AASCS

Reviewed Consolidated Interim Financial Statements

Member of MSI Global Alliance

Ký bởi: Công ty Cổ Phần Phát Hành Sách Thành Phố Hồ Chí Minh - FAHAS
MST: 0304132047
Ngày ký: 26-08-2026

HOCHIMINH CITY
BOOK DISTRIBUTION CORPORATION

REVIEWED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
For the six-month accounting period ended 30 June 2026

Audit firm:

SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD.(AASCS)
A MEMBER OF INTERNATIONAL AUDIT ORGANISATION MSI GLOBAL ALLIANCE
29 Vo Thi Sau, Tan Dinh Ward, Ho Chi Minh City, Tel: (028) 3820 5944 - 3820 5947; Fax: (028) 3820 5942

TABLE OF CONTENT

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of HoChiMinh City Book Distribution Corporation - FAHASA (hereinafter referred to as the "Company") presents its Report together with the Company's consolidated financial statements for the financial period from 1 January 2026 to 30 June 2026.

I. THE COMPANY

1. Form of ownership

HoChiMinh City Book Distribution Corporation - FAHASA was established under Enterprise Registration Certificate No. 0304132047 issued by the Business Registration Office of the Department of Planning and Investment of Ho Chi Minh City, last amended for the 11th time on 27 August 2025 (first registered on 20 December 2005).

The Company's contributed charter capital stated in the ERC	:	127,514,620,000 VND
equivalent to 12,751,462 shares (par value of VND 10,000 per share).		
Contributed capital as at 30 June 2026	:	127,514,620,000 VND

The Company's head office is located at 60 - 62 Le Loi St., Sai Gon Ward, Ho Chi Minh City.
Total number of directly invested subsidiaries: 1 company.
Total number of directly invested subsidiaries consolidated: 1 company.

2. Business field

- Trading, services and manufacturing.

3. Business activities

- Publishing books, newspapers, magazines, cultural products of all kinds, stationery, children's toys. Import and export of books, cultural products, postcards, and souvenir books. Printing books, newspapers, cultural products, producing stationery, and producing paper packaging.

4. Enterprise structure

- FAHASA is a Joint stock company.
- Affiliated units with dependent accounting: 6 book centers (Nguyen Hue Book Center, Xuan Thu Book Center, Phu Nhuan Book Center, Gia Dinh Book Center, Hanoi Book Center, E-commerce Center) managing a system of 143 bookstores, Technology Center and Fahasa Printing - Stationery - Packaging Enterprise.

List of directly invested subsidiaries consolidated

Binh Duong Cultural & Trading Joint Stock Company – FABICO
+ Address: No. 604 Cach Mang Thang Tam Street, Thu Dau Mot Ward, Ho Chi Minh City.
+ Parent Company's ownership interest: 74.04%
+ Parent Company's voting rights: 74.04%

II. OPERATING RESULTS

The Company's results of operations and financial position at 30 June 2026 are presented in the accompanying consolidated interim financial statements.

III. SUBSEQUENT EVENTS

The Board of Management confirms that no material events have occurred subsequent to 30 June 2026 up to the date of this Report that require adjustment to, or disclosure in the accompanying consolidated interim financial statements.

REPORT OF THE BOARD OF MANAGEMENT

IV. THE BOARD OF DIRECTORS AND MANAGEMENT, BOARD OF SUPERVISORS AND LEGAL REPRESENTATIVE

Board of Directors		Appointed	Dismissed
Mr. Pham Minh Thuan	Chairman		
Mr. Pham Nam Thang	Vice Chairman		
Ms. Le Thi Thu Huyen	Vice Chairman		
Ms. Nguyen Thi Phung	Member		
Ms. Pham Thi Hoa	Member		29 April 2026
Ms. Pham Thi Thu Ba	Member		
Mr. Pham Thanh Viet	Member		29 April 2026
Mr. Tran Ngoc Thanh	Member	29 April 2026	
Ms. Phan Thanh Thanh	Member	29 April 2026	

Board of Management		Appointed	Dismissed
Mr. Ho Cao Trong	General Director	29 April 2026	
Mr. Pham Nam Thang	Deputy Director	29 April 2026	
Ms. Le Thi Thu Huyen	Deputy Director		
Ms. Pham Thi Hoa	Deputy Director		
Ms. Nguyen Thi Phung	Deputy Director		
Ms. Le Thi Thu Huyen	Chief Accountant		

Board of Supervisors		Appointed	Dismissed
Mr. Nguyen Duc Hao	Head Supervisor		
Ms. Truong Thi Thu Ha	Member		29 April 2026
Ms. Huynh Thanh Tuong Khanh	Member		29 April 2026
Mr. Nguyen Lanh	Member	29 April 2026	
Ms. Vu Thu Thuong	Member	29 April 2026	

Legal representative

Mr. Pham Minh Thuan	Chairman

V. AUDITOR

The Company's consolidated interim financial statements have been audited by Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS).

VI. MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The Board of Management is responsible for the preparation of the consolidated interim financial statements, which give a true and fair view of the Company's financial position, results of operations and cash flows for the financial period from 1 January 2026 to 30 June 2026. In preparing these consolidated interim financial statements, the Board of Management confirms that it has:

- Established and maintained internal controls that the Board of Directors and the Board of Management have determined to be necessary to ensure that the preparation and presentation of the consolidated interim financial statements are free from material misstatement, whether due to fraud or error;
- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- Complied with applicable Vietnamese Accounting Standards, with no material departures requiring disclosure or explanation in these consolidated interim financial statements;
- Prepared the consolidated interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue as a going concern.
- The consolidated interim financial statements are prepared on a going concern basis.

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management is responsible for ensuring that proper accounting records are maintained to reflect, with reasonable accuracy at any time, the financial position of the Company and to ensure that the consolidated interim financial statements comply with the current accounting regulations of Vietnam. The Board of Management is also responsible for safeguarding the assets of the Company and, accordingly, for taking reasonable steps to prevent and detect fraud and other irregularities.

We, The Board of Management confirms that the accompanying consolidated interim financial statements give a true and fair view of the financial position of the Company as at 30 June 2026, and of its results of operations and cash flows for the financial period from 1 January 2026 to 30 June 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant prevailing regulations.

VII. OTHER COMMITMENTS

The Board of Management confirms that the Company has not breached its information disclosure obligations under Circular No. 96/2020/TT-BTC dated 16 November 2020, issued by the Ministry of Finance, providing guidance on information disclosure on the securities market, and other supplementary circulars.

VIII. APPROVAL OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

We, the Board of Management of HoChiMinh City Book Distribution Corporation, hereby approve the accompanying consolidated interim financial statements for the financial period from 1 January 2026 to 30 June 2026.

Approved, 12 August 2026

On behalf of the Board of Directors

S.Đ.K.K.D: 0304132047-C.T.C.P
CÔNG TY CỔ PHẦN PHÁT HÀNH SÁCH THÀNH PHỐ HỒ CHÍ MINH
FAHASA
QUẬN 1 - TP. HỒ CHÍ MINH

Pham Minh Thuan
Chairman

Approved, 12 August 2026

On behalf of the Board of Management

Phạm Nam Thắng

No: 729/BCKT/TC/2026/AASCS

INDEPENDENT AUDITOR'S REVIEW REPORT ON THE CONSOLIDATED INTERIM FINANCIAL INFORMATION

on the Consolidated Financial Statements for the Six-month Period Ended 30 June 2026 of HoChiMinh City Book Distribution Corporation

To - **The Shareholders of HoChiMinh City Book Distribution Corporation**
- **The Board of Directors of HoChiMinh City Book Distribution Corporation**
- **The Board of Management of HoChiMinh City Book Distribution Corporation**

We have reviewed the accompanying consolidated interim financial statements of HoChiMinh City Book Distribution Corporation, dated 12 August 2026, set out on pages 5 to 38. These consolidated interim financial statements comprise the consolidated interim Statement of Financial Position at 30 June 2026, the consolidated interim Income Statement, the consolidated interim Statement of Cash Flows for the six-month financial period then ended, and the accompanying Notes to the Consolidated Interim Financial Statements.

Management's responsibility

The Board of Management is responsible for the preparation and fair presentation of the Company's Consolidated interim financial statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the accompanying Consolidated interim financial statements based on our review. We conducted our review in accordance with the 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.

Qualified conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements do not present fairly, in all material respects, the financial position of HoChiMinh City Book Distribution Corporation at 30 June 2026, and its results of consolidated operations and consolidated cash flows for the six-month financial period then ended, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of consolidated interim financial statements.

Ho Chi Minh City, 20 Aug 2026
Southern Auditing and Accounting Financial Consulting Services Co., Ltd.
Deputy General Director

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

LE KIM NGOC
Practising Auditor Registration
Certificate no.: 0181-2023-142-1

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

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	30 June 2026	01 January 2026
1	2	3	4	5
A. SHORT-TERM ASSETS	**100**		**2,026,033,365,900**	**1,519,194,491,319**
I. Cash and cash equivalents	**110**	**V.1**	**125,445,714,541**	**109,073,001,181**
1. Cash	111		120,445,714,541	107,073,001,181
2. Cash equivalents	112		5,000,000,000	2,000,000,000
II. Short-term investments	**120**		**514,740,000,000**	**401,595,000,000**
3. Held to maturity investments	123	V.2	514,740,000,000	401,595,000,000
III. Short-term receivables	**130**		**212,870,666,132**	**134,034,756,336**
1. Short-term trade receivables	131	V.3	140,968,238,345	105,085,496,670
2. Short-term prepayments to suppliers	132		35,147,113,268	20,363,834,006
5. Other short-term receivables	135	V.4.a	36,997,976,889	8,828,088,030
6. Short-term provisions for doubtful debts	136	V.5	(242,662,370)	(242,662,370)
7. Shortage of assets waiting for resolution	137		-	-
IV. Inventories	**140**	**V.6**	**1,169,680,635,072**	**867,348,293,184**
1. Inventories	141		1,169,680,635,072	867,348,293,184
2. Provisions for obsolete inventories	142		-	-
VI. Other current assets	**160**		**3,296,350,155**	**7,143,440,618**
1. Short-term prepaid expenses	161	V.9.a	3,282,952,800	7,143,440,618
2. Value-added tax deductible	162		-	-
3. Taxes and other receivables from the States	163	V.12.a	13,397,355	-
4. Government bonds trading	164		-	-
5. Other current assets	165		-	-
B. LONG-TERM ASSETS	**200**		**77,983,591,339**	**74,869,178,107**
I. Long-term receivables	**210**		**39,086,964,081**	**36,985,385,132**
5. Other long-term receivables	215	V.4.b	39,086,964,081	36,985,385,132
6. Long-term provisions for doubtful debts	216		-	-
II. Fixed assets	**220**		**36,608,124,061**	**37,187,427,826**
1. Tangible fixed assets	221	V.7	27,081,294,061	27,616,847,826
- Historical costs	222		154,592,778,643	153,186,579,139
- Accumulated depreciation	223		(127,511,484,582)	(125,569,731,313)
3. Intangible fixed assets	227	V.8	9,526,830,000	9,570,580,000
- Historical costs	228		13,372,239,360	13,372,239,360
- Accumulated amortisation	229		(3,845,409,360)	(3,801,659,360)
VII. Other long-term assets	**270**		**2,288,503,197**	**696,365,149**
1. Long-term deferred expenses	271	V.9.b	1,071,488,116	-
2. Deferred tax assets	272	V.15	1,217,015,081	696,365,149
TOTAL ASSETS (280=100+200)	**280**		**2,104,016,957,239**	**1,594,063,669,426**

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

LIABILITIES + OWNERS' EQUITY	Code	Note	30 June 2026	01 January 2026
1	2	3	4	5
C. LIABILITIES	**300**		**1,872,222,804,428**	**1,356,223,598,215**
I. Short-term liabilities	**310**		**1,871,377,658,757**	**1,355,378,452,544**
1. Short-term trade payables	311	V.10	1,670,103,124,433	1,187,457,146,786
2. Short-term prepayments from customers	312		39,527,030,915	20,344,137,261
3. Dividends and profits payables	313	V.11	561,800,235	521,445,280
4. Short-term taxes and other payables to the States	314	V.12.a	9,816,673,844	25,657,081,356
5. Payables to employees	315		86,047,730,665	74,767,833,170
6. Short-term accrued expenses	316	V.13	703,782,665	340,807,210
9. Short-term unearned revenues	319		-	
10. Other short-term payables	320	V.14.a	6,803,903,897	2,126,422,601
13. Bonus and welfare funds	323		57,813,612,103	44,163,578,880
II. Long-term liabilities	**330**		**845,145,671**	**845,145,671**
8. Other long-term payables	338	V.14.b	593,051,044	593,051,044
12. Deferred tax liabilities	342	V.16	252,094,627	252,094,627
D. OWNERS' EQUITY	**400**	**V.17**	**231,794,152,811**	**237,840,071,211**
1. Owners' equity	411		127,514,620,000	127,514,620,000
- Ordinary shares with voting rights	411a		127,514,620,000	127,514,620,000
- Preference shares	411b		-	-
8. Development and investment funds	418		74,015,687,821	56,040,325,150
9. Other funds belonging to owners' equity	419		-	-
10. Retained earnings	420		26,615,891,199	50,634,328,475
- Retained earnings by the end of prior year	420a		792,953,341	2,162,575,957
- Retained earnings of current year	420b		25,822,937,858	48,471,752,518
11. Non-controlling interests	429		3,647,953,791	3,650,797,586
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	**440**		**2,104,016,957,239**	**1,594,063,669,426**

Approved, 12 August 2026

Prepared by	Chief Accountant	Chairman of the Board of Directors
Huỳnh Thị Ngọc Linh	Lê Thị Thu Huyền	Phạm Minh Chuận

CÔNG TY CỔ PHẦN PHÁT HÀNH SÁCH THÀNH PHỐ HỒ CHÍ MINH FAHASA
S.Đ.K.K.D: 0304132047 - QUẬN 1 - TP. HỒ CHÍ MINH

CONSOLIDATED INTERIM INCOME STATEMENT

For the six-month period ended as at 30 June 2026

Unit: VND

Item	Code	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
(1)	(2)	(3)	(4)	(5)
1. Revenues from sales and services rendered	**01**	**VI.1**	**2,167,311,440,485**	**1,984,436,736,563**
2. Revenue deductions	**02**	**VI.2**	**564,487,908**	**453,204,038**
3. Net revenues from sales and services rendered (10=01-02)	**10**		**2,166,746,952,577**	**1,983,983,532,525**
4. Costs of goods sold and services rendered	**11**	**VI.3**	**1,569,185,537,523**	**1,468,994,252,621**
5. Gross profit from sales and services rendered (20=10-11)	**20**		**597,561,415,054**	**514,989,279,904**
6. Gains/losses from the retirement or disposal of investment properties	21		-	
7. Finance income	22	VI.4	8,001,679,976	10,430,974,976
8. Finance expenses	23	VI.5	125,390,291	142,659,806
+ In which: Interest expenses	*24*		-	-
9. Selling expenses	25	VI.9	505,924,139,921	441,200,420,894
10. General and administrative expenses	26	VI.8	66,414,763,314	55,670,677,349
11. Operating profit {30=20+21+(22-23)-(25+26)+27}	**30**		**33,098,801,504**	**28,406,496,831**
12. Other income	31	VI.6	117,391,805	1,009,659,400
13. Other expenses	32	VI.7	1,053,975,833	103,230,467
14. Other profit (40=31-32)	**40**		**(936,584,028)**	**906,428,933**
15. Accounting profit before tax (50=30+40)	**50**		**32,162,217,476**	**29,312,925,764**
16. Current corporate income tax expenses	51	VI.11	6,953,093,427	6,033,973,694
17. Deferred tax expenses	52		(520,649,932)	(171,388,541)
18. Net profit after tax (60=50-51-52)	**60**		**25,729,773,981**	**23,450,340,611**
20. Net profit after tax attributable to parent company	61		25,822,937,858	23,366,196,456
21. Net profit after tax attributable to non-controlling interests	62		(93,163,877)	84,144,155
22. Basic earnings per share	**70**	**VI.12**	**2,025**	**1,832**
23. Diluted earnings per share	**71**		**-**	**-**

Approved, 12 August 2026

Prepared by	Chief Accountant	Chairman of the Board of Directors
Huỳnh Thị Ngọc Linh	Lê Thị Thu Huyền	Phạm Minh Thuận

CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

(Indirect method)

For the six-month period ended as at 30 June 2026

Unit: VND

Item	Code	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
I. Cash flows from operating activities				
1. Profit/(loss) before tax	**01**		**32,162,217,476**	**29,312,925,764**
2. Adjustments for				
- Depreciation and amortisation of fixed assets and investment properties	02		1,985,503,269	2,726,065,443
- Provisions	03		-	
- Foreign exchange (gains)/losses arising from revaluation of monetary accounts	04		-	
- (Profits)/losses from investing and financing activities	05		(8,112,506,038)	(10,394,138,401)
- Interest expenses	06		-	-
- Other adjustments	07		-	-
3. Operating profit/(loss) before changes in working capital	**08**		**26,035,214,707**	**21,644,852,806**
- (Increase)/decrease in receivables	09		(80,950,886,100)	(109,350,652,156)
- (Increase)/decrease in inventories	10		(302,332,341,888)	(197,219,592,585)
- Increase/(decrease) in payables (other than interest payables, corporate income tax payables)	11		510,647,578,177	351,771,940,919
- (Increase)/decrease in prepaid and deferred expenses	12		2,788,999,702	583,242,824
- (Increase)/decrease in held-for-trading securities	13		-	-
- Borrowing costs paid	14		-	-
- Corporate income tax paid	15		(15,291,853,569)	(14,741,013,269)
- Other cash inflows from operating activities	16		90,729,768	32,861,991,828
- Other cash outflows from operating activities	17		(5,630,020,008)	(33,893,704,524)
Net cash flows from/(used in) operating activities	**20**		**135,357,420,789**	**51,657,065,843**
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		(1,406,199,504)	(664,991,667)
2. Proceeds from disposal of fixed assets and other long-term assets	22		26,662,037	5,048,770,462
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(468,600,000,000)	(392,549,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		355,455,000,000	358,730,000,000
5. Payments for investments in other entities	25		-	-
6. Proceeds from sale of investments in other entities	26		-	-
7. Interest and dividends received	27		7,995,114,233	10,394,138,401
Net cash flows from investing activities	**30**		**(106,529,423,234)**	**(19,041,082,804)**

CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

(Indirect method)

For the six-month period ended as at 30 June 2026

Unit: VND

Item	Code	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
III. Cash flows from financing activities				
1. Capital contribution and issuance of shares	31		-	-
2. Repayment of contributed capital and repurchase of stock issued	32		-	-
3. Drawdown of borrowings	33		-	-
4. Repayment of borrowings	34		-	-
5. Payment of principal of finance lease liabilities	35		-	-
6. Dividends paid	36		(12,455,284,195)	(15,301,754,400)
Net cash flows from financing activities	**40**		**(12,455,284,195)**	**(15,301,754,400)**
Net cash flows during the fiscal year (50 = 20+30+40)	**50**		**16,372,713,360**	**17,314,228,639**
Cash and cash equivalents at the beginning of fiscal year	**60**		**109,073,001,181**	**97,992,429,613**
Impact of exchange rate fluctuation	61			
Cash and cash equivalents at the end of fiscal year (70=50+60+61)	**70**		**125,445,714,541**	**115,306,658,252**

Approved, 12 August 2026

Prepared by	Chief Accountant	Chairman of the Board of Directors
Huỳnh Thị Ngọc Linh	Lê Thị Thu Huyền	Phạm Minh Thuận

CÔNG TY CỔ PHẦN PHÁT HÀNH SÁCH THÀNH PHỐ HỒ CHÍ MINH FAHASA

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

I. THE COMPANY

1. Form of ownership

HoChiMinh City Book Distribution Corporation - FAHASA was established under Enterprise Registration Certificate No. 0304132047 issued by the Business Registration Office of the Department of Planning and Investment of Ho Chi Minh City, last amended for the 11th time on 27 August 2025 (first registered on 20 December 2005).

The Company's contributed charter capital stated in the ERC	:	127,514,620,000 VND
equivalent to 12,751,462 shares (par value of VND 10,000 per share).		
Contributed capital as at 30 June 2026	:	127,514,620,000 VND

The Company's head office is located at 60 - 62 Le Loi St., Sai Gon Ward, Ho Chi Minh City.

2. Business field

- Trading, services and manufacturing.

3. Business activities

- Publishing books, newspapers, magazines, cultural products of all kinds, stationery, children's toys. Import and export of books, cultural products, postcards, and souvenir books. Printing books, newspapers, cultural products, producing stationery, and producing paper packaging.

4. Ordinary course of business: 12 months

5. Corporate structure

Total number of subsidiaries: 01 company

Number of subsidiaries consolidated: 01 company

Total number of directly invested subsidiaries: 01 company

Total number of directly invested subsidiaries consolidated: 01 company

List of directly invested subsidiaries consolidated

+ Address: No. 604 Cach Mang Thang Tam Street, Thu Dau Mot Ward, Ho Chi Minh City.
+ Parent Company's ownership interest: 74.04%
+ Parent Company's voting rights: 74.04%

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

The Company's accounting period starts on 1 January and ends on 31 December.

2. Accounting currency

The financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Accounting regime

The Company applies Enterprise Accounting System issued under Circular No.99/2025/TT-BTC dated 27 October 2025 by Ministry of Finance as well as the amended and guidance circulars.

2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

a. Cash

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Cash and cash equivalents comprise all cash and cash balances held by the Company at the reporting date, including cash on hand (Account 111), demand deposits at banks (Account 112), and cash in transit (Account 113). Cash and cash equivalents that are subject to restrictions on use are not presented under this line item but are presented under other current assets or other non-current assets (code 165 or code 274, respectively) in the statement of financial position.

b. Cash equivalents

Cash equivalents are investments with a remaining maturity of no more than three months from the date of investment that are readily convertible into a known amount of cash and are subject to an insignificant risk of changes in value. At the end of the accounting period, the amounts presented under this line item comprise the balances of Account 1281 – Term deposits (with a maturity of no more than three months) and Account 1288 – Other held-to-maturity investments.

c. Other currencies conversion

Transactions in foreign currencies must be recorded in original currency and converted into Vietnam dong. Overdraft is recorded as a bank loan.

At the time of preparing the financial statements in accordance with the laws and regulations, the Company revalues the balances of foreign currency and monetary gold according to the following principles:
- Foreign currency balances: based on the average buying and selling exchange rates at the commercial bank where the Company regularly conducts transactions at the time of preparing the financial statements;
- Monetary gold: based on the domestic market buying price at the time of preparing the financial statements. The domestic market buying price is the price announced by the State Bank. In case the State Bank does not announce the gold buying price, it is calculated according to the buying price announced by organizations permitted to trade gold under the law and clearly discloses in the notes of the financial statements the entity whose published gold buying price is used as the reference.

2. Financial investments

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

For the preparation of financial statements, the financial investment must be classified as below:
- Having maturity less than 12 months or a normal operating cycle are recorded as short-term.
- Having maturity over than 12 months or a normal operating cycle period are recorded as long-term.

a. Held-to-maturity investments

This account is used to reflect the carrying amount and movements of held-to-maturity investments, including term deposits with banks, valuable papers (including treasury bills, promissory notes and certificates of deposit), bonds, preference shares classified as financial liabilities, loans held to maturity for the purpose of earning periodic interest income, other held-to-maturity investments or investments of a similar nature, excluding derivative financial instruments.

This account does not include bonds and other debt instruments held for trading purposes to earn profits from disposal, which are accounted for under Account 121 – Trading Securities.

The enterprise shall maintain detailed accounting records for each held-to-maturity investment by maturity, counterparty, currency denomination, quantity and other relevant information. When preparing the financial statements, held-to-maturity investments shall be classified as current assets or non-current assets based on their remaining maturity as at the end of the reporting period (12 months or less, or more than 12 months).

The enterprise shall recognise, in a timely and complete manner, finance income arising from such investments, including interest on term deposits, interest on loans and bond interest, as well as gains or losses arising from the liquidation or disposal of held-to-maturity investments.

At the end of each reporting period, if there is any indication or objective evidence that a held-to-maturity investment may be impaired, the enterprise shall recognise an impairment allowance for such investment in accordance with the guidance set out in Account 229 – Allowance for Asset Impairment.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Provisions for diminution of held-to-maturity investments: If held-to-maturity investments have not been made provision under the legislation, the Company must assess their recoverability. Where there is certain evidence that part or all of the investments may not be recoverable, the impairment loss must be recorded in the finance expenses in the period. Provisions or reimbursements of provision shall be made at the time of the preparation of financial statements. In case the amount of impairment loss cannot be measured reliably, The Company shall not decrease the investments and the recoverability of the investment shall be explained in the notes to the financial statements.

The determination of actual exchange rates, carrying exchange rates, the accounting treatment of transactions and the retranslation of held-to-maturity investments that are monetary items denominated in foreign currencies shall be carried out in accordance with the guidance set out in Account 413 – Foreign Exchange Differences.

b. Investments in subsidiaries, joint ventures and associates

Investments in joint ventures and associates are accounted for by the equity method. Net profit distributed from subsidiaries and associates arising after the investment date is recorded in finance income in the period. Other distributions (other than net profit) are considered as the recovery of investments and are recorded as decreases in the value of investments.

The Company applies accounting regulations on jointly controlled operations and jointly controlled assets the same as those applied on normal business activities. In which:

- Monitoring incomes, expenses of joint ventures separately and allocated to parties of joint ventures pursuant to the joint venture contract;
- Monitoring contributed assets, contributed capital, liabilities separetely in the joint ventures arising from operating joint venture.

Expenses directly related to investments in joint ventures and associates are recorded as finance expenses in the period.

Provision for diminution in value of investments: Impairment losses due to losses caused by subsidiaries, joint ventures or associates, leading to the possibility of investors losing their capitals or provisions due to the diminution in the value of these investments. Provisions or reimbursements of provisions shall be made at the preparation of financial statements for each investment and shall be recorded in finance expenses in the period.

3. Receivables

All receivables must be detailed by aging, by each client and in original currency (if any) and others details depending on the management request of the Company.

The classification of receivables must be managed as follows:

- Trade receivables: Receivables resulting from trading activities between the Company and its clients such as selling goods, rendering service, disposal of assets, export sales of consigner through the consignee;
- Intercompany receivables: Receivables arising between the parent entity and its dependent accounting units that do not have separate legal entity status.
- Other receivables: Receivables that are non-commercial in nature and do not arise from purchase and sale transactions.

For the preparation of financial statements, the receivables must be classified as follows:

- Receivables with collection periods not exceeding 12 months or a normal operating cycle are recorded as short-term.

- Receivables with collection periods over than 12 months or a normal operating cycle are recorded as long-term.

At the reporting date, the Company revaluates the receivables due in foreign currency (except for advances to suppliers; if it has evidence that the supplier will not provide goods or services and the Company will receive this advance in foreign currency, this advance will be treated as monetary items) at the average buying and selling exchange rates quoted by the commercial bank where the Company normally transacts at the reporting date. Determining the actual transaction exchange rate, the book exchange rate, and revaluating held-for-trading securities that are foreign currency monetary items (if any) is guided in Account 413 - Exchange Rate Differences.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Provisions for bad debts: The provisions for bad debts are made at the reporting date. The provision or reimbursement of provision is made at the reporting date and is recorded as general and administrative expenses in the period. For the bad debts due in several years that the Company tried to collect but failed and determined that the debtor was insolvent, the Company may sell these long-term bad debts to debt collection Companies or write off the bad debts (according to regulations and charter of the Company).

4. Inventories

a. Recognition

Inventories are stated at original cost. Where net realizable value is lower than cost, inventories should be measured at net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other direct costs incurred in bringing the inventories to their present location and condition.

Assets acquired by the Company for use in production, operation or for sale are not presented as inventories in the Statement of Financial Position but are presented as non-current assets, including:

- For materials, equipment, and spare parts that are stored for more than 12 months or longer than an operating cycle; and for work-in-process products with production or turnover times that exceed an operating cycle, they should not be presented as inventory in the Statement of Financial Position but rather as long-term assets.

- Types of products, goods, materials, and assets received for safekeeping, consignment, entrusted import-export, or processing that are not owned or controlled by the Company should not be recorded as the Company's inventory. Instead, detailed records should be kept to monitor these products, goods, materials, and assets, and they should be disclosed in the financial statements.

b. Inventories valuation method

The ending inventory balance is determined by one of the following methods: Weighted-average method

- Specific identification method: This method is applied based on the actual value of each type of purchased material or product, and each type of manufactured product, so it is only suitable for businesses with few items or stable and identifiable items.

- Weighted-average method: In this method, the value of each inventory item is calculated based on the average value of the beginning inventory for each item and the value of each item purchased or produced during the period. The average value can be calculated per period or after each batch of goods received, depending on the specific conditions of each business.

- First In, First Out (FIFO) method: This method is applied based on the assumption that the inventory purchased or produced first is sold or used first, so the remaining inventory at the end of the period is valued at the price of the inventory purchased or produced closer to the end of the period. Under this method, the inventory's cost of goods sold is calculated based on the price of the batch of inventory at the beginning or near the beginning of the period, and the ending inventory is calculated based on the price of the inventory purchased near the end of the period.

- The retail method is used in the retail industry (for example, businesses like supermarkets or similar), where the inventory is large, items change quickly, and many items have similar profit margins or other pricing methods cannot be applied. The inventory's cost of goods sold is determined by taking the selling price of the inventory minus (-) a reasonable profit margin percentage. The chosen percentage takes into account that some items are discounted below their original selling price. Usually, each retail department will use its own average percentage.

c. Inventories recording system

The perpetual inventory method is used to record the inventories.

d. Provision for obsolete inventories

At the reporting date, if inventories are not recoverable due to damages, obsolescence, reduction of selling price. In this case, the provision for obsolete inventories is made. The provision for obsolete inventories is the difference between the original costs of inventories and its net realizable value.

e. Methods of allocating raw materials

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

- For materials, supplies, and equipment used for production, they are issued based on the actual needs of the project; based on the request to provide materials and equipment, the accounting department will make a material and equipment issuance voucher for production. For types of materials and equipment that are monitored separately, they will be recorded according to the actual quantity and value incurred. For materials that are not separately monitored, the material costs will be allocated to the project upon completion based on the material consumption norms.

- For materials, supplies, and equipment used for exchange or resale, they will be recorded according to the actual quantity and value incurred of the materials, supplies, and equipment sold when calculating the cost of goods sold.

- For tools, equipment, and spare parts, they will be recorded, directly based on the quantity and actual value incurred when the tools or spare parts are of small value and only related to a single accounting period, as production costs according to the nature of the expense items. For high-value tools and equipment that relate to multiple accounting periods, the remaining value will be transferred to the prepaid expenses and gradually allocated to costs according to the nature of the asset (but not more than 3 years) into the operating cost items in each accounting period.

5. Tangible and intangible assets, finance leases and investment properties

Fixed assets are stated at the historical cost. During their useful life, fixed assets are recorded at cost, accumulated depreciation and amortisation and net carrying amounts.

Property, plant and equipment are tangible assets held by the Company for use in the production or supply of goods and services, or for administrative purposes, that satisfy the recognition criteria for property, plant and equipment.

Bearer biological assets, including perennial plants that produce recurring agricultural products and working animals, are accounted for as property, plant and equipment. The recognition and classification of biological assets are carried out in accordance with the guidance set out in Account 215 – Biological Assets.

The cost of property, plant and equipment acquired under finance leases is initially recognised at the lower of the fair value of the leased asset and the present value of the minimum lease payments, together with any initial direct costs incurred in connection with the finance lease.

For property assets, upon acquisition, the Company separately identifies the value of land use rights and the value of buildings and other assets attached to the land in accordance with applicable laws. The value attributable to buildings and other assets attached to the land is recognised as the cost of property, plant and equipment, while the value of land use rights is recognised as the cost of intangible assets or as prepaid expenses, as appropriate, in accordance with applicable regulations.

During the course of use, depreciation is charged to operating expenses for property, plant and equipment used in the Company's business activities. In respect of land use rights recognised as intangible assets, amortisation is charged only for land use rights with a definite term.

Investment property is depreciated using the same principles as property, plant and equipment, except for investment property held for capital appreciation, which is not depreciated but is subject to impairment assessment.

Depreciation is calculated using the straight-line method over the estimated useful lives of the assets in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance.

6. Prepaid/deferred expenses

The calculation and allocation of prepaid/deferred expenses to expenses in each accounting period is based on the nature, amounts to determine the allocation method properly and consistently.

Prepaid/deferred expenses include tools, instruments, and revolving packaging used; the remaining amounts are recorded in the prepaid/deferred expenses for further allocation and prepaid expenses are tracked according to each prepaid period, already allocated to the cost centers for each accounting period, and any remaining amounts are not yet allocated to costs.

Prepaid/deferred expenses are classified as follows:

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

- The value of assets such as tools and equipment, circulating packaging, goodwill, etc. and the amount paid in advance to receive goods or services within a period not exceeding 12 months or a normal operating cycle from the time of prepayment is classified as short-term.

- The value of assets such as tools and equipment, circulating packaging, goodwill, etc. and the amount paid in advance to receive goods or services within a period over 12 months or a normal operating cycle from the time of prepayment is classified as long-term.

The Company need to keep track of prepaid/deferred expenses in detail by term, the amount already incurred, the amount allocated to cost centers for each accounting period, and the carrying amounts not yet allocated to expenses.

7. Payables

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

The classification of payables must be managed as below:
- Trade payables: Payable resulting from trading activities such as purchase of goods, rendering of service, imports though consigner;
- Intra-company payables: Payables between the Company and its dependent units;
- Other payables: Payables not related to trading activities such as trade unions, social insurance, short-term and long-term deposits, non-monetary borrowings and advances, etc.

For the preparation of financial statements, the paybles must be classified as follows:
- Payables having remaining payment period not exceeding 12 months or a normal operating cycle are recorded as short-term.
- Payables having remaining payment period from 12 months and above or a normal operating cycle are recorded as long-term.

At the reporting date, in accordance with the applicable regulations, the Company re-translates outstanding foreign currency-denominated liabilities (except for advances received from customers. However, where there is persuasive evidence at the reporting date that the Company will be unable to deliver the related goods or services and will be required to refund such advances in foreign currency, those advances are treated as foreign currency monetary items) using the average telegraphic transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions at the reporting date.

8. Dividends and profits payables

This account is used to reflect dividends and profit distributions payable to investors, shareholders and capital contributors outstanding at the end of the reporting period. The balance recognised in Account 332 represents dividends and profit distributions payable.

The time when the Company recognizes dividends and profits payables is the time when the Company does not have the right to refuse to pay dividends and profits to the shareholders or capital-contributing members of the Company pursuant to the relevant legal regulations. Depending on the type of the enterprise, the determination of the timing and payment of dividends and profits is carried out as follows:

- For enterprises subject to the Law on Securities, the time at which the recipient of the investment does not have the right to refuse dividend payments is based on the Law on Securities.

- For other enterprises, the time at which the recipient of the investment does not have the right to refuse dividend payments is based on the provisions of the Law on Enterprises or the Company's charter.

9. Accounting Policy for Deferred Corporate Income Tax

This account is used to reflect the carrying amount and movements in deferred corporate income tax liabilities. Deferred corporate income tax liabilities are recognised for taxable temporary differences arising during the reporting period and are measured using the prevailing corporate income tax rate, as follows:

Deferred corporate income tax liability = Taxable temporary differences × Applicable corporate income tax rate (%)

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Deferred corporate income tax liabilities represent the amount by which deferred tax liabilities exceed deferred tax assets at the end of the reporting period. They are measured by applying the prevailing corporate income tax rate to taxable temporary differences. Deferred corporate income tax liabilities recognised at the end of the reporting period are recorded in Account 347 – Deferred Corporate Income Tax Liability. Where taxable temporary differences and deductible temporary differences relate to the same taxable entity and are settled with the same tax authority, deferred tax liabilities and deferred tax assets are offset against each other.

10. Equity

a. Contributed charter capital, share premium, convertible bond options, other owner's capital

Contributed charter capital is recorded in the actual amount of capital contributed by each individual and organisation.

Where the investment licence specifies the Company's charter capital in a foreign currency, the investor's capital contribution in such foreign currency is determined based on the actual amount of foreign currency contributed.

Capital contributions in the form of assets are recognized as an increase in equity at the revalued amount of the assets as agreed and accepted by the capital-contributing parties. For intangible assets such as brands, trademarks, trade names, exploitation rights, project development rights, etc., such assets may only be recognized as capital contributions if permitted by applicable laws and regulations.

For joint-stock companies, contributed charter capital is recorded based on the actual price of stock issuance, but is recorded in two separate criteria:

- Contributions charter capitals are recorded according to par value of shares;
- Share premium shall record the difference between the par value and the issue price of shares.

In addition, share premium shall record the difference between the par value and issue price of shares when re-issuing treasury shares.

Convertible bond options arise when the Company issuing a type of bond that can convert into a specified number of shares stated in the issuance plan. The value of the equity component of convertible bonds is the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of convertible bonds. At the time of initial recognition, the convertible bond options are recorded separately in the owners' equity. When the bond matures, this option is accounted for as share premium.

Other capital represents business capital formed from appropriations of retained earnings, or received through donations, grants or asset revaluation, in accordance with the prevailing regulations.

b. Foreign exchange difference reserve

1.1. Foreign exchange differences are differences arising from the actual exchange or translation of the same amount of foreign currency into the accounting currency at different exchange rates. Foreign exchange differences mainly arise in the following circumstances:

- Economic transactions arising during the period involving the purchase, sale, exchange or settlement in foreign currencies;
- Revaluation of foreign-currency-denominated monetary items at the end of the accounting period;
- Translation of financial statements prepared in foreign currencies into Vietnamese Dong.

1.2. Types of exchange rates (hereinafter referred to as "exchange rates") used in accounting

An enterprise with economic transactions denominated in foreign currencies shall record such transactions in its accounting books and prepare its financial statements using a single currency, being Vietnamese Dong or the accounting currency. The translation of foreign currencies into Vietnamese Dong or the accounting currency shall be based on the actual transaction exchange rate or the book exchange rate, depending on the nature and substance of the underlying economic transaction and the principles for applying exchange rates prescribed in this Circular.

When determining tax obligations related to foreign-currency transactions (including tax declaration, tax finalization and tax payment), the enterprise shall comply with the applicable tax laws and regulations.

1.3. Foreign-currency-denominated monetary items

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Foreign-currency-denominated monetary items are assets to be recovered in foreign currencies or liabilities to be settled in foreign currencies. Foreign-currency-denominated monetary items may include:

a) Cash, demand deposits, cash in transit, foreign-currency term deposits and other financial investments to be recovered in foreign currencies;

b) Foreign-currency-denominated receivables and payables, except for:

- Advances to suppliers and prepaid expenses denominated in foreign currencies. Where, at the end of the accounting period, there is sufficient evidence that the supplier is unable to provide the goods or services and the Company will have to recover the advances in foreign currencies, such advances are considered foreign-currency-denominated monetary items.

- Advances received from customers and deferred revenue denominated in foreign currencies. Where, at the end of the accounting period, there is sufficient evidence that the Company is unable to provide the goods or services and will have to refund the amounts received in advance from customers in foreign currencies, such amounts are considered foreign-currency-denominated monetary items.

c) Loans and borrowings, whether in the form of lending, borrowing, advances or other arrangements, that are recoverable or repayable in foreign currencies;

d) Deposits, security deposits and pledges that are recoverable in foreign currencies; and deposits and pledges received that are repayable in foreign currencies.

1.4. Recognition of Foreign Exchange Differences Arising During the Reporting Period

All foreign exchange differences arising during the reporting period are recognised immediately in finance income (for exchange gains) or finance costs (for exchange losses) in determining the Company's results of operations for the period.

1.5 Exchange Rates Applied in the Translation of Foreign Currency-Denominated Monetary Items at the End of the Reporting Period

1.5.1. At the reporting date, all foreign currency-denominated monetary items are retranslated using the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company normally transacts. In the case of foreign currency demand deposits, retranslation is performed using the average transfer buying and selling exchange rate quoted by the commercial bank where the related bank accounts are maintained. Foreign currency-denominated receivables for which an allowance for doubtful debts has been recognised are not retranslated, either in whole or in part.

1.5.2. All exchange differences arising from the retranslation of foreign currency-denominated monetary items at the end of the reporting period are recognised in finance income (for exchange gains) or finance costs (for exchange losses) in determining the results of operations for the period. Such exchange differences are presented in the Income Statement on a net basis, representing the net amount of exchange gains and exchange losses arising from the retranslation of foreign currency-denominated monetary items.

- Where specific regulations applicable to State-owned enterprises require a treatment different from the above principles in respect of exchange differences arising during the pre-operating stage of enterprises wholly owned by the State that undertake national key projects relating to macroeconomic stability, national security or defence, such exchange differences shall be accounted for in accordance with the relevant regulations governing State-owned enterprises. Accordingly, where such enterprises are permitted to defer exchange gains or losses arising from the retranslation of foreign currency-denominated monetary items, the deferred balances are recognised in Account 413 – Foreign Exchange Differences and are amortised to finance income or finance costs upon commencement of operations as follows:

+ Cumulative exchange losses arising during the pre-operating stage are amortised directly from Account 413 – Foreign Exchange Differences to finance costs and are not transferred through Account 242 – Prepaid Expenses.

+ Cumulative exchange gains arising during the pre-operating stage are amortised directly from Account 413 – Foreign Exchange Differences to finance income and are not transferred through Account 3387 – Deferred Revenue.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

1.5.3. The Company discloses in the Notes to the Financial Statements the exchange rates applied in translating foreign currency-denominated monetary items at the reporting date and applies such rates consistently in accordance with the Vietnamese Accounting Standards.

1.5.4. Foreign exchange differences are not capitalised as part of the cost of construction in progress or other qualifying assets.

c. Retained earnings

Retained earnings are the profit of business operations after adding (+) or subtracting (-) adjustments due to restrospective accounting for changes in accounting policy or restrospective restatement to correct materiality misstatement in previous year.

Profit distribution on business activities of the Company must comply with the current financial policy.

The parent company distributes profits to its owners only to the extent that such distributions do not exceed the retained earnings presented in the financial statements, after excluding the effects of gains recognised from bargain purchases. Where retained earnings reported in the financial statements exceed those reported in the parent company's separate financial statements, and the amount of profits approved for distribution exceeds the retained earnings available in the parent company's separate financial statements, the parent company may make such distribution only after the relevant profits have been remitted from its subsidiaries to the parent company.

Profit distribution must consider non-monetary items in retained earnings that may affect cash flow and ability to pay dividends, the Company's profit.

11. Revenue and Other Income

Revenue is recognized when the transaction occurs, when the economic benefits are probable, and is measured at the fair value of the consideration receivable, regardless of whether the consideration has been received or will be received.

Revenue and the costs directly associated with generating that revenue (including costs incurred in the current period, costs incurred in prior periods and accrued costs relating to the revenue of the current period) are recognised simultaneously in accordance with the matching principle.

Revenue is recognised in accordance with the substance of the transaction rather than its legal form or designation and is allocated to the related performance obligations for the provision of goods or services.

Revenue, gains or losses are regarded as unrealised only where the Company continues to have significant future performance obligations (other than normal warranty obligations) or where the receipt of economic benefits remains uncertain. The classification of gains or losses as realised or unrealised does not depend on whether the related cash flows have occurred.

Revenue excludes amounts collected on behalf of third parties.

The timing and basis for recognising accounting revenue and taxable revenue may differ depending on the specific circumstances. Taxable revenue is used solely for determining tax liabilities in accordance with the applicable tax legislation. Revenue recognised in the accounting records for the preparation of the financial statements is recognised in accordance with accounting principles and, depending on the circumstances, may differ from the amount stated on sales invoices.

Where goods or services are transferred between the Company's dependent operating units, the Company may, depending on its operating characteristics and management structure, determine the basis for recognising revenue at those operating units irrespective of the supporting documentation (whether tax invoices or internal transfer documents). In preparing the combined or financial statements, all intercompany revenue arising between the Company's dependent operating units is eliminated.

a. Revenue from sales of goods

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Revenue from sales of goods should be recognised when all the following conditions have been satisfied:
- The significant risks and rewards of ownership of the goods have been transfered to the buyer;
- The Conpany no longer hold the right to manage goods as owners or the right to control goods;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

For sales made under deferred payment or instalment payment arrangements, revenue is recognised at the cash selling price of the goods.

b. Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The work completion can be measured reliably at the reporting date;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

For enterprises providing import and export entrustment services, revenue comprises only the import and export agency fees to which the Company is entitled.

For processing services performed on materials or goods supplied by customers, revenue comprises only the processing fees earned and excludes the value of the materials or goods received for processing.

c. Finance income

Finance income includes interest, royalty income, dividends, profit distributions and other income of financial activities. For interest earned from loans, deferred payment, installment payment: income is recognized when earned and the original loans, principal receivables are not classified as overdue that need to make provisions. Dividend is recognized when the right to receive dividend is established.

d. Recognition of other income

Other income comprises income arising outside the Company's production and business activities, including proceeds from the disposal or liquidation of property, plant and equipment; penalties imposed on customers for breach of contracts; compensation received from third parties for losses incurred in respect of assets; recoveries of bad debts previously written off; payables for which the creditors cannot be identified; income from cash or in-kind gifts and donations; and other similar income.

12. Revenue deductions

Revenue deduction shall be recorded as follows:
- The decrease adjustment of revenue in the incurring period if revenue deductions incurred in the same period of consumption of products, goods and services;
- The decrease adjustment of revenue as follows if revenue deductions incurred in the next period of consumption of products, goods and services:
  + Record a decrease in revenue on the current financial statements if the revenue deduction incurs before reporting date;
  + Record a decrease in revenue on the next financial statements if the revenue deduction incurs after reporting date;

Trade discount is the discount for customers purchasing large quantity of goods.

Sales rebate is the deduction to the buyer due to damanges, degradation or improper products as prescribed in contract.

Sales return reflects the value of the products, goods that customer returns due to violations of economic contracts, damages, degradation or improper goods.

13. Costs of goods sold

Costs of goods sold are cost of goods, products, services, investment property, costs of production of construction products sold in the period and costs relating to the real estate business, etc.

The lost value of inventory is recorded in the costs of goods sold after deducting compensation (if any).

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Inventory write-downs are recognised as part of cost of sales based on the quantity of inventories on hand and the amount by which the net realisable value is lower than the cost of the inventories. In determining the quantity of inventories requiring a write-down, the Company excludes inventories that have been committed for sale under binding sales contracts (where the net realisable value is not lower than the carrying amount) but have not yet been delivered to customers, provided that there is sufficient evidence that the customers will fulfil their contractual obligations.

Import duties, special consumption tax and environmental protection tax included in the cost of inventories are deducted from cost of sales when such taxes become refundable upon the sale of the related goods.

The cost of direct materials consumed in excess of normal capacity, labor costs, fixed manufacturing overhead costs not allocated to the value of inventory, must be recorded in costs of goods sold (after deducting compensation, if any) even if goods have not been determined to be consumed yet.

Expenses that are not deductible for corporate income tax purposes under the applicable Corporate Income Tax Law, but are supported by valid invoices and supporting documentation and have been recognised in accordance with the applicable accounting regulations, are not excluded from accounting expenses. Instead, such expenses are adjusted only in the corporate income tax finalisation to determine the Company's taxable income and the resulting corporate income tax payable.

14. Finance expenses

Finance expenses include expenses for financial activities: expenses or losses relating to financial investment activities; borrowing expenses; incurred expenses for capital contribution to joint ventures and associates; losses from securities transfer; provision for dimunition in value of trading securities; provision for diminution in value of investment in other entities; realised losses when selling foreign currency, realised foreign exchange losses, etc.

15. Selling expenses and general and administrative expenses

Selling expenses comprise actual costs incurred in connection with the sale of goods, products and the rendering of services, including staff costs, materials and packaging costs, tools and supplies, depreciation of property, plant and equipment, taxes, fees and charges, purchased services and other selling expenses.

General and administrative expenses comprise the Company's general operating expenses, including salaries, social insurance, health insurance, unemployment insurance and trade union contributions for management personnel; office materials and supplies; tools and equipment; depreciation of property, plant and equipment used for administrative purposes; land rental, business licence tax; allowances for doubtful debts; purchased services; and other administrative expenses.

16. Accounting Policy for the Disposal of Property, Plant and Equipment and Investment Property

Upon the disposal or liquidation of property, plant and equipment or investment property, the following accounting policies are applied:

Proceeds from the disposal or sale of investment property are recognised in Account 511 – Revenue from Sales and Rendering of Services.

The carrying amount of the investment property disposed of, together with the costs incurred in connection with the disposal, is recognised in Account 632 – Cost of Sales.

Proceeds from the disposal or liquidation of property, plant and equipment are recognised in Account 711 – Other Income.

The carrying amount of the property, plant and equipment disposed of, together with the costs incurred in connection with the disposal or liquidation, is recognised in Account 811 – Other Expenses. Amounts received from the sale of bidding documents relating to the disposal or liquidation of property, plant and equipment are deducted from the related disposal costs and are not recognised in Account 711 – Other Income.

17. Recognition of Current Corporate Income Tax Expense and Deferred Corporate Income Tax Expense

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Current corporate income tax expense represents the amount of corporate income tax payable for the reporting period, determined on the basis of taxable income and the prevailing corporate income tax rate.

Deferred corporate income tax expense represents the amount of corporate income tax expected to be payable in future periods arising from:

- The recognition of deferred corporate income tax liabilities during the reporting period; and
- The reversal of deferred corporate income tax assets recognised in prior reporting periods.

18. Related parties

Parties are considered related parties if one party has the ability to control or has significant influence over the other party in decision-making of financial and operational policies. The parties are also considered related parties if they are under joint control or are under joint significant influence.

In considering the relationship of related parties, the substance of the relationship is more focused on the legal form.

19. Principles and methods for preparing the consolidated financial statements

When preparing financial statements, the parent company must consolidate its separate financial statements and those of all domestic and foreign subsidiaries directly or indirectly controlled by the parent company, except in the following cases:

+ The parent company's control is only temporary, as these subsidiaries are acquired and held solely for the purpose of resale within a period not exceeding 12 months.

+ The activities of the subsidiary are restricted during the period exceeding 12 months, which significantly affects the ability to transfer capital to the parent company.

The parent company is not allowed to exclude the followings from the consolidated financial statements:

+ Subsidiaries whose business activities differ from those of the parent company and other subsidiaries within the group;

+ Subsidiaries which are Trust Funds, Mutual Funds, Venture Capital Funds, or similar entities.

The consolidated financial statements are prepared and presented in accordance with the accounting principles applicable to the financial statements of independent enterprises pursuant to the Vietnamese Accounting Standard "Presentation of Financial Statements" and regulations of other relevant accounting standards.

The consolidated financial statements are prepared on the basis of applying uniform accounting policies for transactions and events of a similar nature under similar circumstances throughout the Group. In cases where any subsidiaries apply accounting policies different from the uniform accounting policies applied within the Group, the financial statements used for consolidation must be adjusted to conform to the Group's common policies. If any subsidiaries are unable to use the same accounting policies as the Group's common policies, the Notes to financial statements must clearly disclose the items recorded and presented according to different accounting policies and provide a clear explanation of those other accounting policies.

The parent company's separate financial statements and the subsidiaries' financial statements used for consolidation must be prepared for the same accounting period. If the reporting date is different, subsidiaries must prepare an additional set of financial statements for consolidation purposes whose accounting period matches the parent company's accounting period. If this is not feasible, financial statements prepared at different times can be used, provided that the time gap does not exceed 3 months. In this case, the financial statements used for consolidation must be adjusted for the effects of significant transactions and events occuring between the subsidiary's reporting date and the group's reporting date. The length of the reporting period and the timing difference of the date of preparing financial statement should be consistent across periods.

The operating results of subsidiaries must be included in the consolidated financial statements from the date the parent company obtains control of the subsidiaries and terminated on the date the parent company actually loses control over the subsidiaries. When the investee is no longer a subsidiary and also does not become an associate or joint venture of the investor, the investor must account for the remaining investments pursuant to legal regulations.

The portion of ownership of the parent company and non-controlling interests in the net identifiable assets of the subsidiaries at the acquisition date must be presented at fair value, specifically:

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

+ The net assets of the subsidiary at the acquisition date are recognised in the Consolidated Statement of Financial Position at fair value. If the parent company does not own 100% of the subsidiary, the difference between the book value and the fair value must be allocated to both the parent company and the non-controlling interests.

+ After the acquisition date, if the subsidiary's assets at the acquisition date (with the fair value different from the book value) are depreciated, liquidated, or sold, the difference between the fair value and the book value is considered realised and must be adjusted to:

- Retained earnings attributable to the parent company;
- Non-controlling interests attributable to the ownership ratio of the non-controlling interests.

The items in the Consolidated Statement of Financial Position and the Consolidated Statement of Profit or Loss are prepared by aggregating each item from the Statement of Financial Position and the Statement of Profit or Loss of the parent company and its subsidiaries within the group, followed by adjustments for the following items:

- The net book value of the parent company's investment in each subsidiary and the parent company's share in the subsidiary's equity must be fully eliminated, while recognising goodwill or gain from a bargain purchase (if any);
- Amortisation of goodwill;
- Non-controlling interests are presented in the Consolidated Statement of Financial Position as a separate item under equity section. The portion of non-controlling interests in the group's Consolidated Statement of Profit or Loss must also be presented as a separate item in the Consolidated Statement of Profit or Loss;
- Balances of receivables, payables, loans, etc., between entities within the group must be fully eliminated;
- Revenues, income, and expenses arising from intra-group transactions must be fully eliminated;
- Unrealised gains arising from intra-group transactions included in the asset values (such as inventory, fixed assets, etc.) must be fully eliminated. Unrealised losses from intra-group transactions included in the asset values (inventory, fixed assets, etc.) must also be eliminated unless the costs that caused such losses are irrecoverable.

After all adjustment entries are made, the differences arising from the adjustments of items in the Statement of Profit or Loss must be transferred to retained earnings.

The Consolidated Statement of Cash Flows is prepared based on the Consolidated Statement of Financial Position, the Consolidated Statement of Profit or Loss, and the Statement of Cash Flows of the parent company and subsidiaries according to the principle: The Consolidated Statement of Cash Flows only presents cash flows between the group and external parties, including cash flows arising from transactions with joint ventures, associates, and non-controlling interests of the group. All cash flows arising from transactions between the parent company and subsidiaries within the group must be fully eliminated in the Consolidated Statement of Cash Flows.

The Notes to Consolidated Financial Statement are prepared to disclose additional explanation regarding financial and non-financial information, based on the Consolidated Statement of Financial Position, the Consolidated Statement of Profit or Loss, the Consolidated Statement of Cash Flows, and relevant documents while consolidating financial statements.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

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

Unit: VND

1 . CASH AND CASH EQUIVALENTS

	30 June 2026	01 January 2026
Cash on hand (*)	**1,315,627,971**	**3,577,884,977**
Demand deposits (**)	**119,130,086,570**	**103,495,116,204**
- VND deposits	119,066,754,865	85,911,251,807
- Foreign currency deposits	63,331,705	17,583,864,397
Cash equivalents (Term deposits not exceeding 3 months)	**5,000,000,000**	**5,000,000,000**
Total	**125,445,714,541**	**112,073,001,181**

Note:

(*) Cash on hand agrees with the physical cash count at 30 June 2026.

(**) Bank deposits agree with the bank balance confirmations at 30 June 2026.

2 . FINANCIAL INVESTMENTS

	30 June 2026			01 January 2026		
Held-to-maturity investments	**Cost**	**Recoverable value**	**Provision**	**Cost**	**Recoverable value**	**Provision**
Short-term	**514,740,000,000**	**514,740,000,000**	**-**	**401,595,000,000**	**401,595,000,000**	**-**
- Term deposits	514,740,000,000	514,740,000,000	-	401,595,000,000	401,595,000,000	-
Total	**514,740,000,000**	**514,740,000,000**	**-**	**401,595,000,000**	**401,595,000,000**	**-**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

3 . TRADE RECEIVABLES

	30 June 2026		01 January 2026	
	Book value	Provision	Book value	Provision
Short-term	**140,968,238,345**	**(224,952,370)**	**105,085,496,670**	**(224,952,370)**
- Headquarter	3,520,922,974	-	57,735,874	-
- Nguyen Hue book center	11,120,834,918	-	4,055,664,613	-
- Xuan Thu book center	39,115,814,242	(53,153,770)	24,740,287,922	(53,153,770)
- Phu Nhuan book center	5,180,907,498	-	3,076,214,695	-
- Gia Dinh book center	13,853,629,978	-	11,947,838,733	-
- Ha Noi book center	44,561,310,408	(171,798,600)	42,660,948,694	(171,798,600)
- E-commerce center	5,447,108,056	-	4,427,348,962	-
- Printing factory	17,354,070,240	-	13,613,809,023	-
- Others (customers with receivables from FABICO)	813,640,031	-	505,648,154	-
Total	**140,968,238,345**	**(224,952,370)**	**105,085,496,670**	**(224,952,370)**

4 . OTHER RECEIVABLES

	30 June 2026		01 January 2026	
	Value	Provision	Value	Provision
a. Short-term	**3,564,627,860**	**-**	**8,828,088,030**	**-**
- Other receivables	122,633,282	-	8,828,088,030	-
+ VETC ELECTRONIC TOLL COLLECTION COMPANY LIMITED	18,992,882	-	41,851,028	-
+ Ho Chi Minh City Insurance Company	-	-	8,755,437,002	-
+ Cash payments using NSDT funds for August and September 2026 – Nguyen Loi My Tien	32,000,000		26,000,000	
+ Other	71,640,400	-	4,800,000	-
- Advances (Acc 141)	3,441,994,578	-	-	-
- Internal receivables	33,433,349,029	-	-	-

	30 June 2026		01 January 2026	
	Value	Provision	Value	Provision
b. Long-term	**39,086,964,081**	**-**	**36,985,385,132**	**-**
- Deposits	39,059,014,081	-	36,957,435,132	-
+ Rental deposits	36,861,643,834	-	36,137,738,652	-
+ Bid security deposit	1,529,992,246	-	646,165,792	-
+ Security deposits for electricity and telecommunications services	667,378,001	-	168,530,688	-
- Other payables (Acc 3388)	27,950,000	-	27,950,000	-
+ HA LE CONSULTANCY COMPANY LIMITED	27,950,000	-	27,950,000	-
Total (a) + (b)	**42,651,591,941**	**-**	**45,813,473,162**	**-**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

5 . BAD DEBTS

	30 June 2026			01 January 2026		
Provision for doubtful debts (Account 2293):	**Cost**	**Recoverable value**	**Debt description**	**Cost**	**Recoverable value**	**Debt description**
- Total value of receivables, overdue debts or no overdue doubtful debts						
Total	242,662,370	-		242,662,370	-	

6 . INVENTORIES

	30 June 2026		01 January 2026	
	Historical cost	**Provision**	**Historical cost**	**Provision**
- Raw materials	4,164,613,644	-	3,232,223,720	-
- Work in progress	7,023,197,943	-	3,794,730,605	-
- Merchandise	1,158,492,823,485	-	860,321,338,859	-
Total	**1,169,680,635,072**	-	**867,348,293,184**	-

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

7 . INCREASE OR DECREASE IN TANGIBLE ASSETS

Item	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other tangible assets	Total
I. Historical cost						
1. Beginning balance	**38,374,367,278**	**52,767,303,083**	**35,071,054,970**	**26,877,659,608**	**96,194,200**	**153,186,579,139**
2. Increase	-	**638,000,000**	**551,014,667**	**672,462,463**	-	**1,861,477,130**
- Additions	-	638,000,000	551,014,667	629,162,463	-	1,818,177,130
- Other increases	-	-	-	43,300,000	-	43,300,000
3. Decrease	-	**455,277,626**	-	-	-	**455,277,626**
- Disposals	-	411,977,626	-	-	-	411,977,626
- Other decreases	-	43,300,000	-	-	-	43,300,000
4. Ending balance	**38,374,367,278**	**52,950,025,457**	**35,622,069,637**	**27,550,122,071**	**96,194,200**	**154,592,778,643**
II. Accummulated depreciation						
1. Beginning balance	**27,209,771,882**	**47,199,570,887**	**28,154,085,662**	**22,910,108,682**	**96,194,200**	**125,569,731,313**
2. Increase	**356,316,870**	**611,179,974**	**597,675,470**	**788,558,581**	-	**2,353,730,895**
- Depreciation for the period	356,316,870	611,179,974	597,675,470	788,558,581	-	2,353,730,895
3. Decrease	-	**411,977,626**	-	-	-	**411,977,626**
- Disposals	-	411,977,626	-	-	-	411,977,626
4. Ending balance	**27,566,088,752**	**47,398,773,235**	**28,751,761,132**	**23,698,667,263**	**96,194,200**	**127,511,484,582**
III. Net carrying amounts						
1. Beginning balance	**11,164,595,396**	**5,567,732,196**	**6,916,969,308**	**3,967,550,926**	-	**27,616,847,826**
2. Ending balance	**10,808,278,526**	**5,551,252,222**	**6,870,308,505**	**3,851,454,808**	-	**27,081,294,061**

Note:

- Historical cost of tangible assets fully depreciated but still in use at the end of the period: 111,739,593,790 VND

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

8 . INCREASE OR DECREASE IN INTANGIBLE ASSETS

Item	Land use rights	Computer software	Total
Historical cost			
Beginning balance	**9,386,719,905**	**3,985,519,455**	**13,372,239,360**
Increase	-	-	-
- Additions	-	-	-
Decrease	-	-	-
Ending balance	**9,386,719,905**	**3,985,519,455**	**13,372,239,360**
Accumulated amortisation			
Beginning balance	-	**3,801,659,360**	**3,801,659,360**
Increase	-	**43,750,000**	**43,750,000**
- Amortisation for the period	-	43,750,000	43,750,000
Decrease	-	-	-
Ending balance	-	**3,845,409,360**	**3,845,409,360**
Net carrying amounts			
Beginning balance	**9,386,719,905**	**183,860,095**	**9,570,580,000**
Ending balance	**9,386,719,905**	**140,110,095**	**9,526,830,000**

Note:

- Historical cost of intangible assets fully amortised but still in use at the end of the period: 3,169,159,360 VND (Computer software, excluding non-depreciable land use rights).

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

9 . PREPAID/DEFERRED EXPENSES

	30 June 2026	01 January 2026
a. Short-term (Acc 2421)	**3,282,952,800**	**7,143,440,618**
- Prepaid rental expenses for bookstores	3,170,036,500	3,167,219,000
- Bookstore repair and renovation expenses	-	3,976,221,618
- Other expenses	112,916,300	-
b. Long-term (Account 2422)	**1,071,488,116**	**-**
- Tools and equipment	124,902,679	
- Bookstore repair expenses	946,585,437	
Total (a) + (b)	**4,354,440,916**	**7,143,440,618**

10 . TRADE PAYABLES

	30 June 2026	01 January 2026
Short-term	**1,670,103,124,433**	**1,187,457,146,786**
- Headquarter	659,031,117,280	342,458,881,125
- Nguyen Hue book center	187,503,773,020	165,811,346,719
- Xuan Thu book center	151,271,651,137	121,646,769,023
- Phu Nhuan book center	186,391,597,789	158,201,656,092
- Gia Dinh book center	169,954,586,273	142,180,952,367
- Ha Noi book center	193,581,479,583	167,359,081,030
- E-commerce center	51,400,717,069	45,897,265,758
- Printing factory	17,479,678,806	8,176,527,711
- Others (amounts payable by FABICO to suppliers)	53,488,523,476	35,724,666,961
Total	**1,670,103,124,433**	**1,187,457,146,786**

11 . DIVIDENDS AND PROFITS PAYABLES

	30 June 2026	01 January 2026
- Dividends and profit payable	561,800,235	521,445,280
Total	**561,800,235**	**521,445,280**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

12 . STATUTORY OBLIGATIONS

a. Payables	01 January 2026	Payables in period	Paid in period	30 June 2026
	(1)	(2)	(3)	(4) = (1) + (2) - (3)
- Short-term				
Domestic value-added tax - Parent Company	2,721,353,689	108,911,117,701	110,219,748,909	1,412,722,481
Domestic value-added tax - Subsidairy	333,535,148	7,032,062,969	7,105,389,939	260,208,178
Import value-added tax - Parent Company	-	4,771,606,959	4,771,606,959	
Import duty	-	1,729,229,948	1,729,229,948	
Corporate income tax - Parent Company	14,669,601,323	7,006,014,836	15,148,123,372	6,527,492,787
Corporate income tax - Subsidiary	143,730,197	381,762,640	143,730,197	381,762,640
Personal income tax	7,504,954,582	4,985,996,977	11,589,497,668	901,453,891
Land tax and land rental	283,906,417	1,994,499,601	1,945,372,151	333,033,867
Other taxes	-	97,911,317	97,911,317	-
Fees, charges and other amounts payable	-	872,253,100	872,253,100	-
Total	**25,657,081,356**	**137,782,456,048**	**153,622,863,560**	**9,816,673,844**

Note:

The tax amounts are provisionally calculated by the Company. The final tax amounts will be determined by the tax authorities upon tax finalization.

b. Tax receivables	01 January 2026	Payables in period	Paid in period	30 June 2026
- Short-term	(1)	(2)	(3)	(4) = (1) + (3) - (2)
Import value-added tax – Subsidiary	-	1,280,689,819	1,294,087,174	13,397,355
Total	**-**	**1,280,689,819**	**1,294,087,174**	**13,397,355**

Note:

The tax amounts are provisionally calculated by the Company. The final tax amounts will be determined by the tax authorities upon tax finalization.

(*) The negative sign (-) indicates a credit balance.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

13 . ACCRUED EXPENSES

	30 June 2026	01 January 2026
Short-term	**703,782,665**	**340,807,210**
- Accrued bookstore expenses	703,782,665	340,807,210
Total	**703,782,665**	**340,807,210**

14 . OTHER PAYABLES

	30 June 2026	01 January 2026
a. Short-term	**6,803,903,897**	**2,126,422,601**
- Other receivables	1,800,000	1,800,000
- Trade union fees	2,231,996,617	1,753,698,601
- Social insurance	3,199,973,350	-
- Health insurance	583,585,805	-
- Unemployment insurance	319,998,125	-
- Other payables and amounts payable	466,550,000	370,924,000
+ *Uniform security deposits – Headquarter*	*297,000,000*	*340,600,000*
+ *Others*	*169,550,000*	*30,324,000*
Total	**6,803,903,897**	**2,126,422,601**
b. Long-term	**593,051,044**	**593,051,044**
- Long-term deposits received (Account 3442)		
+ *Payable for the deposit for the purchase of a printing machine*	*20,000,000*	*20,000,000*
+ *Security deposit for elevator repair guarantee*	*461,651,044*	*461,651,044*
+ *Deposit received from Le Van Nam*	*15,400,000*	*15,400,000*
+ *Business cooperation deposit received*	*96,000,000*	*96,000,000*
Total	**593,051,044**	**593,051,044**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

			30 June 2026	01 January 2026
15 .	**DEFERRED TAX ASSETS**			
a .	- Deductible temporary differences (= a.1 + a.2)		6,085,075,407	3,481,825,746
a.1 .	Unrealized profit in ending inventories arising from sales by FAHASA to FABICO	973,092,336		
a.2 .	Unrealized profit in ending inventories arising from sales by FABICO to FAHASA	5,111,983,071		
b .	- Corporate income tax rate used to calculate deferred income tax		20%	20%
c .	- Deferred income tax assets relating to deductible temporary differences (= a × b)		1,217,015,081	696,365,149
	Deferred tax assets		**1,217,015,081**	**696,365,149**
16 .	**DEFERRED TAX LIABILITIES**			
a .	- Taxable temporary differences (Gain from a bargain purchase)		1,260,473,137	1,260,473,137
b .	- Corporate income tax rate used to calculate deferred income tax		20%	20%
c .	- Deferred income tax liabilities arising from taxable temporary differences (= a × b)		252,094,627	252,094,627
	Deferred tax liabilities		**252,094,627**	**252,094,627**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

17 . OWNERS' EQUITY

a. Changes in owners' equity

Item	Contributed charter capital	Retained earnings	Development and investment funds	Non-controlling interests	Total
A	1	2	3	4	5 = 1 + 2 + 3 + 4
Previous beginning balance	**127,514,620,000**	**51,538,889,049**	**39,303,657,061**	**3,471,034,066**	**221,828,200,176**
- Increase during the previous year	**-**	**59,366,336,572**	**16,736,668,089**	**-**	**76,103,004,661**
- Profits in previous period	-	58,906,801,105	-	-	58,906,801,105
- Other increases	-	459,535,467	-	-	459,535,467
- Appropriation to the Development Investment Fund	-	-	16,736,668,089	-	16,736,668,089
- Decrease during the previous year	**-**	**(60,270,897,146)**	**-**	**-**	**(60,270,897,146)**
- Development investment fund	-	(16,736,668,089)	-	-	(16,736,668,089)
- Bonus and welfare fund	-	(17,196,142,070)	-	-	(17,196,142,070)
- Dividend distribution	-	(26,104,208,000)	-	-	(26,104,208,000)
- Other decreases (Non-controlling	-	(233,878,987)	-	-	(233,878,987)
Current beginning balance	**127,514,620,000**	**50,634,328,475**	**56,040,325,150**	**3,650,797,586**	**237,840,071,211**
- Increase during the current period	**-**	**25,732,617,776**	**17,975,362,671**		**43,707,980,447**
- Profits in current period	-	25,729,773,981	-	-	25,729,773,981
- Other increases	-	2,843,795	-	-	2,843,795
- Appropriation to the Development Investment Fund	-	-	17,975,362,671		17,975,362,671
- Decrease during the current period	**-**	**(49,751,055,052)**	**-**	**(2,843,795)**	**(49,753,898,847)**
- Development investment fund	-	(17,975,362,671)	-		(17,975,362,671)
- Bonus and welfare fund	-	(17,540,568,973)	-		(17,540,568,973)
- Dividend distribution	-	(12,751,462,000)	-		(12,751,462,000)
- Other decreases	-	(1,483,661,408)	-		(1,483,661,408)
- Other decreases (Non-controlling	-	-	-	(2,843,795)	(2,843,795)
Current ending balance	**127,514,620,000**	**26,615,891,199**	**74,015,687,821**	**3,647,953,791**	**231,794,152,811**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

b. Details of contributed charter capital

	Percentage	30 June 2026	01 January 2026
- State capital	30.50%	38,888,480,000	38,888,480,000
- Capital contribution from others	69.50%	88,626,140,000	88,626,140,000
Total	**100%**	**127,514,620,000**	**127,514,620,000**

c. Capital transactions with owners and distribution of dividends or profits

	Current year	Previous year
- Contributed captital	**127,514,620,000**	**127,514,620,000**
+ Beginning balance	127,514,620,000	127,514,620,000
+ Increase in capital during the period	-	-
+ Decrease in capital during the period	-	-
+ Ending balance	127,514,620,000	127,514,620,000
- Dividends or profits distribution	(12,751,462,000)	(26,104,208,000)

d. Shares

	30 June 2026	01 January 2026
- Authorised shares	12,751,462	12,751,462
- Issued shares	12,751,462	12,751,462
+ *Ordinary shares*	*12,751,462*	*12,751,462*
+ *Preference shares (Classified as equity)*	-	-
- Repurchased shares (treasury shares)	-	-
+ *Ordinary shares*	-	-
+ *Preference shares (Classified as equity)*	-	-
- Shares in circulation	12,751,462	12,751,462
+ *Ordinary shares*	*12,751,462*	*12,751,462*
+ *Preference shares (Classified as equity)*	-	-

** Par value of shares outstanding: 10,000 VND / share*

e. Company funds

	30 June 2026	01 January 2026
- Development investment fund	74,015,687,821	56,040,325,150
- Bonus and welfare fund	57,813,612,103	44,163,578,880

18 . OFF-STATEMENT OF FINANCIAL POSITION ITEMS

a. Foreign currency

Of which:	30 June 2026	01 January 2026
- USD	2,401.02	667,166.90
- EUR	-	-
- GBP	-	25.43
- AUD	-	5,327.02

b. Bad debts written off

Name	Original currency	VND	Written-off date	Reason
Total	-	1,974,215,083	-	

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

VI . NOTE TO CONSOLIDATED INTERIM INCOME STATEMENT

1 . REVENUES FROM SALES AND SERVICES RENDERED

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
a. Revenues	**2,167,311,440,485**	**1,984,436,736,563**
- Revenue from the sale of goods	2,167,311,440,485	1,984,436,736,563
Total	**2,167,311,440,485**	**1,984,436,736,563**

b. Revenue from related parties

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- FABICO - BINH DUONG CULTURAL & TRADING JOINT STOCK COMPANY	85,456,452,650	75,464,875,394

2 . REVENUE DEDUCTIONS

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
+ Trade discounts	92,569,019	86,031,485
+ Sales rebate	-	33,047,520
+ Sales returns	471,918,889	334,125,033
Total	**564,487,908**	**453,204,038**

3 . COSTS OF GOODS SOLD

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- Costs of goods sold	1,569,185,537,523	1,468,994,252,621
Total	**1,569,185,537,523**	**1,468,994,252,621**

4 . FINANCE INCOME

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- Interests on deposits and lending	7,995,114,233	10,394,138,401
- Realised gains from foreign exchange differences	6,565,743	36,836,575
Total	**8,001,679,976**	**10,430,974,976**

5 . FINANCE EXPENSES

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- Others	125,390,291	142,659,806
Total	**125,390,291**	**142,659,806**

6 . OTHER INCOME

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- Proceeds from disposals of fixed assets	26,662,037	92,049,609
- Proceeds from the sale of apartment real estate	-	430,725,600
- Others	90,729,768	486,884,191
Total	**117,391,805**	**1,009,659,400**

7 . OTHER EXPENSES

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- Cost of damaged/lost goods not compensated by the insurance company	1,053,935,576	-
- Others	40,257	103,230,467
Total	**1,053,975,833**	**103,230,467**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

8 . SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
a . General and administrative expenses	**66,414,763,314**	**55,670,677,349**
- Details of the items accounting for 10% or more of total general and administrative expenses		
- Labour costs	48,957,822,653	42,749,348,118
- Others	17,456,940,661	12,921,329,231
b . Selling expenses	**505,924,139,921**	**441,200,420,894**
- Details of the items accounting for 10% or more of total selling expenses:		
- Labour costs	287,649,761,975	246,781,652,849
- Others	218,274,377,946	194,418,768,045

9 . PRODUCTION AND OPERATING COSTS

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- Raw material costs	1,603,770,447,255	1,340,895,019,129
- Labour costs	351,900,293,946	306,425,029,095
- Depreciation and amortisation	2,397,480,895	2,960,758,623
- Expenses from external services	194,922,661,545	180,145,640,261
- Others	51,011,965,789	36,288,074,392
Total	**2,204,002,849,430**	**1,866,714,521,500**

10 . CURRENT INCOME TAX EXPENSES

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
- Current corporate income tax expense on taxable income	6,953,093,427	6,033,973,694
- Total current corporate income tax expense	**6,953,093,427**	**6,033,973,694**

11 . DEFERRED CORPORATE INCOME TAX EXPENSES

		From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
a)	Deferred corporate income tax expense arising from the reversal of deferred income tax assets in 2025 (from unrealized profit in inventories and transactions involving the sale of tools and equipment)	696,365,149	595,069,417
b)	Deferred corporate income tax income arising from deductible temporary differences (from unrealized profit in inventories)	(1,217,015,081)	(766,457,958)
	Total deferred corporate income tax expense (= a + b)	**(520,649,932)**	**(171,388,541)**

12 . BASIC EARNINGS PER SHARE

		From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
12.1	Profit after corporate income tax	**25,822,937,858**	**23,366,196,456**
12.2	Appropriation to the reward and welfare funds	-	-
12.3	Profit attributable to ordinary shareholders (= (12.1) – (12.2))	25,822,937,858	23,366,196,456
12.4	Weighted average number of ordinary shares outstanding during the period	12,751,462	12,751,462
12.5	**Basic earnings per share (= (12.3) / (12.4))**	**2,025**	**1,832**

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

VII . NOTES TO STATEMENT OF CASH FLOWS

1 . Non-monetary transactions affecting the statement of cash flows in the future: None

2 . Cash and cash equivalents held by the Company without use: None

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
3 . Proceeds from borrowings during the fiscal year		
- Proceeds from ordinary contracts	-	-
4 . Payments on principal during the fiscal year		
- Payments from ordinary contracts	-	-

VIII . OTHER INFORMATION

1 . **Contingent liabilities, commitments and other information: None**

2 . **Events after the reporting date:** None.

3 . **Information on related parties**

Income information	**From 01 January 2026 to 30 June 2026**	**From 01 January 2025 to 30 June 2025**
Remuneration of members of the Board of Directors and Supervisory Board	1,198,000,000	1,014,000,000

4 . **Segment report**

The Company does not prepare segment reports because it does not meet either of the two criteria for business segments or geographical segments as prescribed in Circular No. 20/2006/TT-BTC dated 20 March 2006 issued by the Ministry of Finance, providing guidance on the implementation of six accounting standards promulgated under Decision No. 12/2005/QD-BTC dated 15 February 2005 of the Ministry of Finance.

5 . **Financial assets and financial liabilities**

Fair value of financial assets and financial liabilities

	Carrying amount		Fair value	
Financial assets	**From 01 January 2026**	**From 01 January 2025**	**From 01 January 2026 to 30 June 2026**	**From 01 January 2025 to 30 June 2025**
Cash and cash equivalents	125,445,714,541	109,073,001,181	125,445,714,541	109,073,001,181
Trade receivables	140,968,238,345	105,085,496,670	140,968,238,345	105,085,496,670
Advances to suppliers	35,147,113,268	20,363,834,006	35,147,113,268	20,363,834,006
Other receivables	76,084,940,970	45,813,473,162	76,084,940,970	45,813,473,162
Total	**377,646,007,124**	**280,335,805,019**	**377,646,007,124**	**280,335,805,019**
Financial liabilities				
Trade payables	1,670,103,124,433	1,187,457,146,786	1,670,103,124,433	1,187,457,146,786
Advances from customers	39,527,030,915	20,344,137,261	39,527,030,915	20,344,137,261
Borrowings and liabilities	-	-	-	-
Payables to employees	86,047,730,665	74,767,833,170	86,047,730,665	74,767,833,170
Other accrued expenses	703,782,665	340,807,210	703,782,665	340,807,210
Other payables	7,396,954,941	2,719,473,645	7,396,954,941	2,719,473,645
Total	**1,803,778,623,619**	**1,285,629,398,072**	**1,803,778,623,619**	**1,285,629,398,072**

The fair values of financial assets and financial liabilities are reflected at the amounts at which the financial instruments could be exchanged in a current transaction between knowledgeable and willing parties.

The Company uses the following methods and assumptions to estimate fair values: the fair values of financial assets and financial liabilities were not remeasured as at 30 June 2026. However, the Board of Management believes that there were no material differences between the carrying amounts and fair values of the Company's financial assets and financial liabilities as at the end of the first six-month financial period of 2026.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

6 . The Company's financial risk management

a. Credit risk

Credit risk is the risk that one party to a contract will be unable to fulfill its obligations, resulting in a financial loss to the Company.

The Company is exposed to credit risk arising from its operating activities (primarily trade receivables) and financing activities (bank

b. Trade receivables

The Company mitigates credit risk by conducting transactions only with financially sound entities. The accounting staff responsible for receivables regularly monitor outstanding receivables and follow up on collection. Accordingly, the Company's receivables are due from a number of different customers, and credit risk is therefore not concentrated on any particular customer.

c. Bank deposits

The majority of the Company's bank deposits are held with large and reputable banks in Vietnam. The Company considers the concentration of credit risk associated with bank deposits to be low (see Note V.1).

d. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulties in meeting its financial obligations due to insufficient funds.

The Board of Management has the ultimate responsibility for managing liquidity risk. The majority of the Company's liabilities are covered by cash and bank deposits, receivables and short-term assets. The Company considers the concentration of liquidity risk in meeting its financial obligations to be low.

The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings that the Board of Management considers sufficient to meet the Company's operating requirements, thereby minimizing the impact of fluctuations in cash flows.

e. The maturity of financial liabilities, based on the contractual undiscounted expected cash flows, is as follows:

At 30 June 2026	< 1 year	01 - 05 years	> 5 years	Total
Trade payables	1,670,103,124,433	-	-	1,670,103,124,433
Advances from customers	39,527,030,915	-	-	39,527,030,915
Borrowings and liabilities	-	-	-	-
Payables to employees	86,047,730,665	-	-	86,047,730,665
Accrued expenses	703,782,665	-	-	703,782,665
Other payables and amounts payable	6,803,903,897	593,051,044	-	7,396,954,941
Total	**1,803,185,572,575**	**593,051,044**	**-**	**1,803,778,623,619**

The Company considers the concentration of risk associated with the settlement of its liabilities to be low. The Company is able to meet its maturing liabilities through cash flows generated from operating activities and proceeds from the maturity of financial assets.

f. Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market conditions. Market risk comprises three types: foreign currency risk, interest rate risk and other market risks.

The sensitivity analyses below are presented based on the net debt position, with the proportion of fixed-rate debt to floating-rate debt remaining unchanged.

g. Equity price risk

The Company's investments in shares are exposed to market risk arising from uncertainty regarding the future value of the investments. The Company manages equity price risk by setting investment limits. The Company's Board of Directors also reviews and approves decisions to invest in shares. The Company assesses equity price risk as insignificant.

h. Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in foreign exchange rates. In 2026, the Company entered into transactions denominated in foreign currencies and applied the requirements of Vietnamese Accounting Standard No. 10 – The Effects of Changes in Foreign Exchange Rates.

i. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market interest rates.

j. Foreign currency sensitivity

The Company did not perform a foreign currency sensitivity analysis because foreign currency transactions during the year were immaterial.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Unit: VND

7 . Going-concern assumption

At 30 June 2026, the Company had no intention or requirement to dissolve, cease operations, significantly curtail the scale of its operations, or seek protection from creditors under applicable laws and regulations.

8 . Comparative information

The comparative figures are the figures in the Consolidated Statement of Financial Position for the fiscal year ended 31 December 2025, and the Consolidated Interim Income Statement and Consolidated Interim Statement of Cash Flows for the six-month period ended 30 June 2025, which have been audited and reviewed by Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS).

These amounts have been presented and reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance. The Company has adjusted certain opening balances in the Consolidated Statement of Financial Position for the financial year ended 31 December 2025 as follows:

TT	Item	Code	Circular 99/2025/TT-BTC	Circular 200/2014/TT-BTC	Difference
CONSOLIDATED STATEMENT OF FINANCIAL POSITION					
			LIABILITIES		
1	Dividends and profits payables	313	521,445,280	-	521,445,280
2	Other short-term payables	320	6,803,903,897	7,325,349,177	(521,445,280)

Approved, 12 August 2026

Prepared by	Chief Accountant	Chairman of the Board of Directors
Huỳnh Thị Ngọc Linh	Lê Thị Thu Huyền	Phạm Minh Thuận

CÔNG TY CỔ PHẦN PHÁT HÀNH SÁCH THÀNH PHỐ HỒ CHÍ MINH FAHASA