# NHA BE GARMENT CORPORATION - JOINT STOCK COMPANY

## REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
**For the period ended 30 June 2026**

**Ho Chi Minh City, August 2026**

# TABLE OF CONTENTS

**CONTENTS** **Pages**

## STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Nha Be Garment Corporation - Joint Stock Company presents this report together with the Corporation's reviewed the interim consolidated financial statements for the period ended 30 June 2026.

### THE CORPORATION

Nha Be Garment Corporation - Joint Stock Company (hereinafter referred to as the "Corporation") is a company formed through the equitization process of a state-owned enterprise, which used to be Nha Be Garment Company under Decision No.74/2004/QD-BCN on 08 August 2004 and the Decision No. 88/2004/QD-BCN on 08 September 2004 BCN of the Ministry of Industry (now is Ministry of Industry and Trade). The Corporation operates under the Business Registration Certificate No. 0300398889 issued by the Planning and Investment Department of Ho Chi Minh City on 24 March 2005 and changed for the 27th time on 04 September 2025.

The Corporation's Charter capital under the Certificate of enterprise registration for Joint-stock company number 0300398889 changed for the 27th time on 04 September 2025 is VND 200,000,000,000 *(In words: Two hundred billion Vietnam Dongs)*.

The Corporation's abbreviated name is NHABECO.

The Corporation's shares are currently listed on the UPCOM with stock code: MNB.

The Corporation's registered office is located at No.4, Ben Nghe Street, Tan Thuan Ward, Ho Chi Minh City.

### THE BOARD OF MANAGEMENT, BOARD OF SUPERVISORS AND BOARD OF GENERAL DIRECTORS

Members of the Boards of Management, Board of Supervisors and Board of General Directors who held the Corporation during the period and at the date of this report are as follows:

| | |
|---|---|
| **The Board of Management** | |
| Mr. Pham Phu Cuong | Chairman |
| Mr. Nguyen Ngoc Lan | Member |
| Mr. Nguyen Xuan Dong | Member |
| Mr. Doan Minh Duc | Member |
| Mr. Nguyen Huu Tam | Member |
| **The Board of Supervisors** | |
| Mr. Phan Van Hai | Head of the Board |
| Ms. Pham Thi Thanh Phuong | Member |
| Ms. Nguyen Thi Ngoc Thao | Member |
| **The Board of General Directors** | |
| Mr. Nguyen Ngoc Lan | General Director |
| Ms. Le Thi Ngoc Dieu | Deputy General Director |
| Ms. Duong Thi Tuyet | Deputy General Director |
| Mr. Le Thanh Hoang | Deputy General Director |
| Mr. Mai Van Hoang Dung | Deputy General Director |
| Ms. Le Thi Ha Chi | Deputy General Director |
| Mr. Doan Minh Duc | Deputy General Director |
| Mr. Dao Duy Le | Deputy General Director |
| Mr. Nguyen Huu Tam | Deputy General Director |

# STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

**SUBSEQUENT EVENTS**

According to the Board of General Directors, in all material respects, other than the events disclosed in Note 7.1 in the interim consolidated financial statements, there have been no other significant events occurring after the Statement of financial position date, affecting the financial position and operation of the Corporation which would require adjustments to or disclosures to be made in the interim consolidated financial statements for the period ended 30 June 2026.

**AUDITORS**

The Corporation's consolidated interim financial statements for the period ended 30 June 2026 have been reviewed by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

**THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY**

The Corporation's Board of General Directors is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the financial position of the Corporation as at 30 June 2026 as well as of its interim consolidated income and cash flows statements for the period then ended, complying with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements. In preparing these interim consolidated financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the interim consolidated financial statements;
- Design, execute and maintain an effective internal control related to the appropriate preparation and presentation of the interim consolidated financial statements to obtain reasonable assurance that the interim consolidated financial statements are free of material misstatements caused by even frauds and errors; and
- Prepare the interim consolidated financial statements of the Corporation on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and to ensure that the interim consolidated financial statements comply with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the interim consolidated financial statements.

For and on behalf of the Board of General Directors,

TỔNG CÔNG TY MAY NHÀ BÈ - CÔNG TY CỔ PHẦN

**Nguyen Ngoc Lan**
**General Director**
*Ho Chi Minh City, 26 August 2026*

CPA VIETNAM
CPA VIETNAM AUDITING COMPANY LIMITED
Head Office in Hanoi:
8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam
+84 (24) 3 783 2121 info@cpavietnam.vn
+84 (24) 3 783 2122 www.cpavietnam.vn

INPACT MEMBER

*No.: 213/2026/BCSXHN/CPA VIETNAM-HCM*

## REVIEW REPORT ON THE INTERIM CONSOLIDATED INFORMATION

To: **Shareholders**
**The Board of Management, Board of Supervisors and Board of General Directors**
**Nha Be Garment Corporation - Joint Stock Company**

We have reviewed the accompanying Interim Consolidated Financial Statements of Nha Be Garment Corporation - Joint Stock Company as set out on pages 05 to pages 59, prepared on 26 August 2026, including the Interim Consolidated Statement of financial position as at 30th June 2026, the Interim Consolidated Income Statement, and Interim Consolidated Cash Flows Statement for the period then ended, and Notes to the Interim Consolidated Financial Statements.

### Responsibility of the Board of General Directors

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

### Responsibility of Auditors

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnam Standards on Review Engagements No. 2410 - Review of Interim Consolidated Financial Information performed by the Independent Auditor of the Entity.

A review of interim consolidated 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.

### Opinion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements, in all material respects, does not give a true and fair view of the financial position of the Nha Be Garment Corporation - Joint Stock Company as at 30 June 2026 and the results of operations and its cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements.

M.S.D.N: 0101917917 CÔNG TY TNHH KIỂM TOÁN CPA VIETNAM THÀNH PHỐ HÀ NỘI - VIỆT NAM

**Bui Thi Thuy**
**Deputy General Director**
Audit Practising Registration Certificate
No: 0580-2023-137-1
*Letter of Authorization No. 04/2026/UQ-CPA VIETNAM dated 02 January 2026 of Chairman*
For and on behalf of
**CPA VIETNAM AUDITING COMPANY LIMITED**
**An Independent Member Firm of INPACT**
*Ha Noi, 26 August 2026*

## INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

| | ASSETS | Code | Notes | 30 June 2026 VND | 01 January 2026 VND (Re-stated) |
|---|---|---|---|---|---|
| **A -** | **CURRENT ASSETS (100=110+120+130+140+150+160)** | **100** | | **2,739,555,562,968** | **2,668,413,771,619** |
| **I.** | **Cash and cash equivalents** | **110** | | **310,345,408,883** | **507,882,290,593** |
| 1. | Cash | 111 | | 143,026,337,436 | 395,631,703,308 |
| 2. | Cash equivalents | 112 | | 167,319,071,447 | 112,250,587,285 |
| **II.** | **Short-term financial investments** | **120** | **5.2** | **144,496,319,347** | **113,186,973,261** |
| 1. | Investments held to maturity | 123 | 5.2a | 146,496,319,347 | 115,186,973,261 |
| 2. | Short-term allowance for impairment of held-to-maturity investments | 124 | 5.2a | (2,000,000,000) | (2,000,000,000) |
| **III.** | **Short-term receivables** | **130** | | **1,252,851,409,106** | **1,225,592,732,238** |
| 1. | Short-term receivables from customers | 131 | 5.3 | 1,129,492,821,043 | 1,117,657,148,471 |
| 2. | Prepayments to sellers in short-term | 132 | 5.4 | 27,375,276,615 | 23,336,278,357 |
| 3. | Other short-term receivables | 135 | 5.5 | 106,940,977,781 | 93,677,557,729 |
| 4. | Short-term allowances for doubtful debts | 136 | 5.7 | (10,957,666,333) | (9,078,252,319) |
| **IV.** | **Inventories** | **140** | **5.6** | **869,875,695,151** | **697,698,480,176** |
| 1. | Inventories | 141 | | 875,544,616,103 | 703,661,402,452 |
| 2. | Allowances for devaluation of inventories | 142 | | (5,668,920,952) | (5,962,922,276) |
| **V.** | **Short-term biological assets** | **150** | | - | - |
| **VI.** | **Other current assets** | **160** | | **161,986,730,481** | **124,053,295,351** |
| 1. | Short-term deferred expenses | 161 | 5.8 | 22,150,230,015 | 11,839,735,727 |
| 2. | Deductible value added tax | 162 | | 134,707,803,803 | 105,861,403,167 |
| 3. | Tax and other receivables from government budget | 163 | 5.14 | 5,128,696,663 | 6,352,156,457 |
| **B -** | **LONG-TERM ASSETS (200 = 210+220+230+240+250+260+270)** | **200** | | **792,009,585,348** | **783,584,228,362** |
| **I.** | **Long-term receivables** | **210** | | **14,194,109,916** | **14,255,709,916** |
| 1. | Other long-term receivables | 215 | 5.5 | 14,194,109,916 | 14,255,709,916 |
| **II.** | **Fixed assets** | **220** | | **601,317,166,527** | **589,086,653,760** |
| 1. | Tangible fixed assets | 221 | 5.10 | 580,645,331,043 | 572,162,282,992 |
| - | *Historical Costs* | *222* | | *1,902,996,666,076* | *1,865,353,225,546* |
| - | *Accumulated depreciation* | *223* | | *(1,322,351,335,033)* | *(1,293,190,942,554)* |
| 2. | Intangible fixed assets | 227 | 5.11 | 20,671,835,484 | 16,924,370,768 |
| - | *Historical Costs* | *228* | | *63,910,805,125* | *59,310,805,125* |
| - | *Accumulated amortization* | *229* | | *(43,238,969,641)* | *(42,386,434,357)* |
| **III.** | **Long-term biological assets** | **230** | | - | - |
| **IV.** | **Investment properties** | **240** | | - | - |
| **V.** | **Long-term assets in progress** | **250** | | **13,062,985,214** | **15,736,292,799** |
| 1. | Construction in progress | 252 | 5.9 | 13,062,985,214 | 15,736,292,799 |
| **VI.** | **Long-term investments** | **260** | **5.2** | **87,821,869,397** | **84,330,019,606** |
| 1. | Investments in joint ventures and associates | 262 | 5.2b | 57,296,496,773 | 52,990,041,195 |
| 2. | Investments in equity of other entities | 263 | 5.2b | 33,256,863,385 | 33,256,863,385 |
| 3. | Allowances for long-term investments | 264 | 5.2b | (2,754,490,761) | (1,939,884,974) |
| 4. | Long - term held to maturity Investments | 265 | 5.2a | 23,000,000 | 23,000,000 |
| **VII.** | **Other Long-term assets** | **270** | | **75,613,454,294** | **80,175,552,281** |
| 1. | Long-term deferred expenses | 271 | 5.8 | 75,316,827,639 | 79,940,834,135 |
| 2. | Deferred income tax assets | 272 | 5.20 | 296,626,655 | 234,718,146 |
| | **TOTAL ASSETS (280 = 100+200)** | **280** | | **3,531,565,148,316** | **3,451,997,999,981** |

## INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

| | RESOURCES | Code | Notes | 30 June 2026 VND | 01 January 2026 VND (Re-stated) |
|---|---|---|---|---|---|
| **C -** | **LIABILITIES (300 = 310+330)** | **300** | | **2,830,287,563,909** | **2,797,596,516,591** |
| **I.** | **Short-term liabilities** | **310** | | **2,519,273,104,205** | **2,487,801,020,120** |
| 1. | Short-term trade payables | 311 | 5.12 | 370,773,352,196 | 325,499,800,831 |
| 2. | Short-term prepayments from customers | 312 | 5.13 | 32,287,938,582 | 24,668,580,129 |
| 3. | Dividends and profit payables | 313 | | 1,788,852,000 | 2,016,060,651 |
| 4. | Short-term Taxes and other payables to State budget | 314 | 5.14 | 22,985,854,557 | 30,935,375,274 |
| 5. | Payables to employees | 315 | | 176,334,785,406 | 297,035,259,859 |
| 6. | Short-term accrued expenses | 316 | 5.15 | 54,789,834,217 | 45,858,235,383 |
| 7. | Short-term deferred revenues | 319 | 5.16 | 12,922,950,616 | 13,737,287,528 |
| 8. | Other short-term payments | 320 | 5.17 | 62,517,446,123 | 58,077,928,442 |
| 9. | Short-term borrowings and finance lease liabilities | 321 | 5.18 | 1,728,046,945,730 | 1,650,064,935,017 |
| 10. | Bonus and welfare funds | 323 | | 56,825,144,778 | 39,907,557,006 |
| **II.** | **Long-term liabilities** | **330** | | **311,014,459,704** | **309,795,496,471** |
| 1. | Long-term repayments from customers | 332 | 5.13 | 16,150,879,498 | 3,395,866,726 |
| 2. | Long-term deferred revenues | 337 | 5.16 | 21,782,553,794 | 21,782,545,850 |
| 3. | Other long-term payables | 338 | 5.17 | 14,139,000,000 | 14,143,985,190 |
| 4. | Long-term borrowings and finance lease liabilities | 339 | 5.18 | 59,633,063,911 | 72,428,536,679 |
| 5. | Convertible bonds | 340 | 5.19 | 179,727,375,000 | 179,636,500,000 |
| 6. | Deferred income tax payables | 342 | 5.20 | 19,581,587,501 | 18,408,062,026 |
| **D -** | **OWNERS' EQUITY** | **400** | **5.21** | **701,277,584,407** | **654,401,483,390** |
| 1. | Contributed capital | 411 | | 200,000,000,000 | 200,000,000,000 |
| - | *Ordinary shares with voting rights* | *411a* | | 200,000,000,000 | 200,000,000,000 |
| 2. | Development and investment funds | 418 | | 84,707,393,929 | 79,142,723,157 |
| 3. | Undistributed profit after tax | 420 | | 274,615,782,639 | 240,458,924,678 |
| - | *Undistributed profit after tax brought forward* | *420a* | | 211,688,726,476 | 86,577,238,514 |
| - | *Undistributed profit after tax for the current year* | *420b* | | 62,927,056,163 | 153,881,686,164 |
| 4. | Non-controlling interests | 429 | | 141,954,407,839 | 134,799,835,555 |
| | **TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)** | **440** | | **3,531,565,148,316** | **3,451,997,999,981** |

*Ho Chi Minh City, 26 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| **Dang Minh Tuyen** | **Dang Minh Tuyen** | **Nguyen Ngoc Lan** |

M.S.D.N: 0300398889 - C.T.C.P. TỔNG CÔNG TY MAY NHÀ BÈ - CÔNG TY CỔ PHẦN P. TÂN THUẬN - TP. HỒ CHÍ MINH

# INTERIM CONSOLIDATED INCOME STATEMENT

For the period ended 30 June 2026

| | ITEMS | Code | Notes | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|---|---|---|
| **1.** | **Revenues from sales and services rendered** | **01** | **6.1** | **2,473,376,001,218** | **2,331,865,927,356** |
| 2. | Revenue deductions | 02 | 6.2 | 2,303,691,604 | 3,630,796,557 |
| **3.** | **Net revenues from sales and services rendered (10 = 01-02)** | **10** | **6.3** | **2,471,072,309,614** | **2,328,235,130,799** |
| 4. | Cost of goods sold | 11 | 6.4 | 2,011,977,440,609 | 1,908,998,839,145 |
| **5.** | **Gross revenues from sales and services rendered (20 = 10-11)** | **20** | | **459,094,869,005** | **419,236,291,654** |
| 6. | Gain/(loss) on sale and disposal of investment properties | 21 | | - | - |
| 7. | Financial income | 22 | 6.5 | 32,969,153,594 | 32,540,782,840 |
| 8. | Financial expenses | 23 | 6.6 | 53,167,685,812 | 56,352,288,792 |
| | *In which: borrowing costs* | *24* | | *45,497,345,251* | *39,980,848,113* |
| 9. | Selling expenses | 25 | 6.7 | 132,775,133,542 | 129,680,406,765 |
| 10. | General administrative expenses | 26 | 6.7 | 202,034,512,560 | 184,293,957,456 |
| 11. | Shares of profit or loss from joint ventures, associates | 27 | 6.8 | 1,689,837,453 | 2,544,708,353 |
| **12.** | **Net profits from operating activities {30 = 20+21+(22-23)-(25+26)+27}** | **30** | | **102,396,853,232** | **78,905,713,128** |
| 13. | Other income | 31 | 6.9 | 14,631,062,459 | 15,311,553,395 |
| 14. | Other expenses | 32 | 6.10 | 3,676,385,431 | 3,824,086,910 |
| **15.** | **Other profits (40 = 31-32)** | **40** | | **10,954,677,028** | **11,487,466,485** |
| **16.** | **Total net profit before tax (50 = 30+40)** | **50** | | **113,351,530,260** | **90,393,179,613** |
| 17. | Current corporate income tax expenses | 51 | 6.12 | 20,675,930,442 | 17,263,724,482 |
| 18. | Deferred corporate income tax expenses | 52 | 6.13 | 1,111,616,966 | (75,142,306) |
| **19.** | **Profits after enterprise income tax (60 = 50-51-52)** | **60** | | **91,563,982,852** | **73,204,597,437** |
| **20.** | **Profit after tax of Parent Company** | **61** | | **62,927,056,163** | **48,727,598,410** |
| **21.** | **Profit after tax attributable to Non-controlling interests** | **62** | | **32,016,601,595** | **29,566,415,733** |
| **22.** | **Basic earnings per share** | **70** | **6.14** | **3,146** | **1,877** |
| **23.** | **Diluted earnings per share** | **71** | **6.15** | **2,234** | **1,877** |

*Ho Chi Minh City, 26 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Dang Minh Tuyen | Dang Minh Tuyen | Nguyen Ngoc Lan |

M.S.D.N: 0300398889 - C.T.C.P - TỔNG CÔNG TY MAY NHÀ BÈ - CÔNG TY CỔ PHẦN - P. TÂN THUẬN - TP. HỒ CHÍ MINH

# INTERIM CONSOLIDATED CASH FLOWS STATEMENT

*(Indirect method)*

For the period ended 30 June 2026

| | ITEMS | Code | Notes | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|---|---|---|
| **I.** | **Net cash flows from operating activities** | | | | |
| ***1.*** | ***Profit before tax*** | ***01*** | | ***116,731,205,166*** | ***95,482,596,319*** |
| **2.** | ***Adjustments for*** | | | | |
| | - Depreciation of fixed assets and investment properties | 02 | | 44,298,159,504 | 49,038,707,692 |
| | - Provisions | 03 | | 2,400,018,477 | (91,560,294) |
| | - Gains, losses on investing activities | 05 | | (10,377,381,034) | (7,669,883,414) |
| | - Borrowing costs | 06 | | 45,497,345,251 | 39,980,848,113 |
| ***3.*** | ***Operating profit before changes in working capital*** | ***08*** | | ***198,549,347,364*** | ***176,740,708,416*** |
| | - Increase, decrease in receivables | 09 | | (54,448,865,233) | 133,098,441,925 |
| | - Increase, decrease in inventories | 10 | | (171,883,213,651) | (68,773,072,082) |
| | - Increase, decrease in payables | 11 | | (49,791,351,702) | (21,052,377,212) |
| | - Increase, decrease defered expenses | 12 | | (2,543,908,247) | (3,238,536,231) |
| | - Borrowing costs paid | 14 | | (40,376,333,264) | (39,980,848,113) |
| | - Corporate income tax paid | 15 | | (26,303,077,044) | (27,039,057,438) |
| | - Other payments on operating activities | 17 | | (14,349,407,011) | (3,117,000,000) |
| | ***Net cash flows from operating activities*** | ***20*** | | ***(161,146,808,788)*** | ***146,638,259,265*** |
| **II.** | **Cash flows from investing activities** | | | - | - |
| 1. | Expenditures on purchase and construction of fixed assets and long-term assets | 21 | | (60,050,029,194) | (45,184,612,990) |
| 2. | Proceeds from disposal or transfer of fixed assets and other long-term assets | 22 | | 3,497,687,475 | 860,866,122 |
| 3. | Expenditures on loans and purchase of debt instruments from other entities | 23 | | (59,765,428,086) | (43,612,497,987) |
| 4. | Proceeds from lending or repurchase of debt instruments from other entities | 24 | | 28,456,082,000 | 52,618,155,315 |
| 5. | Expenditures on equity investments in other entities | 25 | | (5,300,000,000) | - |
| 6. | Proceeds from equity investment in other entities | 26 | | - | 685,800,000 |
| 7. | Proceeds from interests, dividends and distributed profits | 27 | | 7,770,335,589 | 5,793,926,044 |
| | ***Net cashflow from investing activities*** | ***30*** | | ***(85,391,352,216)*** | ***(28,838,363,496)*** |

## INTERIM CONSOLIDATED CASH FLOWS STATEMENT (CONTINUED)

*(Indirect method)*

For the period ended 30 June 2026

| | ITEMS | Code | Notes | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|---|---|---|
| **III.** | **Cash flows from financing activities** | | | - | - |
| 1. | Proceeds from borrowings | 33 | | 1,987,025,273,897 | 1,827,408,644,457 |
| 2. | Repayment of financial principal | 34 | | (1,921,838,735,952) | (1,954,042,828,700) |
| 3. | Dividends and profits paid to the owner | 36 | | (16,185,258,651) | (14,734,759,853) |
| | ***Net cashflow from financing activities*** | ***40*** | | ***49,001,279,294*** | ***(141,368,944,096)*** |
| | **Net cashflow during the period (50 = 20+30+40)** | **50** | | **(197,536,881,710)** | **(23,569,048,327)** |
| | **Cash and cash equivalents at beginning of year** | **60** | **5.1** | **507,882,290,593** | **337,374,653,162** |
| | **Cash and cash equivalents at end of year (70 = 50+60+61)** | **70** | **5.1** | **310,345,408,883** | **313,805,604,835** |

*Ho Chi Minh City, 26 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Dang Minh Tuyen | Dang Minh Tuyen | Nguyen Ngoc Lan |

M.S.D.N: 0300398889 - C.T.C.P * TỔNG CÔNG TY MAY NHÀ BÈ - CÔNG TY CỔ PHẦN * P. TÂN THUẬN - TP. HỒ CHÍ MINH

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**
For the period ended 30 June 2026

## 1. CORPORATION INFORMATION

### 1.1 Structure of ownership

Nha Be Garment Corporation - Joint Stock Company is a company formed through the equitization process of a state-owned enterprise, which used to be Nha Be Garment Company under Decision No.74/2004/QD-BCN on 08 August 2004 and the Decision No. 88/2004/QD-BCN on 08 September 2004 BCN of the Ministry of Industry (now is Ministry of Industry and Trade). The Corporation operates under the Business Registration Certificate No. 0300398889 issued by the Planning and Investment Department of Ho Chi Minh City on 24 March 2005 and changed for the 26th time on 26 June 2024.

The Corporation's Charter capital under the Certificate of enterprise registration for Joint-stock company number 0300398889 changed for the 27th time on 26 June 2024 is VND 200,000,000,000 (In words: Two hundred billion Vietnam Dongs).

The Corporation's abbreviated name is NHABECO.

The Corporation's shares are currently listed on the UPCOM with stock code: MNB.

The Corporation's registered office is located at No.4, Ben Nghe Street, Tan Thuan Ward, Ho Chi Minh City.

### 1.2 Operating industries and principal activities

The operating industries of the Corporation include:

- Producing and trading textile and garment products, raw materials, machinery, equipment and spare parts for textile and garment;
- Washing, bleaching, printing on embroidery;
- Buying and selling products processed from agriculture - forestry - seafood, machinery and equipment, household appliances and electronics, information technology;
- Building and trading houses;
- Real estate brokerage;
- Warehouse services;
- Trading petroleum transportation by automobile and inland waterway;
- Business in restaurants, tourist accommodation, hotels;
- Trading in domestic and international travel;...

The principal activities of the Corporation during the period: Producing, trading in textile and garment products, raw materials, machinery, equipment, spare parts, and components for the textile and garment industry.

### 1.3 Normal operating cycle

The Corporation's normal operating cycle is 12 months.

### 1.4 Number of employees at the end of the period

Total number of the Corporation's employees as at 30 June 2026 is 12,554 (as at 01 January 2026 is 12,821 employees).

## 1.4 The Corporation structure

As at 30 June 2026, The Corporation has subsidiaries, associates and dependent units as follows:

***Subsidiaries***

| **Name** | **Address** | **Major bussiness lines** | **Voting Ratio** | **Capital contribution ratio** |
|---|---|---|---|---|
| **Direct Subsidiaries** | | | | |
| Gia Lai Garment JSC | Ly Thai To Street, Hamlet 12, Dien Hong Ward, Gia Lai Province, Vietnam | Garment processing | 51.00% | 51.00% |
| Da Lat Garment JSC | No. 9 Phu Dong Thien Vuong Street, Lam Vien - Da Lat Ward, Lam Dong Province, Vietnam | Garment processing | 55.00% | 55.00% |
| Binh Dinh Garment JSC | No. 105, Tran Hung Dao Street, Quy Nhon Ward, Gia Lai Province, Vietnam | Garment processing | 51.84% | 51.84% |
| An Nhon Garment JSC (i) | No. 71, Nguyen Dinh Chieu Street, Binh Dinh Ward, Gia Lai Province, Vietnam | Garment processing | 69.61% | 58.19% |
| Tam Quan Garment JSC (ii) | Tam Quan Industrial Complex, Tam Quan Ward, Gia Lai Province, Vietnam | Garment processing | 63.86% | 57.67% |
| Binh Thuan - Nha Be Garment JSC | No. 204, Thong Nhat Street, La Gi Ward, Lam Dong Province, Vietnam | Garment processing | 51.00% | 51.00% |
| Nha Be Laundry Co., Ltd | Binh Tao Hamlet Trung An Commune, Trung An Ward, Dong Thap Province, Vietnam | Garment processing | 51.00% | 51.00% |
| Nha Be - Hau Giang Garment JSC | Industrial Complex - Handicraft, Vi Thanh Ward, Can Tho City, Vietnam | Garment processing | 55.56% | 55.56% |
| Travel NBC Cam Binh Resort JSC (iii) | Mui Da Village, Phuoc Hieu Ward, Lam Dong Province, Vietnam | Accommodation business | 73.81% | 60.68% |
| **Indirect Subsidiary - Subsidiary of Binh Thuan - Nha Be Garment JSC** | | | | |
| Nha Be - Duc Linh Garment Co., Ltd | No. 68 Nguyen Khuyen Street, Duc Linh Commune, Lam Dong Province, Vietnam | Garment processing | 100.00% | 51.00% |

(i) Equity interest and voting rights of the Corporation at An Nhon Garment Joint Stock Company are 58.19% and 69.61%. In which, the rate of benefits and the proportion of direct voting rights is 45.90%, the indirect benefit rate through Binh Dinh Garment Joint Stock Company is 12.29%, and the percentage of indirect voting rights through Binh Dinh Garment Joint Stock Company is 23.71%.

(ii) Equity interest and voting rights of the Corporation at Tam Quan Garment Joint Stock Company are 57.67% and 63.86%, In which, the rate of benefits and the proportion of direct voting rights is 51.00%, the indirect benefit rate through Binh Dinh Garment Joint Stock Company is 6.67%, respectively, the percentage of indirect voting rights through Binh Dinh Garment Joint Stock Company is 12.86%.

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 1.4 The Corporation structure (Continued)

(iii) Equity interest and voting rights of the Corporation at NBC Cam Binh Resort Tourism Joint Stock Company are 60.68% and 73.81%. In which, the rate of benefits and the proportion of direct voting rights is 47.00%, the indirect benefit rate through Binh Thuan - Nha Be Garment Joint Stock Company is 12.07%, through Gia Lai Garment Joint Stock Company is 1.61%, the indirect voting rights rate through Binh Thuan - Nha Be Garment Joint Stock Company is 23.66% and through Gia Lai Garment Joint Stock Company is 3.15%.

(iv) In June 2025, Binh Thuan - Nha Be Garment Joint Stock Company acquired the entire capital contribution of Nha Be - Duc Linh Garment Co., Ltd. (previously: Nha Be - Duc Linh Garment Joint Stock Company) from the Corporation and non-controlling shareholders. Accordingly, as of June 30, 2025, Nha Be - Duc Linh Garment Co., Ltd. is an indirectly owned subsidiary of the Corporation through Binh Thuan - Nha Be Garment Joint Stock Company.

*Associates*

| Name | Address | Major bussiness lines | Voting Ratio | Capital contribution ratio |
|---|---|---|---|---|
| **Associates** | | | | |
| NBC Logistics JSC | No. 4 Ben Nghe Street, Tan Thuan Ward, Ho Chi Minh City,Vietnam | Transportation, logistics | 28.58% | 28.58% |
| 9 Garment JSC | No. 215, Hang Thao, Nam Dinh Ward, Ninh Binh Province, Vietnam | Garment processing | 26.78% | 26.78% |
| Nha Be Consultancy and Technology JSC | No. 4 Ben Nghe Street, Tan Thuan Ward, Ho Chi Minh City,Vietnam | Purchase of machinery and equipment | 30.00% | 30.00% |
| Nha Be Technology And Equipment JSC | No. 90 Ton That Thuyen Street, Xom Chieu Ward, Ho Chi Minh City, Vietnam | Real estate business with ownership or lease | 40.98% | 40.98% |
| Song Tien Garment JSC | Binh Tao Hamlet, Trung An Ward, Dong Thap Province, Vietnam | Garment processing | 43.89% | 43.89% |
| Hung Phat Manufacturing Trading Service JSC (i) | No. 12 Mai Hac De Street, Quy Nhon Nam Ward, Gia Lai Province, Vietnam | Garment processing | 20.05% | 10.39% |
| Gia Phuc Garment JSC | No. 4 Ben Nghe Street, Tan Thuan Ward, Ho Chi Minh City,Vietnam | Garment processing | 47.50% | 47.50% |
| Nha Be - Soc Trang Garment JSC | National Highway 60, Soc Trang Ward, Can Tho City, Vietnam | Garment processing | 48.62% | 48.62% |
| Vinatex - Duc Pho Garment JSC | Pho Hoa Industrial Complex, An Thuong residential group, Duc Pho Ward, Quang Ngai Province, Vietnam | Garment processing | 28.00% | 16.15% |

(i) Hung Phat Manufacturing Trading Service Joint Stock Company has gone bankrupt and is currently undergoing asset liquidation procedures.

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 1.4 The Corporation structure (Continued)

| Dependent units | Address |
|---|---|
| Branch of Nha Be Garment Corporation - JSC - Binh Phat Garment Enterprise | Lot 1, Binh An Textile Industrial Park, Ngai Thang Neighborhood, Dong Hoa Ward, Ho Chi Minh City, Vietnam |
| Branch of Nha Be Garment Corporation - JSC - Bao Loc Garment Enterprise | No. 54, Pham Ngoc Thach Street, Ward 1 Bao Loc, Lam Dong Province, Vietnam. |
| Branch of Nha Be Garment Corporation - JSC - Kon Tum Garment Enterprise | Km3 - National Highway 14, Dak Bla Ward, Quang Ngai Province, Vietnam. |
| Nha Be Garment Corporation - JSC - Binh Dinh Garment Branch | No. 105 Tran Hung Dao Street, Quy Nhon Ward, Gia Lai Province. |
| Nha Be Garment Corporation - JSC - Northern Branch | No. 02, No. 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam. |
| Branch of Nha Be Garment Corporation - JSC in Hanoi | No. 02, No. 61/4, Lac Trung Street, Vinh Tuy Ward, Hanoi City, Vietnam. |
| Nha Be Garment Corporation - JSC Representative Office in UK | 2nd Floor Prospect House, Columbus Quay, Riverside Drive, Liverpool, L13 4DB |

### 1.5 Statement of information comparability on the interim consolidated financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime. This Circular replaces the Corporate Accounting Regime promulgated together with Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to fiscal years beginning on or after 01 January 2026.

On April 20, 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing several provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance on guidelines for the preparation and presentation of consolidated financial statements. Circular No. 43/2026/TT-BTC applies to fiscal years beginning on or after 01 January 2026.

The Corporation has applied the guidance under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC from 1 January 2026. Where the application of this Circular results in changes in the presentation of the consilidated interim financial statements, the Corporation will restate or reclassify the comparative figures in accordance with the regulations. Accordingly, the accounting information and figures presented in the consolidated interim financial statements are comparable, as they have been calculated and presented consistently.

## 2. FISCAL YEAR AND ACCOUNTING CURRENCY

**Fiscal year**

The Corporation's fiscal year applicable for the preparation of its interim consolidated financial statements starts on 1 January and ends on 31 December of the solar year.

The Corporation's interim consolidated financial statements are prepared for the period ended 30 June 2026.

**Accounting currency**

The accompanying interim consolidated financial statements are expressed in Vietnam Dong (VND).

## 3. ACCOUNTING STANDARDS AND SYSTEM

**Accounting System**

The Corporation's applies the Vietnamese Enterprise Accounting System issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

**Statements for the compliance with Accounting Standards and System**

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Basis of preparation the interim consolidated financial statements**

The interim consolidated financial statements of the Corporation are prepared in accordance with Circular No. 202/2014/TT-BTC dated 22 December 2014 and Circular No. 43/2026/TT-BTC dated 20 April 2026, which amends and supplements certain provisions of Circular No. 202/2014/TT-BTC issued by the Ministry of Finance providing guidance on the preparation and presentation of consolidated financial statements, specifically:

The accompanying interim consolidated financial statements are not intended to reflect the consolidated financial position, consolidated business results, or consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

The interim consolidated financial statements are prepared based on the interim aggregated financial statements of the Corporation and the interim financial statements of the companies controlled by the Corporation (its subsidiaries) for the period ended 30 June 2026. This control is achieved when the Corporation is able to control the financial and operating policies of the investee companies in order to derive benefits from their operations.

The operation results of subsidiaries that were purchased or sold in the financial period are presented in the Corporate' interim consolidated financial statements from the day they were purchased to the day the investment in those subsidiaries was sold.

In case of necessity, the interim consolidated financial statements of the subsidiaries are adjusted so that the accounting policies applied at the Corporation and other subsidiaries are the same.

All inter-company transactions and balances are eliminated on consolidation.

Non-controlling interests in the net assets of consolidated subsidiaries are identified separately from the Corporation's equity therein. Non-controlling interests consist of the amount of those interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are allocated in respect of the non-controlling interests' shareholding, even though losses exceed the shares of the non-controlling interests in the subsidiaries' net assets.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Business consolidation**

The assets, liabilities, and contingent liabilities of the Subsidiary are determined at their fair values at the date of acquisition of the subsidiary. Any additional amount between the purchase price and the total fair value of the acquired asset is recognized as business advantages. Any deficit between the purchase price and the total fair value of the acquired asset is recognized in the interim consolidated income statement of the accounting period in which the acquisition of the subsidiary occurred.

**Accounting estimates**

The preparation of the interim consolidated financial statements in conformity with Vietnamese Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**The type of exchange rates applied in accounting**

Transactions denominated in currencies other than VND during the period are translated into VND at the actual exchange rates prevailing at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, except for demand deposits, are translated into VND using the average telegraphic transfer buying and selling rates quoted by the commercial bank with which the Corporation regularly transacts. The Corporation does not translate part or all of the value of foreign currency-denominated receivables for which an allowance for doubtful debts has been made.

Foreign currency demand deposit balances are translated using the average telegraphic transfer buying and selling rates at the end of the accounting period quoted by the commercial bank where the Corporation maintains its deposit accounts.

Foreign exchange differences arising from the translation of monetary items denominated in foreign currencies are recognised in profit or loss for the period and presented on a net basis in the interim consolidated income statement.

**Cash and cash equivalents**

Cash comprises cash on hand, bank deposits on demand.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

**Financial investments**

***Held to maturity investments***

Held-to-maturity investments comprise investments that the Corporation has the intention and ability to hold to maturity, including bank deposits with original maturities of more than 3 months and bond investment.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Financial investments (Continued)**

Held-to-maturity investments are recognized from the acquisition date and initially measured at purchase cost together with any directly attributable transaction costs. After initial recognition, held-to-maturity investments are measured at amortized cost, comprising principal and interest accrued up to the reporting date, net of any impairment allowance (if applicable). Interest income arising after the acquisition date is recognized in the Statement of Profit or Loss on an accrual basis. Any interest accrued prior to the acquisition date is deducted from the initial carrying amount at the date of purchase.

***Investments in associates***

Investments in associates companies, joint ventures: Invest in associates, joint ventures in which the Corporation has significant influence are presented according to the equity method.

When evaluating capital contributions using the equity method, if the Corporation's share in the losses of an associate equals or exceeds the carrying amount of the investment, the Corporation is not required to recognize further losses. When the joint venture or associate becomes profitable, the Corporation only recognizes its share of the profit after offsetting the previously unrecognized net losses.

***Other investments***

Recorded according to the original cost method, including the purchase price and the purchase costs are directly related. After the initial record, these investments are determined according to the original price minus the provision for the reduction of the investment price.

***Allowance for impairment of investments***

The allowance of investments in other entities' capital instruments is made when there is solid evidence of a decline in the value of these investments at the end of the accounting year.

The losses of the investee enterprise used as the basis for making a provision are determined based on the interim consolidated financial statements if the investee enterprise is a parent company. If the investee enterprise is an independent entity without subsidiaries, the basis for making a provision is the interim financial statements of that investee enterprise.

**Receivables**

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy, or similar difficulties.

**Inventories**

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labour costs and production overheads, if any, incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined by using the weighted average method.

Net realizable value is determined as the estimated selling price less the estimated costs of completion and the costs of marketing, selling and distribution to be incurred.

The Corporation's allowance for decline in value of inventories is made when there is reliable evidence that the net realizable value has declined below the cost of inventories.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### Tangible fixed assets and depreciation

Tangible fixed assets are stated at historical cost and presented at cost less accumulated depreciation. The historical cost of a fixed asset comprises all expenditures incurred by the Corporation to bring the asset to the location and condition necessary for it to be capable of operating as intended by the Corporation.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Details are as follows:

| | Number of years |
|---|---|
| Buildings | 05 - 50 |
| Machinery and equipment | 03 - 15 |
| Motor vehicles | 03 - 30 |
| Office equipment and other fixed assets | 03 - 10 |

When a tangible fixed asset is sold or disposed of, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

### Intangible fixed assets and Amortization

The Corporation's intangible assets are land use rights and rights of stone reserve exploration dill are stated at historical cost less accumulated amortization.

The cost of intangible fixed assets comprises all expenditures incurred by the Corporation to acquire the intangible asset and bring it to the location and condition necessary for it to be capable of operating as intended by the Corporation.

Intangible fixed assets are land-use rights for definite terms which are amortized on a straight-line basis over the validity period of the land use right certificates.

Land use rights for an indefinite term are not amortized.

Trademarks, copyrights, and patents,... is depreciated in a straight line method within 10 years.

Computer software is amortized on a straight-line basis over its estimated useful life of 10 years.

### Leases

The assessment of whether an arrangement contains a lease is based on the substance of the arrangement at inception: whether the fulfillment of the arrangement depends on the use of a specific asset and whether the arrangement conveys the right to use that asset.

A lease is classified as a finance lease if the lease agreement transfers substantially all the risks and rewards incidental to ownership of the asset to the lessee. All other lease arrangements are classified as operating leases.

*Corporation is the lessee*

Payments under operating lease agreements are recognized in the interim consolidated statement of profit or loss on a straight-line basis over the lease term.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Leases (Continued)**

*Corporation is the lessor*

Assets subject to operating lease arrangements are recognized as investment property in the interim consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognized in the interim consolidated statement of profit or loss when incurred.

Lease income from operating leases is recognized in the interim consolidated statement of profit or loss on a straight-line basis over the lease term.

**Construction in progress**

Assets under construction for production, rental, administrative purposes, or any other intended use are recognized at cost. Such cost includes service costs and related borrowing costs.

**Deferred corporate income tax expenses**

***Deferred income tax assets***

Deferred income tax assets are the amount of corporate income tax refundable due to temporary differences.

Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used. Carrying values of deferred corporate income tax assets are considered as of the Statement of financial position date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used.

Deferred income tax assets are determined at the estimated rate to be applied in the year when the assets are recovered based on the effective tax rates as of the Statement of financial position date.

Deferred income tax assets and deferred income tax liabilities are offset on the Statement of financial position at the reporting date.

***Deferred income tax liabilities***

Deferred income tax liabilities are the amounts of income taxes payable in future periods in respect of taxable temporary differences. Deferred income tax liabilities are recognized for all the temporary taxable differences.

Deferred income tax liabilities are determined at the prevailing non-resident tax rate.

Deferred income tax liabilities and deferred income tax assets are offset on the Statement of financial position at the reporting date.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Deferred expenses**

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Corporation's deferred expenses includes:

***Tools and supplies***

Tools and supplies are recorded as expenses and depreciated on a straight-line basis with a useful life of not exceeding 3 years.

***Fixed assets major repairs expenses***

Fixed assets major repairs expenses which have significant value incurring one time which is recorded to expenses and amortized on a straight-line basis over 36 months.

***Prepaid land lease rent***

Prepaid land rent represents the land rent paid for the land the Corporation is using. Prepaid land rent is amortized to expenses on a straight-line basis over the lease period.

***Prepaid service rental costs for periods***

Advertising costs, insurance costs, and prepaid premises rentals for many accounting periods are allocated to the cost in a straight line method corresponding to the time of use of the service.

**Payables**

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Corporation's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: include commercial-nature payables arising from transactions for the purchase of goods, services, or assets from suppliers or vendors (which are independent entities from the purchaser). Trade payables also include amounts payable between the Corporation and its joint ventures or associates.

- Other payables: reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

At the end of the accounting period, the Corporation revalues the balances of these liabilities—which are monetary items denominated in foreign currency using the average transfer buying and selling exchange rate of the commercial bank where the enterprise regularly conducts transactions.

**Dividends and profit payable**

Dividends are recognized as a liability when the Corporation's Board of Directors, acting under the authorization of the General Meeting of Shareholders, issues a dividend declaration and when the Vietnam Securities Depository and Clearing Corporation announces the record date for entitlement to dividends.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Borrowings and finance lease liabilities**

Borrowings and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts in det by each type and classifies them into short-term and long-term according to repayments terms.

Expenses directly related to the loans are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Vietnamese Accounting Standards "Borrowing cost".

**Recognition and capitalization of Borrowing costs**

All other borrowing costs are recognised in the income statement when incurred, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

**Accrued expenses**

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses occur, they will not have a significant influence on operating expenses based on the matching principle between income and expenses.

The Corporation recognizes Accrued expenses as follows: Commission costs; Promotional and discounted expenses; Material cost: main fabric; borrowing costs and other expenses.

**Deferred revenues**

Deferred revenue includes revenue received in advance (such as the amount of money collected in advance from customers in many accounting periods for space leasing) not included: money received in advance from buyers but the Corporation has not provided products, goods, and services; Uncollected revenue from asset leasing and service provision for many periods.

Periodically, the Corporation calculates, determines, and recognizes the deferred revenue in the revenue in the period is suitable for the rental period.

**Convertible bonds**

Convertible bonds are bonds that may be converted into common shares of the same issuer under the conditions identified in the released plan.

Cost of issuing convertible bonds is gradually allocated in accordance with bond life under the straight line method (or real interest rate – depend on each issuer), and recorded in the financial expense (or capitalized).

**Owners' equity**

Share capital is recognized as the actual capital contributed to the Corporation.

Share premium is recognized as the excess (or deficit) of the actual issuance price over the par value of shares when the entity issues shares for the first time, issues additional shares, or reissues its own treasury shares.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Corporation's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Revenue and other income**

*Revenue from sales*

The Corporation's revenue includes sales of products, goods (garments), and revenues from providing services (ground leasing).

Revenue from the sale of goods shall be recognized if it simultaneously meets the following five (5) conditions:

(a) The Corporation has transferred to the buyer the significant risks and reward of ownership of the goods;

(b) The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;

(c) The amount of revenue can be measured reliably;

(d) It is probable that the economic benefits associated with the transaction will flow to the Corporation; and

(e) Costs related to transactions can be determined

*Revenue from services*

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the Statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) The amount of revenue can be measured reliably;

(b) It is probable that the economic benefits associated with the transaction will flow to the Corporation;

(c) The stage of completion of the transaction at the end of the reporting year can be measured reliably; and

(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

*Interest income, dividend income, and other income*

For interest income, dividend income, and others income: Revenue is probable that the economic benefits associated with the transaction will flow to the Corporation and revenue can be measured reliably.

**Revenue deductions**

Revenue deductions include:

- Trade discount: Is a reduction for customers having bulk purchasing, excluding commercial discounts for buyers shown in VAT invoices or sales invoices;
- Returned goods: Due to violation of commitments, economic contracts, low quality, or incorrect types and specifications.

In case goods sold or services provided in the previous period but sales discounts, sales allowances, sales returns incur in the following period, the Corporation recognizes the following principles:

- If incurred before the issuance of the interim consolidated financial statements then record a decrease in revenue on the interim consolidated financial statements of the reporting period;
- If incurred after the release of the interim consolidated financial statements then record a decrease in revenue of incurring period.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Cost of goods sold**

Cost of goods sold or services rendered including the cost of products, goods, services sold during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

**Financial expenses**

Financial expenses represent costs incurred during the period, primarily including borrowing costs, provisions for investment losses in other entities, foreign exchange losses arising from the settlement of payables or the recovery of receivables, payment discounts, and other financial expenses.

**Current corporate income tax and deferred tax expenses**

Corporate income tax expenses (or corporate income tax income): Is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

- Current income tax expenses: Are corporate income tax payable calculated on taxable profit during the period and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

- Deferred corporate income tax expenses: Is the amount of corporate income tax payable in the future arising from: recognition of deferred tax payable during the period; reversal of deferred tax assets recognized from previous period; no deferred tax assets or deferred tax liabilities arising from transactions are recognized directly in equity.

The Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

**Basic earnings per share**

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

Diluted earnings per share are determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted-average number of ordinary shares outstanding for the effects of potential dilutive ordinary shares, including convertible bonds and share options.

**Related parties**

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Segments reporting**

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of General Directors confirms that the Corporation operates in business segments of producing and selling textile and garment products, raw materials, machinery, equipment, and spare parts for the textile and garment industry in the only geographical area in Vietnam. Therefore, the Corporation does not present segment reports by business segments and by geographical segments in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting.

## 5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### 5.1 Cash and cash equivalents

| | 30 June 2026<br>VND | 01 January 2026<br>VND |
|---|---|---|
| Cash on hand | 13,744,822,404 | 17,558,053,795 |
| Bank deposits (i) | 129,281,515,033 | 378,073,649,513 |
| Cash equivalents (ii) | 167,319,071,446 | 112,250,587,285 |
| **Total** | **310,345,408,883** | **507,882,290,593** |

(i) Details of bank deposits:

| | 30 June 2026<br>VND | 01 January 2026<br>VND |
|---|---|---|
| JSC Bank for Foreign Trade of Viet Nam - Ho Chi Minh City Branch | 7,662,775,505 | 41,746,639,108 |
| JSC Bank for Foreign Trade of Viet Nam - Binh Thuan Branch | 26,818,385,314 | 105,306,691,106 |
| Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch No. 4 | 18,020,580,353 | 34,994,775,561 |
| Other Joint Stock Commercial Banks | 76,779,773,861 | 196,025,543,738 |
| **Total** | **129,281,515,033** | **378,073,649,513** |

(ii) Details of cash equivalents:

| | 30 June 2026<br>VND | 01 January 2026<br>VND |
|---|---|---|
| Asia JSC Bank - Headquarters | 25,000,000,000 | 30,000,000,000 |
| Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch No. 4 | 55,000,000,000 | 20,000,000,000 |
| JSC Bank for Foreign Trade of Viet Nam - Ho Chi Minh City Branch | 20,000,000,000 | 20,000,000,000 |
| Mb Securities JSC | 25,000,000,000 | - |
| Other Joint Stock Commercial Banks | 42,319,071,446 | 42,250,587,285 |
| **Total** | **167,319,071,446** | **112,250,587,285** |

Cash equivalents are time deposits at Commercial Banks with terms from 01 month to 03 at joint-stock commercial banks with interest rate depend on each time. The term deposits amounted to VND 5,000,000,000 as at 30 June 2026 (VND 5,923,000,000 as at 01 January 2026) are pledged and mortgaged as security for the Corporation's borrowings and performance guarantees under economic contracts.

### 5.2 Financial investments

#### a) Held to maturity investments

| | 30 June 2026 (VND) | | | 01 January 2026 (VND) | | |
|---|---|---|---|---|---|---|
| | Original cost | Recoverable amount | Provision | Original cost | Recoverable amount | Provision |
| **a) Short-term** | **146,496,319,347** | **144,496,319,347** | **(2,000,000,000)** | **115,186,973,261** | **113,110,473,261** | **(2,000,000,000)** |
| ***Term deposits (i)*** | ***144,496,319,347*** | ***144,496,319,347*** | - | ***113,186,973,261*** | ***113,110,473,261*** | - |
| JSC Bank for Foreign Trade of Viet Nam - Binh Thuan Branch | 41,466,308,034 | 41,466,308,034 | - | 46,452,031,603 | 46,452,031,603 | - |
| Asia Commercial JSC - Binh Dinh Branch | 30,095,233,779 | 30,095,233,779 | - | 19,177,359,658 | 19,177,359,658 | - |
| Other JSC Bank | 72,934,777,534 | 72,934,777,534 | - | 47,557,582,000 | 47,481,082,000 | - |
| ***Bonds (ii)*** | ***2,000,000,000*** | - | **(2,000,000,000)** | ***2,000,000,000*** | - | **(2,000,000,000)** |
| Hung Phat Manufacturing Trading Service JSC | 2,000,000,000 | - | (2,000,000,000) | 2,000,000,000 | - | (2,000,000,000) |
| **b) Long-term** | **23,000,000** | **23,000,000** | - | **23,000,000** | **23,000,000** | - |
| ***Term deposits (i)*** | ***23,000,000*** | ***23,000,000*** | - | ***23,000,000*** | ***23,000,000*** | - |
| Fortune Vietnam JSC Bank - Thang Long Branch | 23,000,000 | 23,000,000 | - | 23,000,000 | 23,000,000 | - |
| **Total** | **146,519,319,347** | **144,519,319,347** | **(2,000,000,000)** | **115,209,973,261** | **113,133,473,261** | **(2,000,000,000)** |
| ***In which: Investments held to maturity from related parties*** *(Details in Note 7.2)* | ***2,000,000,000*** | - | ***(2,000,000,000)*** | ***2,000,000,000*** | - | ***(2,000,000,000)*** |

(i) Term deposits with maturities ranging from 6 months to 36 months at commercial banks, earning interest rates applicable at each point in time. The term deposits amounted to VND 47,863,835,616 as at 30 June 2026 (VND 45,104,082,000 as at 1 January 2026) are pledged and mortgaged as security for the Corporation's borrowings and performance guarantees under economic contracts.

(ii) Bonds of Hung Phat Production Trade and Service JSC, the bond principal is due for 3 years from October 2021 to October 2024, interest rate 8% per annum, interest payment at the end of the period. The Corporation has made provisions for this bond.

## 5.2 Financial investments (Continued)

### b) Long-term investments

| | Ratio | | 30 June 2026 (VND) | | 01 January 2026 (VND) | |
|---|---|---|---|---|---|---|
| | Equity owned | Voting rights | Original cost | Equity Method (VND) | Original cost | Equity Method (VND) |
| **Investments in Associates** | | | **73,436,920,657** | **57,296,496,773** | **68,136,920,657** | **52,990,041,195** |
| Song Tien Garment JSC | 43.9% | 43.9% | 15,360,000,000 | 22,958,247,699 | 15,360,000,000 | 22,642,812,772 |
| Nha Be - Soc Trang Garment JSC (i) | 48.6% | 48.6% | 20,420,000,000 | 5,300,000,000 | 15,120,000,000 | - |
| Gia Phuc Garment JSC | 47.5% | 47.5% | 9,500,000,000 | - | 9,500,000,000 | - |
| 9 Garment JSC | 26.8% | 26.8% | 5,227,920,657 | 1,755,570,926 | 5,227,920,657 | 2,641,265,578 |
| NBC Logistics JSC | 28.6% | 28.6% | 3,429,000,000 | 12,330,618,332 | 3,429,000,000 | 12,519,218,336 |
| Nha Be Technology And Equipment JSC | 41.0% | 41.0% | 5,000,000,000 | 7,581,884,018 | 5,000,000,000 | 8,191,662,509 |
| Nha Be Consultancy and Technology JSC | 30.0% | 30.0% | 1,500,000,000 | 2,722,196,077 | 1,500,000,000 | 2,723,118,186 |
| Hung Phat Manufacturing Trading Service JSC (ii) | 10.4% | 20.0% | 6,000,000,000 | - | 6,000,000,000 | - |
| Vinatex Duc Pho Garment JSC | 16.1% | 28.0% | 7,000,000,000 | 4,647,979,721 | 7,000,000,000 | 4,271,963,814 |
| **Total** | | | **73,436,920,657** | **57,296,496,773** | **68,136,920,657** | **52,990,041,195** |

(i) During the period, the Corporation acquired additional equity interests in Nha Be - Soc Trang Garment Joint Stock Company in accordance with Resolution No. 61/2025/NQ-HĐQT dated 24 December 2025 of the Board of Directors.

(ii) On 05 February 2025, the People's Court of Quy Nhon Province issued Decision No. 01/2025/QD-MTTPS regarding the initiation of bankruptcy proceedings against Hung Phat Hung Phat Manufacturing Trading Service JSC.

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

## 5.2 Financial investments (Continued)

### b) Long-term investments (Continued)

| | | Percentage | | 30 June 2026 (VND) | | | 01 January 2026 (VND) | | |
|---|---|---|---|---|---|---|---|---|---|
| No. | Investees | Equity owned (%) | Voting right (%) | Original Cost (VND) | Recoverable amount (VND) | Provision (VND) | Original Cost (VND) | Recoverable amount (VND) | Provision (VND) |
| II. | Investments in equity of other entities | | | | | | | | |
| 1 | Binh An garment Textile Material Accessories JSC | 6.45% | 6.45% | 7,161,920,000 | 5,564,016,269 | (1,597,903,731) | 7,161,920,000 | 6,378,622,056 | (783,297,944) |
| 2 | Binh Thang Investment and Development JSC | 18.02% | 18.02% | 5,802,843,385 | 5,802,843,385 | - | 5,802,843,385 | 5,802,843,385 | - |
| 3 | Viet Thang Corporation | 2.61% | 2.61% | 5,337,100,000 | 5,337,100,000 | - | 5,337,100,000 | 5,337,100,000 | - |
| 4 | Nha Be Retail Trading JSC | 15.00% | 15.00% | 5,250,000,000 | 5,250,000,000 | - | 5,250,000,000 | 5,250,000,000 | - |
| 5 | An Phat Investment JSC | 5.00% | 5.00% | 4,225,000,000 | 4,225,000,000 | - | 4,225,000,000 | 4,225,000,000 | - |
| 6 | Lien Phuong Texco JSC | 2.04% | 2.04% | 3,480,000,000 | 2,323,412,970 | (1,156,587,030) | 3,480,000,000 | 2,323,412,970 | (1,156,587,030) |
| 7 | Hoai Huong Garment JSC | 6.78% | 13.33% | 2,000,000,000 | 2,000,000,000 | - | 2,000,000,000 | 2,000,000,000 | - |
| | **Total** | | | **33,256,863,385** | **30,502,372,624** | **(2,754,490,761)** | **33,256,863,385** | **31,316,978,411** | **(1,939,884,974)** |

### 5.3 Short-term receivables from customers

| | 30 June 2026 (VND) | | 01 January 2026 (VND) | |
|---|---|---|---|---|
| | **Book value** | **Provisions** | **Book value** | **Provisions** |
| BMB Clothing Group | 32,899,085,856 | - | 32,899,085,856 | - |
| JP Global Import INC | 86,862,194,060 | - | 44,374,364,821 | - |
| Haggar Clothing Co | 43,392,514,920 | - | 12,176,974,594 | - |
| Motives International (Hong Kong) Ltd. | 31,801,093,652 | - | 47,040,393,729 | - |
| Mango Mng, S.A. | 112,058,009,634 | - | 153,492,509,524 | - |
| Lollytogs, Ltd. | 220,817,347,861 | - | 180,585,240,752 | - |
| Worthy Global Limtied | 30,822,920,407 | - | 64,007,762,911 | - |
| Nha Be - Soc Trang Garment JSC | 131,030,080,791 | - | 92,361,078,012 | - |
| Vinatex Textile and Garment Southern Corporation Limited Liability Company | 1,391,439,115 | - | 325,569,621 | - |
| Other entities | 438,418,134,747 | (10,659,574,047) | 490,394,168,651 | (8,780,160,033) |
| **Total** | **1,129,492,821,043** | **(10,659,574,047)** | **1,117,657,148,471** | **(8,780,160,033)** |
| ***In which: Trade receivables from related parties*** *(Details in Note 7.2)* | ***133,092,081,151*** | - | ***93,666,827,706*** | - |

### 5.4 Prepayments to sellers in short-term

| | 30 June 2026 (VND) | | 01 January 2026 (VND) | |
|---|---|---|---|---|
| | **Book value** | **Provisions** | **Book value** | **Provisions** |
| Vinatex Duc Pho Garment JSC | - | - | 638,224,447 | - |
| Nha Be Consultancy and Technology JSC | 2,761,565,717 | - | 3,929,821,507 | - |
| Nha Be - Soc Trang Garment JSC | - | - | 5,900,862,573 | - |
| Other entities | 24,613,710,898 | - | 12,867,369,830 | - |
| **Total** | **27,375,276,615** | **-** | **23,336,278,357** | **-** |
| ***In which: Repayments to suppliers from related parties*** *(Details in Note 7.2)* | ***3,695,662,257*** | - | ***10,468,908,527*** | - |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 5.5 Other receivables

| | 30 June 2026 (VND) | | 01 January 2026 (VND) | |
|---|---|---|---|---|
| | **Book value** | **Provisions** | **Book value** | **Provisions** |
| **a) Short-term** | **106,940,977,781** | **(298,092,286)** | **93,677,557,729** | **(298,092,286)** |
| Advance | 11,737,886,797 | - | 11,907,335,716 | - |
| Deposits | 204,031,273 | - | 159,052,024 | - |
| Others, in which: | 94,999,059,711 | (298,092,286) | 81,611,169,989 | (298,092,286) |
| *+ Receivables from associates and other investees* | *43,789,741,429* | - | *38,494,095,252* | - |
| *+ Global Apparel Accessories JSC (i)* | *27,470,030,000* | - | *27,470,030,000* | - |
| *+ Others* | *23,739,288,282* | *(298,092,286)* | *15,647,044,737* | *(298,092,286)* |
| **b) Long-term** | **14,194,109,916** | **-** | **14,255,709,916** | **-** |
| Deposits | 1,494,109,916 | - | 1,555,709,916 | - |
| Receivables from associates and other investees | 12,700,000,000 | - | 12,700,000,000 | - |
| **Total** | **121,135,087,697** | **(298,092,286)** | **107,933,267,645** | **(298,092,286)** |
| ***In which: Other receivables from related parties (Details in Note 7.2)*** | ***50,218,707,393*** | **-** | ***47,314,867,922*** | **-** |

(i) The amount entrusted under investment entrustment contract No. 01.24/NBC-GAA dated March 25, 2024, between the Corporation (Party A) and Global Apparel Accessories Joint Stock Company (Party B) regarding Party A entrusting Party B to use the entrusted investment amount to establish a legal entity as a fashion garment company.

### 5.6 Inventories

| | 30 June 2026 (VND) | | 01 January 2026 (VND) | |
|---|---|---|---|---|
| | **Original value** | **Provisions** | **Original value** | **Provisions** |
| Good in transit | 2,911,136 | - | 30,345,365 | - |
| Raw material | 196,200,069,692 | - | 145,984,795,979 | - |
| Tool, supplies | 7,016,023,037 | - | 7,013,311,403 | - |
| Work in progress | 312,903,841,132 | - | 278,074,819,320 | - |
| Finish good | 297,437,544,116 | (5,668,920,952) | 237,958,233,953 | (5,962,922,276) |
| Good | 29,628,531,678 | - | 4,449,178,709 | - |
| Consigned goods | 32,355,695,312 | - | 30,150,717,723 | - |
| **Total** | **875,544,616,103** | **(5,668,920,952)** | **703,661,402,452** | **(5,962,922,276)** |

### 5.7 Bad debts

| | 30 June 2026 (VND) | | | | 01 January 2026 (VND) (Re-stated) | | | |
|---|---|---|---|---|---|---|---|---|
| | Overdue periods | Original value | Allowances (-) | Recoverable amount | Overdue periods | Original value | Overdue periods | Recoverable amount |
| **1. Short-term receivables from customers** | | **15,566,150,999** | **(10,659,574,047)** | **4,906,576,952** | | **16,131,648,454** | **(8,780,160,033)** | **7,351,488,421** |
| Asia Garment Company Limited | > 3 years | 713,371,775 | (713,371,775) | - | > 3 years | 713,371,775 | (713,371,775) | - |
| Phu Khang Garment Manufacturing and Trading Company Limited | 02 - 03 years | 7,558,948,169 | (5,198,627,771) | 2,360,320,398 | 01 - 02 years | 7,558,948,169 | (2,824,624,242) | 4,734,323,927 |
| Others | > 3 years | 7,293,831,055 | (4,747,574,501) | 2,546,256,554 | > 3 years | 7,859,328,510 | (5,242,164,016) | 2,617,164,494 |
| **2. Other short-term receivables** | | **298,092,286** | **(298,092,286)** | **-** | | **298,092,286** | **(298,092,286)** | **-** |
| Others | > 3 years | 298,092,286 | (298,092,286) | - | > 3 years | 298,092,286 | (298,092,286) | - |
| **Total** | | **15,864,243,285** | **(10,957,666,333)** | **4,906,576,952** | | **16,429,740,740** | **(9,078,252,319)** | **7,351,488,421** |

## 5.8 Deferred expenses

| | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|
| **Short-term** | **22,150,230,015** | **11,839,735,727** |
| Tools and supplies | 2,921,945,117 | 1,796,126,867 |
| Other deferred expenses | 19,228,284,898 | 10,043,608,860 |
| **Long-term** | **75,316,827,639** | **79,940,834,135** |
| Tools and supplies | 19,273,111,167 | 23,520,925,057 |
| Repair expenses | 17,382,478,214 | 14,494,749,224 |
| Land rental expenses (i) | 31,290,395,114 | 32,678,837,874 |
| Other deferred expenses | 7,370,843,144 | 9,246,321,980 |
| **Total** | **97,467,057,654** | **91,780,569,862** |

(i) The cost of renting land is paid once at the business locations of the Corporation and its subsidiaries:

- The cost of renting land in Binh An Textile Industrial Park, Ngai Thang Neighborhood, Dong Hoa Ward, Ho Chi Minh City with the lease period until October 2061.
- The cost of renting land in Binh Tao Hamlet Trung An Commune, Trung An Ward, Dong Thap Province, with the lease period up to September 2050.
- The cost of renting land and factory at No. 204, Thong Nhat Street, La Gi Ward, Lam Dong Province, with the lease period up to May 2055.
- The cost of renting land in No. 68 Nguyen Khuyen Street, Duc Linh Commune, Lam Dong Province, Vietnam with the lease period up to August 2065.
- The cost of renting land in Mui Da Village, Phuoc Hieu Ward, Lam Dong Province, Vietnam with the lease period until March 2060.

## 5.9 Construction in progress

| | 30 June 2026 (VND) | | 01 January 2026 (VND) | |
|---|---|---|---|---|
| | Original value | Recoverable amount | Original value | Recoverable amount |
| Purchase of Data Warehouse, AI Agent and Portal software | 5,880,000,000 | 5,880,000,000 | 3,400,000,000 | 3,400,000,000 |
| Purchase of machinery and equipment | 4,098,158,041 | 4,098,158,041 | 7,249,501,983 | 7,249,501,983 |
| Upgrade and renovate the Cat Trinh Industrial Cluster | - | - | 2,379,200,000 | 2,379,200,000 |
| Others | 3,217,777,407 | 3,217,777,407 | 2,707,590,816 | 2,707,590,816 |
| **Total** | **13,062,985,214** | **13,062,985,214** | **15,736,292,799** | **15,736,292,799** |

### 5.10 Tangible fixed assets

*Unit: VND*

| | Buildings and Structures | Machinery, equipment | Transportation means | Office equipment | Total |
|---|---|---|---|---|---|
| **HISTORY COST** | | | | | |
| **As at 01 January 2026** | **799,286,496,776** | **918,354,316,568** | **130,748,742,856** | **12,137,686,047** | **1,865,353,225,546** |
| Purchase | 4,701,203,244 | 53,175,133,535 | 98,000,000 | 149,000,000 | 58,123,336,779 |
| Decrease due to Internal transfers during the period | - | (19,613,696,249) | (568,000,000) | - | (20,181,696,249) |
| Reclassification | - | (298,200,000) | - | - | (298,200,000) |
| **As at 30 June 2026** | **803,987,700,020** | **951,617,553,854** | **130,278,742,856** | **12,286,686,047** | **1,902,996,666,076** |
| **ACCUMULATED DEPRECIATION** | | | | | |
| **As at 01 January 2026** | **470,613,257,252** | **707,926,687,411** | **100,490,521,738** | **9,485,624,478** | **1,293,190,942,554** |
| Depreciation | 13,645,246,154 | 29,479,924,294 | 2,695,946,969 | 430,215,123 | 46,349,733,690 |
| Disposal | - | (16,698,387,752) | (447,604,014) | - | (17,145,991,766) |
| Reclassification | - | (43,349,445) | - | - | (43,349,445) |
| **As at 30 June 2026** | **484,258,503,406** | **720,664,874,508** | **102,738,864,693** | **9,915,839,601** | **1,322,351,335,033** |
| **NET BOOK VALUE** | | | | | |
| **As at 01 January 2026** | **328,673,239,524** | **210,427,629,157** | **30,258,221,118** | **2,652,061,569** | **572,162,282,992** |
| **As at 30 June 2026** | **319,729,196,614** | **230,952,679,346** | **27,539,878,163** | **2,370,846,446** | **580,645,331,043** |

*In which:*

- History cost of tangible fixed assets which are fully depreciated but still in use as at 30 June 2026 is VND 728,319,372,408 (as of 01 January 2026: VND 726,613,744,688).
- Net book value of tangible fixed assets used to secure bank loans as at 30 June 2026 is VND 254,625,557,897 (as of 01 January 2026: VND 225,579,730,952).

### 5.11 Intangible fixed assets

**a. Increased, Decreased tangible fixed assets**

*Unit: VND*

| | Land use rights | Brand, Copyright, patents | Softwares | Total |
|---|---|---|---|---|
| **HISTORY COST** | | | | |
| **As at 01 Januuary 2026** | **19,618,011,619** | **6,176,445,951** | **33,516,347,555** | **59,310,805,125** |
| Purchase | - | - | 4,600,000,000 | 4,600,000,000 |
| **As at 30 June 2026** | **19,618,011,619** | **6,176,445,951** | **38,116,347,555** | **63,910,865,125** |
| **ACCUMULATED DEPRECIATION** | | | | |
| **As at 01 Januuary 2026** | **8,277,548,165** | **6,176,445,951** | **27,932,440,241** | **42,386,434,357** |
| Depreciation | 284,037,652 | - | 568,497,632 | 852,535,284 |
| **As at 30 June 2026** | **8,561,585,817** | **6,176,445,951** | **28,500,937,873** | **43,238,969,641** |
| **NET BOOK VALUE** | | | | |
| **As at 01 Januuary 2026** | **11,340,463,454** | **-** | **5,583,907,314** | **16,924,370,768** |
| **As at 30 June 2026** | **11,056,425,802** | **-** | **9,615,409,682** | **20,671,835,484** |

*In which:*

- History cost of intangible fixed assets which are fully amortized but still in use as at 30 June 2026 are VND 31,223,892,632 (as of 01 January 2026: VND 31,272,915,732).
- Net book value of intangible fixed assets used to secure bank loans as at 30 June 2026 is VND 6,001,329,238 (as of 01 January 2026: VND 6,065,509,123).

**b. List of existing intangible fixed assets with a value exceeding 10% of the total value of intangible assets:**

| | 30 June 2026 (VND) | | | 01 January 2026 (VND) | | |
|---|---|---|---|---|---|---|
| **Asset type and name** | **History cost** | **Amortization** | **Net book value** | **History cost** | **Amortization** | **Net book value** |
| **Softwares** | **4,600,000,000** | **153,333,332** | **4,446,666,668** | **-** | **-** | **-** |
| Data Warehouse, AI Agent and Portal software phase 1 | 4,600,000,000 | 153,333,332 | 4,446,666,668 | - | - | - |
| **Land use rights** | **7,701,586,272** | **1,700,257,034** | **6,001,329,238** | **7,701,586,272** | **1,636,077,149** | **6,065,509,123** |
| Land use rights at Industrial Complex - Handicraft, Vi Thanh Ward, Can Tho City | 7,701,586,272 | 1,700,257,034 | 6,001,329,238 | 7,701,586,272 | 1,636,077,149 | 6,065,509,123 |
| **Total** | **12,301,586,272** | **1,853,590,366** | **10,447,995,906** | **7,701,586,272** | **1,636,077,149** | **6,065,509,123** |

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

### 5.12 Short-term trade payables

| | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|
| Phu Cat Garment JSC | 3,239,039,445 | 7,718,847,995 |
| Motives (Far East) Ltd. | 12,943,323,590 | 3,978,300,151 |
| Creative Concept (Hk) Limited | 35,829,529,855 | 4,527,142,012 |
| Global Fashion Uk Ltd. | 25,234,001,776 | 15,989,310,359 |
| Kufner Hong Kong Ltd. | 1,810,844,918 | 2,219,887,002 |
| Other entities | 291,716,612,612 | 291,066,313,312 |
| **Total** | **370,773,352,196** | **325,499,800,831** |
| ***In which: Trade payables to related parties*** *(Details in Note 7.2)* | ***29,850,904,564*** | ***26,583,468,520*** |

### 5.13 Short-term prepayments from customers

| | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|
| **Short-term** | **32,287,938,582** | **24,668,580,129** |
| Carreman International | 4,097,820,000 | 4,097,820,000 |
| Toray International, Inc | 6,195,009,614 | - |
| Aurora Investment Global Limited | 3,990,131,417 | 1,919,527,300 |
| Other parties accounting for less than 10% | 18,004,977,551 | 18,651,232,829 |
| **Long-term** | **16,150,879,498** | **3,395,866,726** |
| Tamurakoma & Co.,ltd | 16,150,879,498 | 3,395,866,726 |
| **Total** | **48,438,818,080** | **28,064,446,855** |

### 5.14 Short-term taxes and payables to, and receivables from the government budget

| | 01 January 2026 VND | Additions | Paid | 30 June 2026 VND |
|---|---|---|---|---|
| **a) Payables** | **30,935,375,274** | **54,420,090,322** | **62,369,611,039** | **22,985,854,557** |
| Value added tax | 8,681,323,482 | 23,609,960,394 | 24,730,644,902 | 7,560,638,974 |
| Import and Export Duties | 101,678,858 | 642,536,365 | 661,750,132 | 82,465,091 |
| Corporate imcome tax | 19,154,916,732 | 18,972,171,642 | 24,599,318,945 | 13,527,769,429 |
| Personal income tax | 2,369,376,507 | 5,431,908,094 | 6,699,793,550 | 1,101,491,051 |
| Resource tax | 1,748,480 | 16,879,360 | 15,763,840 | 2,864,000 |
| Land and Housing Tax | - | 4,057,762,477 | 3,734,980,717 | 322,781,760 |
| Fees, Charges and Other Payables | 626,331,215 | 1,688,871,990 | 1,927,358,953 | 387,844,252 |
| **b) Receivables** | **6,352,156,457** | **3,057,332,649** | **1,833,872,855** | **5,128,696,663** |
| Value added tax | 74,299,275 | 74,299,275 | - | - |
| Import and Export Duties | 1,749,590,044 | - | 10,291,306 | 1,759,881,350 |
| Corporate imcome tax | 3,662,880,347 | 1,703,758,099 | - | 1,959,122,248 |
| Personal income tax | 431,868,060 | 601,944,075 | 1,148,969,069 | 978,893,054 |
| Land tax, Land rental charges | 406,398,731 | 677,331,200 | 670,932,480 | 400,000,011 |
| Fees, Charges and Other Payables | 27,120,000 | - | 3,680,000 | 30,800,000 |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 5.15 Short-term accrued expenses

| | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|
| Accrued of materials expenses | 11,217,873,777 | 5,746,454,798 |
| Accrued of processing expenses | 10,365,983,566 | 15,574,325,273 |
| Accrued of borrowing costs | 5,030,136,987 | - |
| Electricity, water, transportation, port infrastructure service cost | 13,362,224,116 | 9,138,640,460 |
| Promotion, discount, commission expenses | 12,318,569,378 | 13,028,157,966 |
| Other payables | 2,495,046,393 | 2,370,656,886 |
| **Total** | **54,789,834,217** | **45,858,235,383** |

### 5.16 Deferred revenue

| | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|
| **Short-term** | **12,922,950,616** | **13,737,287,528** |
| - Other deferred Revenue | 12,922,950,616 | 13,737,287,528 |
| **Long-term** | **21,782,553,794** | **21,782,545,850** |
| Revenue from land sublease received in advance | 21,782,553,794 | 21,782,545,850 |
| *- An Phat Invest JSC* | *5,187,173,826* | *5,187,173,826* |
| *- Delta Galil Vietnam Co., Ltd.* | *12,862,395,476* | *12,862,395,476* |
| *- PPJ-HNC Technology JSC* | *3,732,984,492* | *3,732,976,548* |
| **Total** | **34,705,504,410** | **35,519,833,378** |

### 5.17 Other payables

| | 30 June 2026 VND | 01 January 2026 VND (Re-stated) |
|---|---|---|
| **Short-term** | **62,517,446,123** | **58,077,928,442** |
| Trade Union fees | 20,522,317,760 | 22,887,778,842 |
| SI, HI, UI | 17,091,623,345 | 9,852,761,444 |
| Deposits received | 43,721,440 | 10,000,000 |
| Others | 24,859,783,578 | 25,327,388,156 |
| **Long-term** | **14,139,000,000** | **14,143,985,190** |
| Deposits received | 5,104,000,000 | 5,104,000,000 |
| Others | 9,035,000,000 | 9,039,985,190 |
| **Total** | **76,656,446,123** | **72,221,913,632** |

### 5.18 Borrowings and finance lease liabilities

| | 30 June 2026 VND | Increase during the year (VND) | Decrease during the year (VND) | 01 January 2026 VND |
|---|---|---|---|---|
| **a) Short-term borrowings and finance lease liabilities** | **1,728,046,945,730** | **1,999,820,746,665** | **1,921,838,735,952** | **1,650,064,935,017** |
| ***a1) Short-term borrowings*** | ***1,693,241,212,719*** | ***1,987,025,273,897*** | ***1,900,528,267,482*** | ***1,606,744,206,304*** |
| ***Joint Stock Commercial Bank For Foreign Trade Of Vietnam*** | ***649,278,762,739*** | ***861,415,149,402*** | ***807,703,391,587*** | ***595,567,004,924*** |
| JSC Bank For Foreign Trade Of Vietnam - Ho Chi Minh City Branch (1) | 320,014,924,127 | 337,734,591,996 | 326,947,647,940 | 309,227,980,071 |
| JSC Bank For Foreign Trade Of Vietnam - Lam Dong Branch (2) | 3,383,090,577 | 9,205,048,040 | 5,821,957,463 | - |
| JSC Bank For Foreign Trade Of Vietnam - Binh Thuan Branch (3) | 318,258,388,956 | 503,535,590,402 | 468,452,696,348 | 283,175,494,902 |
| JSC Bank for Foreign Trade - East Saigon Branch (4) | 7,622,359,079 | 10,939,918,964 | 6,481,089,836 | 3,163,529,951 |
| ***Vietnam JSC Bank for Industry and Trade*** | ***638,888,886,446*** | ***681,162,705,506*** | ***687,180,219,848*** | ***644,906,400,788*** |
| Vietnam JSC Bank for Industry and Trade - Branch 4 Ho Chi Minh City (5) | 609,423,164,448 | 643,619,251,284 | 657,931,023,320 | 623,734,936,484 |
| Vietnam JSC Bank for Industry and Trade - Branch 2 Ho Chi Minh City (6) | 29,465,721,998 | 37,543,454,222 | 28,755,318,688 | 20,677,586,464 |
| Vietnam JSC Bank for Industry and Trade - Ben Tre Branch (7) | - | - | 493,877,840 | 493,877,840 |
| ***Asia JSC Bank*** | ***231,580,825,090*** | ***235,537,525,094*** | ***217,185,405,935*** | ***213,228,705,931*** |
| Asia JSC Bank - Headquarters (8) | 216,122,185,090 | 220,078,885,094 | 217,185,405,935 | 213,228,705,931 |
| Asia JSC Bank - Binh Dinh Branch (9) | 15,458,640,000 | 15,458,640,000 | - | - |
| ***Military JSC Bank*** | ***120,088,980,256*** | ***120,140,726,749*** | ***147,804,933,492*** | ***147,753,186,999*** |
| Military JSC Bank - Transaction Office Branch 2 (10) | 99,706,881,956 | 99,706,881,958 | 125,286,854,711 | 125,286,854,709 |
| Military JSC Bank - Da Nang Branch (11) | 20,382,098,300 | 20,433,844,791 | 22,518,078,781 | 22,466,332,290 |
| ***Southeast Asia JSC Bank*** | ***4,338,507,539*** | ***4,338,507,539*** | ***5,288,907,662*** | ***5,288,907,662*** |
| Southeast Asia JSC Bank - Ho Chi Minh City Branch (12) | 4,338,507,539 | 4,338,507,539 | 5,288,907,662 | 5,288,907,662 |
| ***Ho Chi Minh City Development Joint Stock Commercial Bank*** | ***49,065,250,649*** | ***49,065,250,649*** | - | - |
| Ho Chi Minh City Development Joint Stock Commercial Bank - Nguyen Trai Branch (13) | 49,065,250,649 | 49,065,250,649 | - | - |
| ***Others*** | - | ***35,365,408,958*** | ***35,365,408,958*** | - |
| Rts International, Inc (14) | - | 35,365,408,958 | 35,365,408,958 | - |

### 5.18 Borrowings and finance lease liabilities (Continued)

| | 30 June 2026 VND | Increase during the year (VND) | Decrease during the year (VND) | 01 January 2026 VND |
|---|---|---|---|---|
| ***a2) Current portion of long-term debt*** | **34,805,733,011** | **12,795,472,768** | **21,310,468,470** | **43,320,728,713** |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Lam Dong Branch (15) | 515,280,000 | 257,640,000 | 257,640,000 | 515,280,000 |
| Vietnam JSC Bank for Industry and Trade - Branch 2 Ho Chi Minh City (16) | 22,000,000,095 | 11,999,999,999 | 10,000,000,000 | 20,000,000,096 |
| Vietnam JSC Bank for Industry and Trade - Branch 4 Ho Chi Minh City (17) | 12,290,452,916 | 537,832,769 | 11,052,828,470 | 22,805,448,617 |
| **Total of short-term borrowings and finance lease liabilities** | **1,728,046,945,730** | **1,999,820,746,665** | **1,921,838,735,952** | **1,650,064,935,017** |
| **Long-term borrowings and finance lease liabilities** | **59,633,063,911** | **-** | **12,795,472,768** | **72,428,536,679** |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Lam Dong Branch (15) | 1,028,151,000 | - | 257,640,000 | 1,285,791,000 |
| Vietnam JSC Bank for Industry and Trade - Branch 2 Ho Chi Minh City (16) | 40,754,912,911 | - | 11,999,999,999 | 52,754,912,910 |
| Vietnam JSC Bank for Industry and Trade - Branch 4 Ho Chi Minh City (17) | 17,850,000,000 | - | 537,832,769 | 18,387,832,769 |
| **Total of long-term borrowings and finance lease liabilities** | **59,633,063,911** | **-** | **12,795,472,768** | **72,428,536,679** |

### 5.18 Borrowings and finance lease liabilities (Continued)

**Information on the short-term and long-term loans of the Corporation and its Subsidiaries is as follows:**

(1) Short-term loan of JSC Bank Foreign Trade of Vietnam - Ho Chi Minh city Branch:

| | |
|---|---|
| Agreement No: | 34/98099/26-DN1/N-CTD-SĐ1 dated 09 June 2026; |
| Credit line: | 400,000,000,000 VND; |
| Maturity of the contract: | No later than 12 months from the effective date of this Agreement; |
| Borrowing purpose: | Supplementing working capital, issuing various types of guarantees, and providing export financing; |
| Interest rate: | According to each indebtedness receipt; |
| Method of security: | No collateral |

(2) Short-term loan of JSC Bank for Foreign Trade of Vietnam - Lam Dong Branch:

| | |
|---|---|
| Agreement No: | Credit Contract under Credit Limit No. 0228B/TD1/26LD dated 14 July 2026; |
| Credit line: | VND 4,900,000,000; |
| Maturity of the contract: | 12 months from the date of signing the Contract; |
| Borrowing purpose: | To supplement working capital serving production and garment processing activities; |
| Interest rate: | As stipulated in each debt instrument; |
| Method of security: | Mortgage of machinery and equipment owned by the Company. |

(3) Short-term loan of JSC Bank for Foreign Trade of Vietnam - Binh Thuan Branch:

| | |
|---|---|
| Agreement No: | Credit Granting Contract No. 0201/KHBB/2026/NH/HM dated 28 May 2026; |
| Credit line: | VND 340,000,000,000 or equivalent in USD |
| Maturity of the contract: | 12 months from the effective date of the Contract but not later than 24 June 2027; |
| Interest rate: | As stipulated in each debt instrument |
| Borrowing purpose: | To supplement working capital, issue various guarantees, and finance export activities; |
| Method of security: | Mortgage of the Company's assets including: term deposits, machinery and equipment, land use rights, and future assets attached to land of the Company. |

(4) Short-term loan of JSC Bank for Foreign Trade of Vietnam - East Saigon Branch:

| | |
|---|---|
| Agreement No: | Credit Granting Contract No. HDCTD/MAYGIALAI/2026 dated 05 June 2026 |
| Credit line: | VND 15,000,000,000 |
| Maturity of the contract: | 12 months from the date of signing the Contract but not later than 05 June 2027; |
| Borrowing purpose: | To supplement working capital serving production and garment processing activities; |
| Interest rate: | As stipulated in each debt instrument |
| Method of security: | Property rights arising from commercial business contracts; |

### 5.18 Borrowings and finance lease liabilities (Continued)

(5) Short-term Loan of Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch No. 4:

| | |
|---|---|
| Agreement No: | 01/2026/HDCVHM/NHCT908-TCT NBC dated 29 April 2026; |
| Credit line: | VND 700,000,000,000, including loan balance under Agreement No. 01/2025/HDCVHM/NHCT908-NBC dated 04 April 2025; |
| Maturity of the contract: | Until dated 29 April 2027. |
| Borrowing purpose: | Adding working capital, L/C payments, issuing guarantees, discounting export documents, factoring to serve the Borrower's production and business activities; |
| Interest rate: | According to each indebtedness receipt; |
| Method of security: | Project assets have been sponsored by Vietnam JSC Bank for Industry and Trade - Branch 4; |
| Agreement No: | Credit Limit Loan Contract No. 01/2025-HĐCVHM/NHCT908-HAU GIANG dated 05 November 2025; |
| Credit line: | VND 75,000,000,000 |
| Maturity of the contract: | From the date of signing the Contract until 31 October 2026; |
| Interest rate: | As stipulated in each debt instrument; |
| Borrowing purpose: | To supplement working capital serving production and garment processing activities; |
| Method of security: | Including mortgage of the Company's assets as stipulated in mortgage contracts between the Company and the Bank; Guarantee Letter issued by Viet Nam National Textile and Garment Group – Nha Be Garment Corporation. |
| Agreement No: | Credit Limit Loan Contract No. 02/2026-HĐCVHM/NHCT908-5900751992 dated 20 July 2026; |
| Credit line: | VND 30,000,000,000 |
| Maturity of the contract: | From the date of signing the Contract until 15 June 2027; |
| Interest rate: | As stipulated in each debt instrument; |
| Borrowing purpose: | To supplement working capital serving business operations; |
| Method of security: | No collateral |

### 5.18 Borrowings and finance lease liabilities (Continued)

(6) Short-term loan of Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch No. 2:

| | |
|---|---|
| Agreement No: | Credit Limit Loan Contract No. 42/2025-HĐCVHM/NHCT904-NBĐL dated 11 August 2025; |
| Credit line: | Not exceeding VND 30,000,000,000 |
| Maturity of the contract: | From 11 August 2025 to 31 July 2026; |
| Borrowing purpose: | To supplement working capital serving production and garment processing activities; |
| Interest rate: | As stated in each debt instrument; |
| Method of security: | Mortgage of land use rights and export garment processing service factory buildings, machinery and equipment, revolving receivables, and the Company's inventories; |

(7) Short-term loan of Viet Nam JSC Bank for Industry and Trade - Ben Tre Branch:

| | |
|---|---|
| Agreement No: | 38235.062/2025-HĐCVHM/NHCT780-GIATTAYNHABE dated 28 November 2025; |
| Credit line: | VND 500,000,000 |
| Maturity of the contract: | Until dated 28 November 2026; |
| Borrowing purpose: | Adding working capital to finance costs supplementing business activities; |
| Interest rate: | According to each indebtedness receipt; |
| Method of security: | No collateral |

(8) Short-term loan of Asia Commercial Joint Stock Bank – Headquarters:

| | |
|---|---|
| Agreement No: | HCM.DN.4605.031125 dated 27 November 2025; |
| Credit line: | VND 300,000,000,000 or USD equivalent; |
| Maturity of the contract: | 12 months from date of signing contract; |
| Interest rate: | According to each indebtedness receipt; |
| Borrowing purpose: | Adding working capital to finance costs supplementing business activities and export financing |
| Method of security: | No collateral; |

### 5.18 Borrowings and finance lease liabilities (Continued)

(9) Short-term loan of Asia Commercial Joint Stock Bank - Binh Dinh Branch:

| | |
|---|---|
| Agreement No: | Credit Granting Contract No. BDI.DN.2220.080126 dated 26 February 2026; |
| Credit line: | VND 16,000,000,000 or equivalent in USD |
| Maturity of the contract: | 24 months from the date of signing the Contract; |
| Interest rate: | As stipulated in each debt instrument; |
| Borrowing purpose: | To supplement working capital; |
| Method of security: | Mortgage of the Company's assets including: receivables, accounts receivable, rights to claim compensation for damages, rights to insurance benefits, monetary amounts and all other monetary rights, and real estate owned by the Company. |

(10) Short-term loan of Military Commercial Joint Stock Bank - Transaction Office Branch No. 2:

| | |
|---|---|
| Agreement No: | 434633.26.103.773157.TD dated 13 August 2026 |
| Credit line: | VND 320,000,000,000 |
| Maturity of the contract: | Until 20 July 2027 |
| Interest rate: | Under each credit facility agreement or debt acknowledgment document; |
| Borrowing purpose: | Providing credit facilities to support the Customer's textile and garment production and business activities; |
| Method of security: | In accordance with the list of collateral specified in this Agreement and its amendments and supplements; |

(11) Short-term loan of Military Commercial Joint Stock Bank - Da Nang Branch:

| | |
|---|---|
| Agreement No: | Credit Granting Contract No. 380712.26.301.1349118.TD dated 11 February 2026; |
| Credit line: | VND 30,000,000,000 |
| Maturity of the contract: | Until 11 February 2027; |
| Borrowing purpose: | To supplement working capital, issue guarantees serving production and garment processing business activities; |
| Interest rate: | Determined according to the Bank's interest rate at each disbursement; |
| Method of security: | Goods and receivables arising from the financing plan by MB, and real estate located at Ly Thai To Street, Group 12, Yen Do Ward, Pleiku City, Gia Lai Province (currently Dien Hong Ward, Gia Lai Province). |

### 5.18 Borrowings and finance lease liabilities (Continued)

(12) Short-term loan of Southeast Asia Commercial Joint Stock Bank – Ho Chi Minh City Branch:

| | |
|---|---|
| Agreement No: | 21/2025/HDTD-HM/TTKD dated 29 September 2025; |
| Credit line: | + Loan limit: USD 10,000,000 or its equivalent in VND;<br>+ Guarantee issuance limit: USD 10,000,000 or its equivalent in VND;<br>+ Letter of credit issuance limit: USD 10,000,000 or its equivalent in VND;<br>+ Export document discounting limit: USD 1,000,000; |
| Maturity of the contract: | 12 months from date of signing contract; |
| Interest rate: | According to each indebtedness receipt; |
| Borrowing purpose: | Supplementing working capital for textile and garment production and business activities; |
| Method of security: | No collateral; |

(13) Short-term loan of Ho Chi Minh City Development JSC Bank - Nguyen Trai Branch:

| | |
|---|---|
| Agreement No: | 25415/25MN/HĐTD dated 08 October 2025; |
| Credit line: | VND 150,000,000,000; |
| Maturity of the contract: | 36 months from the signed date of the agreement; |
| Borrowing purpose: | Working capital loan limit: VND 50,000,000,000: payment of utility bills, payment of employees' salaries through HDBank, and import of raw materials for textile and garment production and business activities;<br>Pre-shipment export financing limit: VND 100,000,000,000: supplementing working capital for textile and garment production and business activities; |
| Interest rate: | Under each debt acknowledgment agreement; |
| Method of security: | No collateral; |

(14) Factoring and Assignment of Receivables Contract dated 01 February 2026 with RTS International, INC:

| | |
|---|---|
| Purchase Price of Receivables: | Repurchase at net value of receivables less applicable fees |
| Receivables Subject to Repurchase: | LT Apparel Group and its affiliates and subsidiaries |
| Contract Term: | 14 months from the date of signing, thereafter automatically renewed for successive 12-month periods; |
| Borrowing purpose: | The Company sells/assigns receivables arising from customers to RTS International, INC to recover capital/receive funds prior to customer payment of receivables; |
| Fee: | Fee calculated daily from the date receivables remain unpaid by customers, formula: fee = (1 – SOFR + 6.2%) / 360; |
| Other Information: | The Company must repurchase receivables in certain cases, particularly when receivables are not paid within the stipulated period. The contract generally provides that RTS International, INC may require repurchase after 90 days, and in all cases unpaid receivables must be repurchased within 120 days from invoice date; repurchase is subject to interest at 18% per annum under contract terms. |

### 5.18 Borrowings and finance lease liabilities (Continued)

(15) Long-term of loan Viet Nam Joint Stock Commercial Bank for Foreign Trade Of Vietnam - Lam Dong Branch:

| | |
|---|---|
| Agreement No: | 0172A/TD1/25LD dated 23 May 2025; |
| Credit line: | VND 7,490,000,000; |
| Maturity of the contract: | 48 months; |
| Borrowing purpose: | The purpose of the loan is to finance the Company's production and business activities; |
| Interest rate: | According to each indebtedness receipt; |
| Method of security: | Assets arising from asset purchase contracts. |

(16) Long-term of loan Viet Nam Joint Stock Commercial Bank for Industry and Trade - Branch 2 Ho Chi Minh City:

| | |
|---|---|
| Agreement No: | 11/2017-HĐTDDA/NHCT904-NBDUCLINH dated 17 January 2017 and the amended and supplemented document dated 23 July 2024, regarding the restructuring of the repayment schedule; |
| Credit line: | VND 200,000,000,000 (or an equivalent amount in foreign currency); |
| Maturity of the contract: | 144 months from the first disbursement date but not later than 25 October 2028, as per the amended and supplemented credit agreement document dated 23 July 2024; |
| Borrowing purpose: | Payment of legitimate investment expenses for the Export Garment Processing Factory Project located at No 68 Nguyen Khuyen, Duc Linh Commune , Lam Dong Province; |
| Interest rate: | The lending interest rate at the time of contract signing is 7,8% per annum for loans in VND and 4,4% per annum for loans in USD, fixed for a period of 12 months from the first disbursement date. After that, the lending interest rate is determined on a floating basis and adjusted according to the Bank's regulations, with the interest rate being adjusted once a month, on the 25th of each month; |
| Method of security: | The collateral consists of machinery, equipment, and construction works owned by the Company; |

(17) Long-term of loan Viet Nam Joint Stock Commercial Bank for Industry and Trade - - Ho Chi Minh City Branch No. 4:

| | |
|---|---|
| Agreement No: | 01/2023-HĐCVDADT/NHCT908 - TCT NBC_KONTUM; |
| Credit line: | 46,400,000,000 VND, but not exceeding 70% of the total investment cost of the investment plan at any time; |
| Maturity of the contract: | 96 months from the day following the date the Lender disburses the first Debt; |
| Borrowing purpose: | Project investment: Renovating and expanding KonTum Garment Factory; |
| Interest rate: | Current interest rate: is the interest rate recorded on each debt receipt from the time of disbursement until there is an interest rate adjustment; Interest rate for overdue debt: 150% of current loan interest rate applied at the time of transferring overdue debt; Late payment interest rate: 10%/year; |
| Method of security: | Guaranteed by assets arising under this Contract include:<br>Real estate mortgage contract No. 01/2023/MMTB/HDBĐ/NHCT908 - TCTNBC_KONTUM dated 13 December 2023.<br>Property Rights Mortgage Contract No. 01/2023/QTS_HDTD/HDBĐ/NHCT908 - TCTNBC_KONTUM dated 13 December 2023. |

### 5.18 Loans and finance lease liabilities (Continued)

| | |
|---|---|
| Agreement No: | 01/2015-HĐTDDA/NHCT908-NBHAUGIANG dated 02 July 2015; |
| Credit line: | VND 152,000,000,000 or an equivalent amount in foreign currency; |
| Maturity of the contract: | 96 months from the day following the date the Lender disburses the first Debt; |
| Borrowing purpose: | Payment of reasonable and actual expenses incurred to implement the "Investment Project for the Garment Factory of Nha Be Garment Corporation - Hau Giang - Phase 1 (Construction and machinery equipment costs)"; |
| Interest rate: | Interest rate within the term: The interest rate stated on each promissory note from the disbursement date until any interest rate adjustments are made; Interest rate for overdue debt: 150% of the applicable lending interest rate within the term at the time of the debt becoming overdue; Late payment interest rate: 10% per annum; |
| Method of security: | All assets formed from the construction project of the Garment Factory of Nha Be Garment Corporation - Hau Giang Phase I, temporarily located in the Industrial Complex - Handicraft, Vi Thanh Ward, Can Tho City, include: land use rights, all structures on the land (factories), machinery and equipment, transportation vehicles belonging to the project as specified in the Movable Property Mortgage Contract No. 01/2015/HDTC-MAYNHABE-HAUGIANG dated 02 July 2015. |
| Agreement No: | 01/2020-HĐCVDADT/NHCT908-NHA BE HAU GIANG dated 07 August 2020; |
| Credit line: | VND 6,044,000,000; |
| Maturity of the contract: | 84 months from the day following the first disbursement by the lender; The grace period is 18 months from the date of the first disbursement; |
| Borrowing purpose: | Used to pay reasonable and legitimate expenses for the Borrower's Warehouse Construction Project (the Project); |
| Interest rate: | Current interest rate: is the interest rate recorded on each debt receipt from the time of disbursement until there is an interest rate adjustment; Interest rate for overdue debt: 150% of current loan interest rate applied at the time of transferring overdue debt; Late payment interest rate: 10%/year; |
| Method of security: | Mortgage of all assets formed from the NBC Warehouse Construction Project – Nha Be Garment Corporation at Nha Be Garment - Hau Giang, Industrial Complex - Handicraft, Vi Thanh Ward, Can Tho City, including: land use rights; ownership rights to houses and other assets attached to the land as stated in Mortgage Contract No. 01/2020/HĐTC/NHCT908-NHA BE HAU GIANG; |

### 5.19 Convertible bonds

| | 30 June 2026 | | | Movement during the period | | 01 January 2026 | | |
|---|---|---|---|---|---|---|---|---|
| | Value (VND) | Interest rate (%) | Term (Year) | Bond issuance/ Amortization of bond issuance costs for the period (VND) | Conversion of bonds into shares (VND) | Value (VND) | Interest rate (%) | Term (Year) |
| Par value of bonds issued | 180,000,000,000 | 5.0 | 02 years | - | - | 180,000,000,000 | 5.0 | 02 years |
| Bond flotation costs | (272,625,000) | | | 90,875,000 | - | 363,500,000 | | |
| **Total (i)** | **179,727,375,000** | | | **90,875,000** | **-** | **179,636,500,000** | | |

(i) Details regarding the convertible bonds are as follow:

| | |
|---|---|
| Bond name | : Nha Be Garment Corporation JSC Bond; |
| Type of bond | : Enterprise bond; |
| Bond code | : MNB425035; |
| Issue date | : 08 December 2025; |
| Date of maturity | : 08 December 2027; |
| Par value of the bond | : 100,000 VND/bond; |
| Number of bonds issued: | : 1,800,000 bonds; |
| Purpose of use of proceeds from the bonds | : Payment of loans to Joint Stock Commercial Banks; |
| Conversion term | : The bonds shall be converted into ordinary shares in a single conversion. The conversion date is the date falling exactly 24 months from the issue date; |
| Conversion ratio | : 1:5 (each bond is convertible into 5 ordinary shares); |

### 5.20 Deferred income tax assets and Deferred income tax payables

| | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|
| **a) Deferred income tax assets** | | |
| Corporate income tax rate used to determine the value of deferred tax assets | 20% | 20% |
| Deferred income tax assets relate to temporary deductible differences | 296,626,655 | 234,718,146 |
| **b) Deferred tax liabilities** | | |
| Corporate income tax rate used to determine the value of deferred tax assets | 20% | 20% |
| Deferred tax liabilities arising from taxable temporary differences | 19,581,587,501 | 18,408,062,026 |

## 5.21 Owners' equity

### a. Changes of owners' equity

*Unit: VND*

| | Share capital | Development and Investment Fund | Retained profits | Funds invested in construction | Total |
|---|---|---|---|---|---|
| **As at 01 January 2025** | **200,000,000,000** | **72,988,142,817** | **142,098,210,116** | **104,006,020,114** | **519,092,373,047** |
| Profit in the previous year | - | - | 153,881,686,164 | 68,547,043,175 | 222,428,729,339 |
| Distribution to Development and investment funds | - | 6,175,814,837 | (6,175,814,837) | - | - |
| Deducting bonus fund for the Board of Directors and the Supervisory Board | - | - | (3,776,926,676) | (1,869,308,644) | (5,646,235,320) |
| Distributed to bonus & welfare funds | - | - | (12,396,826,911) | (4,067,786,989) | (16,464,613,900) |
| Dividends | - | - | (40,000,000,000) | (15,773,601,153) | (55,773,601,153) |
| Depreciation of fixed assets formed from Investment and development funds | - | (21,234,497) | - | (15,589,174) | (36,823,671) |
| Increase the equity owned ratio in the subsidiary | - | - | 7,746,899,011 | (16,026,899,011) | (8,280,000,000) |
| Profit distribution by an associate | - | - | (969,757,252) | - | (969,757,252) |
| Changes in the equity of associates company | - | - | 51,455,065 | - | 51,455,065 |
| Consolidation adjustments | - | - | (2) | (42,763) | (42,765) |
| **As at 01 January 2026** | **200,000,000,000** | **79,142,723,157** | **240,458,924,678** | **134,799,835,555** | **654,401,483,390** |
| Profit in this period | - | - | 62,927,056,163 | 32,016,601,595 | 94,943,657,758 |
| Distribution to Development and investment funds (i) | - | 5,574,116,632 | (5,574,116,632) | - | - |
| Distributed to bonus & welfare funds (i) | - | - | (16,745,699,392) | (5,874,173,231) | (22,619,872,623) |
| Deducting bonus fund for the Board of Directors and the Supervisory Board (i) | - | - | (5,624,248,353) | (3,022,873,807) | (8,647,122,160) |
| Dividends (i) | - | - | - | (15,958,050,000) | (15,958,050,000) |
| Depreciation of fixed assets formed from Investment and development funds | - | (9,445,860) | - | (6,934,620) | (16,380,480) |
| Changes in the equity of associates company | - | - | (826,131,875) | - | (826,131,875) |
| Others | - | - | (1,950) | 2,347 | 397 |
| **As at 30 June 2026** | **200,000,000,000** | **84,707,393,929** | **274,615,782,639** | **141,954,407,839** | **701,277,584,407** |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 5.21 Owners' equity (Continued)

#### a. Changes of owners' equity (Continued)

(i) The Corporation and its subsidiaries distribute profits according to the Resolutions of the General Meeting of Shareholders in 2024 of the Corporation and its subsidiaries.

On 20 July 2026, the Corporation's Board of Directors issued Resolution No. 10/2026/HĐQT regarding the payment of dividends for 2025 in cash at a rate of 20% per share (each share receiving VND 2,000). The record date is 7 August 2026, and the payment date is 24 August 2026.

#### b. Details of owners' equity

| | 30 June 2026<br>VND | 01 January 2026<br>VND |
|---|---|---|
| Vietnam National Textile and Garment Corporation | 50,400,000,000 | 50,400,000,000 |
| 4M JSC | 48,787,060,000 | 48,787,060,000 |
| Mr. Nguyen Ly Duc Quan | (*) | 11,592,790,000 |
| An Phat Investment JSC | 17,130,230,000 | (*) |
| Ms. Tran Linh Trang | 14,200,000,000 | 14,200,000,000 |
| Others | 69,482,710,000 | 75,020,150,000 |
| **Total** | **200,000,000,000** | **200,000,000,000** |

(*) As at 30 June 2026 and 1 January 2026, the above entities were not major shareholders and therefore are not disclosed.

#### c. Capital transactions with shareholders and appropriation of profits and dividends

| | For the period ended 30 June 2026<br>VND | For the period ended 30 June 2025<br>VND |
|---|---|---|
| **- Shareholders' capital** | | |
| Opening balance | 200,000,000,000 | 200,000,000,000 |
| Increased during the period | - | - |
| Decreased during the period | - | - |
| Closing balance | 200,000,000,000 | 200,000,000,000 |

#### d. Shares

| | 30/6/2026<br>Shares | 01/01/2026<br>Shares |
|---|---|---|
| **Quantity of registered shares** | **20,000,000** | **20,000,000** |
| **Quantity of issued shares** | **20,000,000** | **20,000,000** |
| Common shares | 20,000,000 | 20,000,000 |
| **Outstanding shares** | **20,000,000** | **20,000,000** |
| Common shares | 20,000,000 | 20,000,000 |
| *Par value of outstanding shares (VND/ shares)* | *10,000* | *10,000* |

#### e. The Company's funds

| | 30 June 2026<br>VND | 01 January 2026<br>VND |
|---|---|---|
| Development and investment funds | 84,707,393,929 | 79,142,723,157 |
| **Total** | **84,707,393,929** | **79,142,723,157** |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 5.22 Off Statement of financial position Items in the interim consolidated Financial Statement

**a) Bad debts resolved**

| | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|
| Debenhams Retail | 6,623,559,760 | 6,623,559,760 |
| Others entities | 13,611,658,791 | 13,117,069,276 |
| **Total** | **20,235,218,551** | **19,740,629,036** |

**b) Foreign currencies**

| | 30 June 2026 | 01 January 2026 |
|---|---|---|
| **Bank deposits** | | |
| USD | 2,634,090.69 | 9,362,389.37 |
| **Equivalent to VND** | **84,158,428,443** | **244,118,145,037** |
| EUR | 3,375 | 53,091.21 |
| **Equivalent to VND** | **102,425,769** | **1,611,249,204** |

**c) The list of assets of the Corporation used as collateral or mortgage as at 30 June 2026**

| Type of asset | History cost | Accumulated depreciation | Net book value |
|---|---|---|---|
| **1. Tangible fixed assets** | **597,825,912,894** | **343,200,354,996** | **254,625,557,897** |
| *Buildings and Structures* | *310,895,813,027* | *136,414,840,399* | *174,480,972,628* |
| *Machinery, equipment* | *270,038,855,220* | *200,322,880,978* | *69,715,974,241* |
| *Transportation means* | *13,348,133,434* | *3,683,759,590* | *9,664,373,844* |
| *Office equipment* | *3,543,111,213* | *2,778,874,029* | *764,237,184* |
| **2. Intangible fixed assets** | **7,701,586,272** | **1,700,257,034** | **6,001,329,238** |
| *Land use rights with a definite term* | *7,701,586,272* | *1,700,257,034* | *6,001,329,238* |
| **Total** | **605,527,499,166** | **344,900,612,030** | **260,626,887,135** |

| Items | Book value/ Original value |
|---|---|
| Cash equivalents | 5,000,000,000 |
| Investments held to maturity | 47,863,835,616 |
| **Total** | **52,863,835,616** |

Information on the pledgee/mortgagee, the purpose of the security, and the related terms is presented in Note 5.18.

## 6. ADDITIONAL INFORMATION ON THE TEMS OF THE INTERIM CONSOLIDATED INCOME STATEMENT

### 6.1 Revenues from sales and services rendered

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Revenues from sales | 2,066,957,869,141 | 2,189,780,325,458 |
| Revenues from services rendered | 406,418,132,077 | 142,085,601,898 |
| **Total** | **2,473,376,001,218** | **2,331,865,927,356** |
| **In which:** ***Revenue from related parties*** *(Details in Note 7.2)* | ***44,307,274,893*** | ***35,287,663,960*** |

### 6.2 Revenue deductions

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Sales discounts | 1,123,264,349 | 2,537,051,153 |
| Sales returns | 1,180,427,255 | 1,093,745,404 |
| **Total** | **2,303,691,604** | **3,630,796,557** |

### 6.3 Net revenues from sales and services rendered

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Revenues from sales | 2,064,654,177,537 | 2,186,149,528,901 |
| Revenues from services rendered | 406,418,132,077 | 142,085,601,898 |
| **Total** | **2,471,072,309,614** | **2,328,235,130,799** |

### 6.4 Costs of goods sold

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Cost of goods sold | 1,716,234,419,752 | 1,806,882,857,494 |
| Costs of services | 295,743,020,857 | 102,708,521,083 |
| Provision for inventory devaluation | - | (592,539,432) |
| **Total** | **2,011,977,440,609** | **1,908,998,839,145** |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 6.5 Financial income

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Interest income | 6,550,560,589 | 3,900,449,167 |
| Dividends and profit distributed | 1,675,000,000 | 3,094,502,877 |
| Realized foreign exchange gain | 22,456,748,534 | 23,407,024,463 |
| Other financial income | 2,286,844,471 | 2,138,806,333 |
| **Total** | **32,969,153,594** | **32,540,782,840** |

### 6.6 Financial expenses

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Borrowing costs | 45,497,345,251 | 39,980,848,113 |
| Realized foreign exchange loss | 6,677,741,912 | 14,997,119,166 |
| Allowances for investments | 814,605,787 | 647,835,214 |
| Deductions from financial expenses | 177,992,862 | 726,486,299 |
| **Total** | **53,167,685,812** | **56,352,288,792** |

### 6.7 Selling expenses and General administrative expenses

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| **Selling expenses** | **132,775,133,542** | **129,680,406,765** |
| Employee expenses | 29,318,276,483 | 24,483,800,681 |
| Materials expenses | 3,285,114,548 | 2,279,431,858 |
| Office supplies expenses | 660,372,256 | 437,775,723 |
| Amortization and Depreciation expenses | 971,229,900 | 1,239,802,296 |
| Outsourcing expenses | 89,505,694,523 | 93,162,379,606 |
| Other cash expenses | 9,034,445,832 | 8,077,216,601 |
| **General administrative expenses** | **202,034,512,560** | **184,293,957,456** |
| Employee expenses | 127,077,135,874 | 119,239,565,801 |
| Materials expenses | 3,338,388,677 | 3,441,311,651 |
| Office supplies expenses | 3,203,957,035 | 3,506,955,928 |
| Amortization and Depreciation expenses | 8,792,604,205 | 10,285,843,648 |
| Charges and fee | 3,018,632,835 | 2,370,096,370 |
| (Reversal)/Increase in allowances for doubful debts | 2,380,917,329 | (146,856,076) |
| Outsourcing expenses | 29,662,989,935 | 25,945,362,856 |
| Other cash expenses | 24,559,886,670 | 19,651,677,278 |
| **Total** | **334,809,646,102** | **313,974,364,221** |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 6.8 Share of net profit of associates and joint ventures

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| NBC Logistics JSC | 1,249,178,451 | 1,060,381,112 |
| 9 Garment JSC | (887,670,647) | (528,150,916) |
| Nha Be Consultancy and Technology JSC | (922,109) | (22,728,801) |
| Nha Be Industry Construction JSC | 637,800,924 | 1,207,850,362 |
| Song Tien Garment JSC | 315,434,927 | 69,526,807 |
| Vinatex - Duc Pho Garment JSC | 376,015,907 | 757,829,789 |
| **Total** | **1,689,837,453** | **2,544,708,353** |

### 6.9 Other income

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Disposals of fixed assets | 461,982,992 | 674,931,370 |
| Liquidation of raw materials, tools, and equipment | - | 354,096,895 |
| Income from forwarding, import and export services | 314,241,703 | 1,319,761,000 |
| Rental income | 4,005,848,198 | 3,802,832,544 |
| Others | 9,848,989,566 | 9,159,931,586 |
| **Total** | **14,631,062,459** | **15,311,553,395** |

### 6.10 Other expenses

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Penalty expenses | 56,700,262 | 59,934,682 |
| Cost of factories for rental | 2,413,114,066 | 1,071,076,633 |
| Others | 1,206,571,103 | 2,693,075,595 |
| **Total** | **3,676,385,431** | **3,824,086,910** |

### 6.11 Production and business expenses by factors

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Raw material expenses | 1,064,381,460,982 | 853,723,112,390 |
| Employee expenses | 850,529,585,405 | 864,644,043,204 |
| Amortization and Depreciation expenses | 44,298,159,504 | 49,038,707,692 |
| (Reversal)/Increase in allowances | 2,380,917,329 | (739,395,508) |
| Outsourcing expenses | 321,958,618,959 | 528,541,578,768 |
| Other cash expenses | 78,253,735,312 | 69,109,433,471 |
| **Total** | **2,361,802,477,491** | **2,364,317,480,017** |

### 6.12 Current corporate income tax expense

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Current corporate income tax expense of the Corporation and its subsidiaries | 20,675,930,442 | 17,263,724,482 |
| **Total** | **20,675,930,442** | **17,263,724,482** |

### 6.13 Deferred corporate income tax expense

| | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|
| Deferred corporate income tax expenses arising from taxable temporary difference | 1,173,525,475 | - |
| Deferred corporate income tax income arising from deductible temporary difference | (61,908,509) | (75,142,306) |
| **Deferred corporate income tax expenses** | **1,111,616,966** | **(75,142,306)** |

### 6.14 Basic earnings per share

| | For the period ended 30 June 2026 | For the period ended 30 June 2025 (Re-stated) |
|---|---|---|
| **Profit after corporate income tax** | **62,927,056,163** | **48,727,598,410** |
| Deducting welfare and reward fund, and the management board bonus fund (VND) | - | (11,184,973,873) |
| **Earnings per ordinary share (VND)** | **62,927,056,163** | **37,542,624,537** |
| Weighted average number of ordinary shares outstanding during the period (shares) | 20,000,000 | 20,000,000 |
| **Basic earnings per share (VND/share)** | **3,146** | **1,877** |

As of the date of preparation of this interim consolidated financial statement, the Corporation and its subsidiaries have not been able to reliably estimate the amount of profit for the accounting period ending 30 June 2026 that may be allocated to the bonus and welfare fund, and the executive management bonus fund. If the allocations to these funds for the accounting period ending 30 June 2026 are excluded, the profit attributable to ordinary shareholders will decrease, and basic earnings per share will correspondingly decline.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

### 6.14 Basic earnings per share (Continued)

**Restated of the item 'Basic earnings per share' for the period ended 30 June 2025:**

Basic earnings per share for the period ended 30 June 2025 were restated because, in 2026, the Corporation and its subsidiaries distributed profits in accordance with the resolutions of the annual General Meetings of Shareholders of the Corporation and its subsidiaries. Accordingly, allocations were made to the bonus and welfare fund and the executive management bonus fund. As a result, the profit attributable to ordinary shareholders for the purpose of calculating basic earnings per share for the period ended 30 June 2025 was reduced by half of the allocated amount. The basic earnings per share for the period ended 30 June 2025 changed as follows:

| | For the period ended 30 June 2025 | For the period ended 30 June 2025 (Re-stated) | Difference |
|---|---|---|---|
| **Profit after corporate income tax** | **48,727,598,410** | **48,727,598,410** | **-** |
| Deducting welfare and reward fund, and the management board bonus fund (VND) | - | (11,184,973,873) | (11,184,973,873) |
| **Profit attributable to ordinary shareholders (VND)** | **48,727,598,410** | **37,542,624,537** | **(11,184,973,873)** |
| Weighted average ordinary shares outstanding during the period (shares) | 20,000,000 | 20,000,000 | - |
| **Basic earnings per share (VND/share)** | **2,436** | **1,877** | **(559)** |

### 6.15 Diluted earnings per share

| | For the period ended 30 June 2026 | For the period ended 30 June 2025 (Re-stated) |
|---|---|---|
| **Profit after corporate income tax** | **62,555,606,163** | **48,727,598,410** |
| ***Increase adjustment:*** | ***4,096,809,590*** | ***-*** |
| *After-tax borrowing cost of the convertible bonds* | 4,096,809,590 | - |
| ***Decrease adjustment:*** | ***-*** | ***(11,184,973,873)*** |
| *Deducting welfare and reward fund, and the management board bonus fund (VND)* | - | *(11,184,973,873)* |
| **Profit or loss attributable to ordinary shareholders (VND)** | **66,652,415,753** | **37,542,624,537** |
| Weighted average ordinary shares outstanding during the period (shares) | 20,000,000 | 20,000,000 |
| Weighted average number of ordinary shares from the conversion of convertible bonds (shares) (i) | 9,000,000 | - |
| Weighted average number of additional ordinary shares expected to be issued (shares) (ii) | 1,000,000 | - |
| **Diluted earnings per share (VND/share)** | **2,222** | **1,877** |

(i) As presented in Note 5.20, on 8 December 2025 the Corporation issued VND 180,000,000,000 of convertible bonds with a par value of VND 100,000 per bond, with a conversion ratio of 1:5 (each bond being convertible into 5 ordinary shares).

(ii) According to Resolution No. 01/2026/NQ-ĐHĐCĐ dated 26 June 2026 of the Annual General Meeting of Shareholders, the Corporation plans to issue additional shares under an employee stock option program (details are provided in Note 7.1).

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

## 7. OTHER INFORMATION

### 7.1 Commitments

**Operating lease commitments**

The Corporation is currently leasing warehouses, factories, part of offices, premises of commercial and service zones under the contract of revenue lease for operation lease, whereby, the operating rental price is negotiated annually.

**Capital commitment**

According to Resolution No. 08/2026/HĐQT dated 15 June 2026 on the capital contribution for the establishment of a new company and the appointment of an authorized representative at AI+DI NBC Joint Stock Company, the Corporation committed to contribute VND 12,250,000,000, equivalent to 49% of the charter capital of AI+DI NBC Joint Stock Company. As at the date of issuance of the interim consolidated financial statements, the Corporation and the related parties were in the process of completing the procedures for the capital contribution and establishment of the Company.

**Subsequent events**

According to Resolution No. 10/2026/HĐQT dated 20 July 2026, the Board of Directors approved the payment of dividends for 2025 in cash at a rate of 20% per share (each share receiving VND 2,000). The record date is 7 August 2026 and the payment date is 24 August 2026.

**Issuance of shares under the Employee Stock Ownership Plan (ESOP)**

According to Resolution No. 01/2026/NQ-ĐHĐCĐ dated 26 June 2026 of the Annual General Meeting of Shareholders approving the proposal for issuing shares under the employee stock ownership plan, the key details are as follows:

- Expected number of shares to be issued: 1,000,000 shares, equivalent to VND 10,000,000,000 (par value of VND 10,000 per share; issuance price of VND 10,000 per share).
- Eligible recipients: Members of the Board of Directors, members of the Supervisory Board, the Executive Board, the Chief Accountant, managerial positions, and key employees of the Corporation.
- Transfer restriction: Shares issued under the ESOP program will be subject to a 100% transfer restriction for 2 years from the closing date of the issuance.
- Implementation period: Quarter III of 2026.

As at the date of issuance of the interim consolidated financial statements, the Corporation was in the process of implementing the approved ESOP share issuance plan.

### 7.2 Information of related parties

List of major related parties with which the Corporation had transactions during the period:

| Related Parties | Relationship |
|---|---|
| Song Tien Garment JSC | Associate |
| Nha Be - Soc Trang Garment JSC | Associate |
| Gia Phuc Garment JSC | Associate |
| 9 Garment JSC | Associate |
| NBC Logistics JSC | Associate |
| Nha Be Technology And Equipment JSC | Associate |
| Nha Be Consultancy and Technology JSC | Associate |
| Vinatex Duc Pho Garment JSC | Associate |
| Hung Phat Manufacturing Trading Service JSC | Associate |
| Members of the Board of Management, Supervisory Board, Board of Directors, other managers and close family members of individuals are stakeholders | Significant influence |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**
For the period ended 30 June 2026

### 7.2 Information of related parties (Continued)

In the period, the Corporation has transactions and outstanding balances with related parties as follows:

| Name | Position | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|---|
| Board of Management | Remuneration | 306,000,000 | 306,000,000 |
| Board of Supervisors | Remuneration | 108,000,000 | 108,000,000 |
| Board of General Directors | Salary | 5,377,247,610 | 5,129,840,729 |
| **Total** | | **5,791,247,610** | **5,543,840,729** |

### b. Transactions with related parties

| Related parties | Nature of transaction | For the period ended 30 June 2026 VND | For the period ended 30 June 2025 VND |
|---|---|---|---|
| **Purchasing** | | **77,368,329,810** | **82,913,822,678** |
| Vinatex Duc Pho Garment JSC | Other goods and services | 9,246,157,260 | 9,247,826,028 |
| NBC Logistics JSC | Logistics | 25,656,924,089 | 22,876,967,572 |
| Nha Be - Soc Trang Garment JSC | Processing services | 7,519,949,880 | 18,042,122,700 |
| Song Tien Garment JSC | Processing services | 11,806,775,040 | 6,276,557,358 |
| Nha Be Technology And Equipment JSC | Equipment, tools | 23,138,523,541 | 26,470,349,020 |
| **Selling** | | **44,307,274,893** | **35,287,663,960** |
| NBC Logistics JSC | Import and export costs | 2,214,702,446 | 1,695,773,577 |
| | Other services, goods | 1,350,055,358 | 1,190,746,260 |
| Nha Be - Soc Trang Garment JSC | Clothing, raw materials | 39,921,696,511 | 31,536,191,636 |
| | Other services, goods | 130,764,929 | 350,281,978 |
| Song Tien Garment JSC | Other services, goods | 87,109,167 | 6,400,000 |
| Nha Be Technology And Equipment JSC | Other services, goods | 602,946,482 | 508,270,509 |

## 7.2 Information of related parties (Continued)

### c. Balance with related parties

| Related parties | Classification | 30 June 2026 VND | 01 January 2026 VND |
|---|---|---|---|
| **Investments held to maturity** | | **2,000,000,000** | **2,000,000,000** |
| Hung Phat Manufacturing Trading Service JSC | Short-term | 2,000,000,000 | 2,000,000,000 |
| **Receivables from customers** | | **133,092,081,151** | **93,666,827,706** |
| NBC Logistics JSC | Short-term | 483,762,085 | 547,228,205 |
| Nha Be - Soc Trang Garment JSC | Short-term | 131,750,080,791 | 92,361,078,012 |
| Song Tien Garment JSC | Short-term | - | 12,150,000 |
| Nha Be Consultancy and Technology JSC | Short-term | 639,727,000 | 639,727,000 |
| Nha Be Technology And Equipment JSC | Short-term | 218,511,275 | 106,644,489 |
| **Prepayments to sellers** | | **3,695,662,257** | **10,468,908,527** |
| Vinatex Duc Pho Garment JSC | Short-term | - | 638,224,447 |
| Nha Be - Soc Trang Garment JSC | Short-term | - | 5,900,862,573 |
| Nha Be Consultancy and Technology JSC | Short-term | 3,695,662,257 | 3,929,821,507 |
| **Other receivables** | | **50,218,707,393** | **47,314,867,922** |
| Binh Thuan - Nha Be Garment JSC | Short-term | 700,000,000 | 700,000,000 |
| NBC Logistics JSC | Short-term | 1,857,250,000 | 1,000,000,000 |
| Gia Phuc Garment JSC | Short-term | 24,989,510,833 | 24,989,510,833 |
| Nha Be Technology And Equipment JSC | Short-term | 1,600,000,000 | - |
| Nha Be - Soc Trang Garment JSC | Short-term | 8,300,084,454 | 7,853,494,983 |
| Nha Be Consultancy and Technology JSC | Short-term | 71,862,106 | 71,862,106 |
| Nha Be - Soc Trang Garment JSC | Long-term | 12,700,000,000 | 12,700,000,000 |
| **Trade payables** | | **29,850,904,564** | **26,583,468,520** |
| NBC Logistics JSC | Short-term | 10,915,312,340 | 10,994,077,959 |
| Song Tien Garment JSC | Short-term | 3,754,401,497 | 4,362,979,976 |
| Vinatex Duc Pho Garment JSC | Short-term | 2,614,582,215 | - |
| Nha Be Technology And Equipment JSC | Short-term | 12,566,608,512 | 11,226,410,585 |

### 7.3 Comparative figures

Comparative figures on the interim consolidated Statement of financial position and related notes are taken from the consolidated financial statements for the year ended 31 December 2025 which have been audited by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

Comparative figures in the interim consolidated income statement, interim consolidated cash flows statement and related notes are taken from the interim consolidated financial statements for the period ended 30 June 2025 which have been reviewed by CPA VIETNAM Auditing Company Limited - An Independent Member Firm of INPACT.

The Corporation has applied the guidance under Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC from 1 January 2026. To ensure comparability of information presented in the interim consolidated financial statements, the Corporation has restated or reclassified certain items as at 1 January 2026 in the interim consolidated statement of financial position as follows:

| | As at 01 January 2026 (Re-stated) VND | As at 31 December 2025 (Stated) VND | Difference VND |
|---|---|---|---|
| Short-term allowance for impairment of held-to-maturity investments | (2,000,000,000) | - | (2,000,000,000) |
| Short-term allowances for doubtful debts | (9,078,252,319) | (11,078,252,319) | 2,000,000,000 |
| Dividends and profit payable | 2,016,060,651 | - | 2,016,060,651 |
| Other short-term payables | 58,077,928,442 | 60,093,989,093 | (2,016,060,651) |

*Ho Chi Minh City, 26 August 2026*

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Dang Minh Tuyen | Dang Minh Tuyen | Nguyen Ngoc Lan |

TỔNG CÔNG TY MAY NHÀ BÈ - CÔNG TY CỔ PHẦN