock Company	For each drawdown
Term deposits with Tien Phong Commercial Joint Stock Bank – Hoai Duc Branch	7,000,000,000	Assets pledged as collateral to secure borrowings and the issuance of letters of credit and guarantees under credit facilities granted to the company	Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Da Branch	Associated with obligations under the credit agreement
Total	**44,907,527,827**			

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

VI.1. Revenue from goods sold and services rendered

	The first 6 months of 2026	The first 6 months of 2025
Revenue from goods sold	47,269,552,185	66,367,845,544
Revenue from services rendered	148,947,743	445,485,180
Total	**47,418,499,928**	**66,813,330,724**

VI.2. Revenue deductions

	The first 6 months of 2026	The first 6 months of 2025
Returned goods	38,289,874	241,441,925
Total	**38,289,874**	**241,441,925**

VI.3. Net revenue from goods sold and services rendered

	The first 6 months of 2026	The first 6 months of 2025
Net revenue from goods sold	47,231,262,311	66,126,403,619
Net revenue from services rendered	148,947,743	445,485,180
Total	**47,380,210,054**	**66,571,888,799**

VI.4. Cost of goods sold

	The first 6 months of 2026	The first 6 months of 2025
Cost of goods sold	31,238,973,482	53,825,787,679
Cost of services rendered	62,262,474	62,262,474
Total	**31,301,235,956**	**53,888,050,153**

VI.5. Finance income

	The first 6 months of 2026	The first 6 months of 2025
Interest on deposits and loans	1,822,232,160	493,881,291
Gain from trading securities	1,353,475,796	1,591,754,199
Foreign exchange gains arising during the period	26,328,100	64,222,195
Foreign exchange gains arising from the revaluation of closing balances	-	298,375
Total	**3,202,036,056**	**2,150,156,060**

VI.6. Finance costs

	The first 6 months of 2026	The first 6 months of 2025
Interest expense	320,876,019	236,000,114
Loss from trading securities	1,281,718,979	772,255,084
Foreign exchange losses arising during the period	84,245,607	40,115,400
Foreign exchange losses arising from the revaluation of closing balances	2,330,640	-
Provision for impairment of trading securities	544,907,250	119,725,960
Total	**2,234,078,495**	**1,168,096,558**

VI.7. Selling expenses and general and administrative expenses

	The first 6 months of 2026	The first 6 months of 2025
a. Selling expenses		
Staff cost	912,595,802	785,269,357
Tools and supplies	36,011,478	44,030,693
Fixed asset depreciation expense	160,493,394	327,775,176
External services	1,229,563,434	965,238,253
Other cash expenses	14,841,170	5,729,000
Total	**2,353,505,278**	**2,128,042,479**

VI.7. Selling expenses and general and administrative expenses (Continued)

	The first 6 months of 2026	The first 6 months of 2025
b. General and administrative expenses		
Staff cost	1,181,652,967	963,336,901
Office supplies	182,668,454	115,134,942
Fixed asset depreciation expense	154,858,583	179,846,334
Taxes, fees and charges	126,997,305	167,876,619
External services	1,066,326,550	811,008,501
Other cash expenses	49,537,714	67,333,000
Amortization of goodwill	1,075,859,232	1,075,859,232
Total	**3,837,900,805**	**3,380,395,529**

VI.8. Other income

	The first 6 months of 2026	The first 6 months of 2025
Gain on disposal and sale of fixed assets	60,185,185	-
Other income	8,476,228	7,963,188
Total	**68,661,413**	**7,963,188**

VI.9. Other expenses

	The first 6 months of 2026	The first 6 months of 2025
Other expenses	10,304,633	9,062,029
Total	**10,304,633**	**9,062,029**

VI.10. Production and business expenses by factors

	The first 6 months of 2026	The first 6 months of 2025
Raw materials, materials	28,449,340,841	29,020,355,917
Purchasing expenses	5,465,510,993	22,369,108,424
Staff costs	3,495,048,315	2,983,113,027
Fixed asset depreciation expense	1,451,483,528	1,783,146,791
External services	3,391,470,124	4,019,757,771
Other cash expenses	1,165,983,007	358,550,575
Amortization of goodwill	1,075,859,232	1,075,859,232
Total	**44,494,696,040**	**61,609,891,737**

VI.11. Current corporate income tax expense

	The first 6 months of 2026	The first 6 months of 2025
Current corporate income tax expense of the parent company	475,430,969	737,978,775
Current corporate income tax expense of the subsidiaries	2,218,511,030	1,161,326,234
Total current corporate income tax expense	**2,693,941,999**	**1,899,305,009**

VI.12. Deferred corporate income tax expense

	The first 6 months of 2026	The first 6 months of 2025
Deferred corporate income tax expense arising from the reversal of deferred corporate income tax assets	(281,066,793)	(36,448,503)
Total deferred corporate income tax expense	**(281,066,793)**	**(36,448,503)**

VI.13. Basic earnings per share

	The first 6 months of 2026	The first 6 months of 2025 (restated)
Profit after corporate income tax	5,925,194,594	5,003,305,395
Profit or loss attributable to ordinary shareholders	5,925,194,594	5,003,305,395
Weighted average number of ordinary shares outstanding during the period (*)	25,409,893	25,409,893
Basic earnings per share	**233**	**197**

(*) The weighted average number of ordinary shares outstanding and basic earnings per share for the first six months of 2025 were restated to reflect the impact of the 2024 stock dividend.

VI.14. Diluted earnings per share

	The first 6 months of 2026	The first 6 months of 2025 (restated)
Profit attributable to ordinary shareholders	5,925,194,594	5,003,305,395
Profit attributable to ordinary shareholders after adjusting for the effects of dilution	**5,925,194,594**	**5,003,305,395**
Weighted average number of ordinary shares outstanding during the period	25,409,893	25,409,893
Additional ordinary shares issued	1,778,584	1,778,584
Weighted average number of ordinary shares outstanding during the year after adjusting for the effects of dilution (*)	**27,188,477**	**27,188,477**
Diluted earnings per share	**218**	**184**

(*) The weighted average number of ordinary shares outstanding and basic earnings per share for the first six months of 2025 were restated to reflect the impact of the 2024 and 2025 stock dividends.

VII. FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES

The Company is exposed to financial risks arising from its business and investment activities, including market risk, credit risk and liquidity risk. The General Director regularly monitors these risks and implements appropriate risk management measures to mitigate their potential adverse effects.

VII.1. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices.

Interest rate risk

Interest rate risk arises primarily from the Company's interest-bearing borrowings and deposits. The Company manages this risk by monitoring market interest rate movements, maintaining an appropriate capital structure and ensuring adequate liquidity.

Foreign currency risk

Foreign currency risk arises from the Company's transactions and balances denominated in foreign currencies. Fluctuations in foreign exchange rates may affect the carrying amounts of monetary items and the Company's operating results.

The Company manages foreign currency risk by monitoring movements in foreign exchange rates, matching foreign currency inflows and outflows, and controlling its foreign currency-denominated monetary items in order to mitigate the impact of exchange rate fluctuations on its business operations.

As at the end of the accounting period, the Company did not use derivative financial instruments to hedge its foreign currency risk.

Stock price risk

Listed and unlisted shares held by the Company are exposed to market risks arising from uncertainties about the future value of such investments. The Company manages equity price risk by establishing investment limits. The General Director also reviews and approves decisions relating to investments in shares.

Real estate risk

The Company has identified the following risks associated with its real estate investment portfolio: (i) the risk that development project costs may increase as a result of delays in the planning process. The Company engages professional advisers with expertise in specific planning requirements relevant to the projects in order to mitigate risks that may arise during the planning process; and (ii) the risk of fluctuations in the fair value of the real estate investment portfolio due to underlying market conditions and buyer-related factors.

VII.2. Credit risk

Credit risk arises from the possibility that customers, counterparties or financial institutions may fail to fully meet their payment obligations as agreed. The Company manages this risk by assessing the financial capacity of customers, regularly monitoring outstanding receivables and maintaining deposits with reputable credit institutions.

VII.3. Liquidity risk

Liquidity risk arises when the Company does not have sufficient financial resources to meet its payment obligations as they fall due. This risk primarily relates to timing mismatches between cash inflows from financial assets and the settlement of liabilities. The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and regularly monitoring cash flows and capital utilisation plans to ensure that financial obligations can be met as they fall due.

The General Director considers that the Company has sufficient access to funding sources and is able to maintain its existing credit facilities to meet its working capital requirements and future payment obligations.

VII.4. Legal and compliance risk

The Company manages legal and compliance risk by regularly monitoring changes in applicable laws and regulations, reviewing compliance therewith and implementing appropriate control measures to mitigate potential risks.

VIII. OTHER INFORMATION

VIII.1. Contingent liabilities, commitments, and other financial information

As at 30 June 2026, the Company had no material contingent liabilities or financial commitments requiring disclosure.

VIII.2. Events occurred after the end of the accounting period

According to Report No. 3107/2026/BC-PCH dated 31 July 2026 on the results of the share issuance for dividend payment, the Company distributed 1,778,584 shares. On 3 August 2026, the State Securities Commission of Vietnam issued Official Letter No. 7253/UBCK-QLCB regarding its receipt of the Company's report on the results of the share issuance for dividend payment.

On 5 August 2026, the Board of Directors issued Decision No. 11/2026/QĐ-HĐQT recording the increase in the Company's charter capital from VND 254,098,930,000 to VND 271,884,770,000. Accordingly, the Company completed the registration of changes to its enterprise registration contents and the increase in the number of securities registered with the Viet Nam Securities Depository and Clearing Corporation (VSDC), and is currently carrying out procedures, in accordance with applicable regulations, for the additional listing of the issued shares.

VIII.3. Transactions and balances with related parties

Details of the definition of related parties are presented in Note IV.24.

Details of the principal related parties and their relationships are presented below:

1. Direct and indirect associates (see the list in Note I.6)
2. Members of the Board of Directors, the Board of Supervisors, the General Director, the Internal Audit Team, the Chief Accountant, and their related family members.
3. Mr. Do Manh Tu – Related party of Mr. Do Thanh Hai

The General Director confirms that the identities of the Compcny's related parties and all related party relationships and transactions known to the Company have been fully disclosed. The Company commits to comply with the regulations on determining the prices of related pcrty transactions on an arm's length basis.

a. Remuneration of the Company's key management personnel

Key management personnel comprise members of the Board of Directors and Executive Management (the Board of General Directors and the Chief Accountant). Related parties of key management personnel include close members of the families.

Related parties	Position	Salaries, bonuses and other benefits under employment contracts	The first 6 months of 2026	The first 6 months of 2025
Ms. Dao Thi Kim Oanh	General Director	Contractual salaries and bonuses	195,501,000	161,247,889
Mr. Do Hai Dang	Member of the Board of Directors	Contractual salaries and bonuses	123,555,515	-
Ms. Nguyen Thi Thao	Member of the Board of Supervisors	Contractual salaries and bonuses	66,076,000	27,138,916
Ms. Dam Ngoc Anh	Member of the Board of Supervisors	Contractual salaries and bonuses	68,164,833	4,894,164

VIII.3. Transactions and balances with related parties (Continued)

a. Remuneration of the Company's key management personnel (Continued)

Related parties	Position	Salaries, bonuses and other benefits under employment contracts	The first 6 months of 2026	The first 6 months of 2025
Ms. Nguyen Thi Bao Yen	Member of the Internal Audit Team	Contractual salaries and bonuses	101,443,148	86,078,493
Ms. Nguyen Thi Nhu Quynh	Chief Accountant	Contractual salaries and bonuses	163,345,296	142,163,538
	Total		**718,085,793**	**421,523,000**

b. Transactions and balances with related parties

b.1. Balances with related parties

Related parties	30/06/2026	01/01/2026
1. Short-term trade receivables	**205,705,600**	**-**
PCLand Investment and Asset Management Joint Stock Company	*205,705,600*	*-*
2. Loan receivables	**31,500,000,000**	**8,400,000,000**
PCLand Investment and Asset Management Joint Stock Company	*31,150,000,000*	*8,400,000,000*
3. Loan interest receivables	**785,635,617**	**14,360,548**
PCLand Investment and Asset Management Joint Stock Company	*785,635,617*	*14,360,548*
4. Short-term trade payables	**35,000,000**	**17,500,000**
Mr. Do Manh Tu	*35,000,000*	*17,500,000*
5. Investment in associates	**97,500,000,000**	**97,500,000,000**
PCLand Investment and Asset Management Joint Stock Company	*97,500,000,000*	*97,500,000,000*

VIII.3. Transactions and balances with related parties (Continued)

b. Transactions and balances with related parties (Continued)

b.2. Related parties transactions in the income statement	**Incurred during the period**	
	The first 6 months of 2026	**The first 6 months of 2025**
1. Revenue from goods sold and services rendered	**190,468,148**	**372,000,000**
Services rendered	-	372,000,000
PCLand Investment and Asset Management Joint Stock Company	-	*372,000,000*
Goods sold	190,468,148	
PCLand Investment and Asset Management Joint Stock Company	*190,468,148*	-
2. Cost of goods sold	**35,000,000**	**35,000,000**
Purchases of goods and services	35,000,000	35,000,000
Mr. Do Manh Tu	*35,000,000*	*35,000,000*
3. Finance income	**1,119,933,699**	**405,671,233**
Interest income from loans	1,119,933,699	405,671,233
PCLand Investment and Asset Management Joint Stock Company	*1,119,933,699*	*405,671,233*
4. General and administrative expenses	**21,786,111**	**35,748,146**
Goods and services purchased	21,786,111	35,748,146
PCLand Investment and Asset Management Joint Stock Company - Thai Nguyen Branch	*21,786,111*	*35,748,146*

b.3. Cash receipts and payments and other transactions with related parties during the period	**Incurred during the period**	
	The first 6 months of 2026	**The first 6 months of 2025**
1. Cash receipts from rendering of services	-	**409,200,000**
PCLand Investment and Asset Management Joint Stock Company	-	*409,200,000*
2. Cash payments for purchases of goods and services	**17,500,000**	**35,000,000**
Mr. Do Manh Tu	*17,500,000*	*35,000,000*
3. Loans disbursed	**23,000,000,000**	-
PCLand Investment and Asset Management Joint Stock Company	*23,000,000,000*	-
4. Loan principal collected	**250,000,000**	**2,000,000,000**
PCLand Investment and Asset Management Joint Stock Company	*250,000,000*	*2,000,000,000*
5. Loan interest received	**348,658,630**	**411,547,945**
PCLand Investment and Asset Management Joint Stock Company	*348,658,630*	*411,547,945*
6. Payments for goods and services	**23,533,000**	**38,608,000**
PCLand Investment and Asset Management Joint Stock Company - Thai Nguyen Branch	*23,533,000*	*38,608,000*

Terms of purchase and sale transactions for goods and products

During the period, the Company entered into commercial transactions with related parties under normal commercial terms or specific agreements between the parties. The selling and purchase prices of goods and products were determined based on comparable market prices to ensure that the transactions were conducted on an arm's length basis.

VIII.4. Comparative information

1. Presentation of comparative figures at the beginning of the year

The comparative figures as at 1 January 2026 presented in the Interim Consolidated Statement of Financial Position are derived from the Company's Consolidated Financial Statements for the financial year ended 31 December 2025, which were audited by the Branch of MOORE AISC Auditing and Informatics Services Company Limited. The comparative figures for the prior period presented in the interim Consolidated Income Statement and the interim Consolidated Cash Flow Statement are derived from the Company's Consolidated Financial Statements for the six-month period ended 30 June 2025, which were reviewed by the Branch of MOORE AISC Auditing and Informatics Services Company Limited.

2. Retrospective application of changes in accounting policies

a. Adoption of the new accounting regime

Certain items in the Consolidated Statement of Financial Position have been re-presented to comply with the prevailing accounting regime, as this is the first accounting period in which the Company has applied the new regulations on the preparation and presentation of Consolidated Financial Statements under Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance, amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. The General Director has assessed the effects of the application of these regulations on the Company's Consolidated Financial Statements. The principal changes relate to the classification, presentation and disclosure of certain items in the Consolidated Financial Statements. The application of this Circular has no material effect on the Company's consolidated financial position, consolidated results of operations or consolidated cash flows.

b. Impact of the adoption of the new accounting regime

The effects of the application of the new regulations on the comparative figures in the Consolidated Financial Statements are as follows:

In the Consolidated Statement of Financial position

Items	**Item code under Circular No. 43/2026/TT-BTC**	**01/01/2026 (Re-presented)**	**Item code under Circular No. 202/2014/TT-BTC**	**01/01/2026 (Presented)**
Short-term held-to-maturity investments	123	6,102,369,663	123	6,000,000,000
Other short-term receivables	135	5,376,114	136	107,745,777
Provision for decline in value of inventories	142	(389,026,520)	149	(389,026,520)
Short-term deferred expenses	161	424,731,463	-	-
Short-term prepaid expenses	-	-	151	424,731,463
Taxes and other receivables from the State	163	1,683,958	153	1,683,958
Other long-term receivables	215	80,700,000	216	80,700,000
Long-term loan receivables	-	-	215	8,400,000,000

2. Retrospective application of changes in accounting policies (Continued)

b. Impact of the adoption of the new accounting regime (Continued)

In the Consolidated Statement of Financial position (Continued)

Items	Item code under Circular No. 43/2026/TT-BTC	01/01/2026 (Re-presented)	Item code under Circular No. 202/2014/TT-BTC	01/01/2026 (Presented)
Investments in joint ventures, associates	262	96,415,555,950	252	96,415,555,950
Long-term held-to-maturity investments	265	8,400,000,000	-	-
Long-term deferred expenses	271	7,984,680,246	-	-
Long-term prepaid expenses	-	-	261	7,984,680,246
Deferred tax assets	272	101,617,585	262	101,617,585
Goodwill	279	8,606,873,856	269	8,606,873,856
Taxes and payables to the State	314	4,033,044,707	313	4,033,044,707
Payables to employees	315	946,028,522	314	946,028,522
Short-term accrued expenses	316	438,517,204	315	438,517,204
Short-term borrowings and finance lease liabilities	321	2,305,243,930	320	2,305,243,930
Retained earnings	420	20,343,331,424	421	20,343,331,424
- Retained earnings accumulated to the end of the previous period	*420a*	*1,301,653,818*	*421a*	*1,301,653,818*
- Retained earnings of the current period	*420b*	*19,041,677,606*	*421b*	*19,041,677,606*

2. Retrospective application of changes in accounting policies (Continued)

b. Impact of the adoption of the new accounting regime (Continued)

In the Consolidated Income Statement

Items	Item code under Circular No. 43/2026/TT-BTC	The first six months of 2025 (Re-presented)	Item code under Circular No. 202/2014/TT-BTC	The first six months of 2025 (Presented)
Finance income	22	2,150,156,060	21	2,150,156,060
Finance costs	23	1,168,096,558	22	1,168,096,558
In which: Interest expense	*24*	*236,000,114*	*23*	*236,000,114*
Share of profit or loss of joint ventures and associates	27	(1,070,805,177)	24	(1,070,805,177)

VIII.5. Going concern information: The company will continue as a going concern in the foreceeable future

Hanoi, 19 August 2026
LEGAL REPRESENTATIVE

Preparer	Chief Accountant	General Director
Nguyen Thi Nhu Quynh	Nguyen Thi Nhu Quynh	Dao Thi Kim Oanh

CÔNG TY CỔ PHẦN PICOMAT HOLDING
THÀNH PHỐ HÀ NỘI