An Cuong Wood - Working Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2026

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CONTENTS

An Cuong Wood - Working Joint Stock Company

GENERAL INFORMATION

THE COMPANY

An Cuong Wood - Working Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 3700748131 issued by the Department of Planning and Investment of Binh Duong Province – now the Department of Finance of Ho Chi Minh City on 20 September 2006, and subsequently amended ERCs, with the latest being the 36th amended ERC dated 8 September 2025.

The Company's shares coded ACG were listed on the Ho Chi Minh Stock Exchange ("HOSE") in accordance with the Decision No. 585/QD-SGDHCM signed by the Deputy General Director of HOSE on 25 August 2022.

The current principal activities of the Company and its subsidiaries ("the Group") are to manufacture and trade wooden household, industrial wooden items, artificial boards, interior decoration, kitchen equipment and other wooden related products; provide installation services.

The Company's registered head office is located at Land lot No. 681, Map No. 5, DT 747B Street, Phuoc Hai Town, Tan Khanh Ward, Ho Chi Minh City, Vietnam and commercial representative office is located at No. 98, Commercial Borey Chip Mong Landmark 271, Prek Ta Kong, Chak Angrae Leu, Mean Chey, Phnom Penh, Cambodia.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Le Duc Nghia	Chairman
Mr Masao Kamibayashiyama	Vice Chairman
Mr Nguyen Minh Tuan	Member
Mr Le Thanh Phong	Member
Ms Nguyen Thi Dieu Phuong	Member
Mr Nguyen Thanh Quyen	Independence Member
Ms Vu Hau Giang	Independence Member

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Ms Tran Thi Ngoc Tue	Head	
Ms Nguyen Thi Thuy Trang	Member	
Ms Vuong Hoang Thao Linh	Member	appointed on 7 May 2026
Ms Mai Thi Phuong Thao	Member	resigned on 7 May 2026

BOARD OF MANAGEMENT

Members of the Board of Management during the period and at the date of this report are:

Ms Vo Thi Ngoc Anh	General Director
Mr Le Thanh Phong	Deputy General Director
Ms Nguyen Thi Kim Thoa	Deputy General Director
Ms Nguyen Thi Duyen	Deputy General Director
Mr Ngo Tan Tri	Deputy General Director
Ms Thieu Thi Ngoc Diem	Chief Accountant

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Ms Vo Thi Ngoc Anh.

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of An Cuong Wood - Working Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2026.

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

The Board of Management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Group and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim consolidated financial statements, the Board of management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE BOARD OF MANAGEMENT

The Board of Management do hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2026 and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of the Board of management,

26 August 2026

M.S.D.N:3700748131-C.T.C.P
CÔNG TY
CỔ PHẦN
GỖ AN CƯỜNG
THÀNH PHỐ HỒ CHÍ MINH

GENERAL DIRECTOR

Vo Thi Ngoc Anh

EY
Shape the future with confidence

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Website (VN): ey.com/vi_vn

Reference: 13689150/69405370/LR-HN

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: The Shareholders of An Cuong Wood – Working Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of An Cuong Wood – Working Joint Stock Company ("the Company") and its subsidiaries ("the Group"), as prepared on 26 August 2026 and set out on pages 5 to 51 which comprise the interim consolidated statement of financial position as at 30 June 2026, and the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

The Board of Management's responsibility

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

Auditors' responsibility

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

A review of interim 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.

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Conclusion

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

Ho Chi Minh City, Vietnam

26 August 2026

Ernst & Young Vietnam Limited

M.S.D.N: 0300811602 - C.T.T.N.H.H
CÔNG TY
TNHH
ERNST & YOUNG
VIỆT NAM
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ho Khanh Tan
Deputy General Director
Audit Practicing Registration Certificate
No. 3458-2025-004-1

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INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance *(as restated – Note 37)*
A. CURRENT ASSETS	**100**		**5,661,507,286,616**	**5,150,091,246,409**
I. Cash and cash equivalents	***110***	***4***	***241,133,823,696***	***87,706,924,742***
1. Cash	111		90,841,015,477	87,706,924,742
2. Cash equivalents	112		150,292,808,219	-
II. Current investments	***120***	***5***	***2,697,053,604,743***	***2,211,785,344,818***
1. Short-term held-to-maturity investments	123		2,892,253,604,743	2,406,985,344,818
2. Provision for diminution in value of held-to-maturity investments	124		(195,200,000,000)	(195,200,000,000)
III. Current receivables	***130***		***908,925,956,501***	***900,384,419,657***
1. Short-term trade receivables	131	6	736,291,518,950	701,699,317,747
2. Short-term advances to suppliers	132	7	251,072,717,395	292,072,055,261
3. Other short-term receivables	135	8	16,325,129,868	2,917,594,246
4. Provision for short-term doubtful receivables	136	6	(97,559,054,441)	(97,930,758,127)
5. Shortage of assets awaiting resolution	137		2,795,644,729	1,626,210,530
IV. Inventories	***140***	***9***	***1,735,800,490,566***	***1,543,778,653,057***
1. Inventories	141		1,784,928,441,938	1,592,019,882,925
2. Provision for diminution in value of inventories	142		(49,127,951,372)	(48,241,229,868)
V. Other current assets	***160***		***78,593,411,110***	***406,435,904,135***
1. Short-term deferred expenses	161	10	21,324,342,607	14,470,665,955
2. Deductible value-added tax	162	20	56,687,599,712	90,419,979,410
3. Tax and other receivables from the State	163	20	581,468,791	1,118,409,455
4. Other current assets	165		-	300,426,849,315

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
B. NON-CURRENT ASSETS	**200**		**2,688,847,226,304**	**1,821,905,533,378**
I. Non-current receivables	***210***		***170,862,356,700***	***164,037,509,131***
1. Long-term trade receivables	211		1,100,000,000	1,528,474,856
2. Other long-term receivables	215	8	169,762,356,700	162,509,034,275
II. Fixed assets	***220***		***342,757,304,230***	***320,906,569,613***
1. Tangible fixed assets	221	11	270,309,862,920	287,510,114,278
Cost	222		1,089,830,017,376	1,071,258,168,969
Accumulated depreciation	223		(819,520,154,456)	(783,748,054,691)
2. Finance leases	224	12	46,141,970,312	5,171,001,632
Cost	225		47,612,170,658	5,218,027,535
Accumulated depreciation	226		(1,470,200,346)	(47,025,903)
3. Intangible fixed assets	227	13	26,305,470,998	28,225,453,703
Cost	228		63,083,762,370	62,358,947,370
Accumulated amortization	229		(36,778,291,372)	(34,133,493,667)
III. Investment properties	***240***	***14***	***13,086,707,289***	***13,170,985,705***
1. Cost	241		13,339,542,536	13,339,542,536
2. Accumulated depreciation	242		(252,835,247)	(168,556,831)
IV. Long-term assets in progress	***250***		***875,991,526,395***	***32,853,852,767***
1. Construction in progress	252	15	875,991,526,395	32,853,852,767
V. Non-current investments	***260***		***465,023,075,692***	***465,714,776,087***
1. Investment in an associate	262	16	345,823,075,692	346,514,776,087
2. Investment in another entity	263	16	119,200,000,000	119,200,000,000
VI. Other non-current assets	***270***		***821,126,255,998***	***825,221,840,075***
1. Long-term deferred expenses	271	10	764,562,285,763	768,871,502,700
2. Deferred tax assets	272	32.3	56,563,970,235	56,350,337,375
TOTAL ASSETS (280 = 100 + 200)	**280**		**8,350,354,512,920**	**6,971,996,779,787**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance *(as restated – Note 37)*
C. LIABILITIES	**300**		**3,650,213,236,066**	**2,562,959,241,021**
I. Current liabilities	***310***		***2,980,158,577,296***	***2,355,975,469,203***
1. Short-term trade payables	311	17	916,595,413,749	686,176,823,212
2. Short-term advances from customers	312	18	169,996,563,486	147,898,485,174
3. Dividends and profits payables	313	33	150,894,603,000	122,226,000
4. Short-term statutory obligations	314	20	42,149,447,539	85,286,674,834
5. Payables to employees	315		23,021,730,638	98,238,555,537
6. Short-term accrued expenses	316	19	63,196,406,741	37,921,241,593
7. Short-term unearned revenue	319		1,408,770,975	1,752,316,797
8. Other short-term payables	320		12,131,216,692	2,265,050,452
9. Short-term loans and finance lease obligations	321	21	1,499,470,901,354	1,209,034,306,911
10. Bonus and welfare fund	323	22	101,293,523,122	87,279,788,693
II. Non-current liabilities	***330***		***670,054,658,770***	***206,983,771,818***
1. Long-term trade payables	331		-	133,212,893,406
2. Long-term unearned revenue	337		4,291,513,924	4,824,126,484
3. Long-term loans and finance lease obligations	339	21	649,707,545,050	56,005,968,518
4. Long-term provisions	343	23	16,055,599,796	12,940,783,410
D. OWNERS' EQUITY	**400**	**24**	**4,700,141,276,854**	**4,409,037,538,766**
1. Share capital	411		1,507,879,460,000	1,507,879,460,000
- *Ordinary shares with voting rights*	*411a*		*1,507,879,460,000*	*1,507,879,460,000*
2. Share premium	412		1,418,741,358,556	1,418,741,358,556
3. Investment and development fund	418		20,998,599,300	20,998,599,300
4. Undistributed earnings	420		1,450,995,517,502	1,387,559,214,388
- *Undistributed earnings by the end of prior period*	*420a*		*1,203,304,656,235*	*883,570,190,010*
- *Undistributed earnings of current period*	*420b*		*247,690,861,267*	*503,989,024,378*
5. Non-controlling interests	429		301,526,341,496	73,858,906,522
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**8,350,354,512,920**	**6,971,996,779,787**

Approved, 26 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Tran Anh Tuan	Thieu Thi Ngoc Diem	Vo Thi Ngoc Anh

M.S.D.N:3700748131-C.T.C.P CÔNG TY CỔ PHẦN GỖ AN CƯỜNG THÀNH PHỐ HỒ CHÍ MINH

INTERIM CONSOLIDATED INCOME STATEMENT

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from sale of goods and rendering of services	**01**	**26.1**	**2,366,883,072,806**	**1,775,591,853,367**
2. Revenue deductions	**02**	**26.1**	**17,476,053,083**	**12,467,552,316**
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	**10**	**26.1**	**2,349,407,019,723**	**1,763,124,301,051**
4. Cost of goods sold and services rendered	**11**	**27**	**1,688,153,777,581**	**1,237,669,361,716**
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	**20**		**661,253,242,142**	**525,454,939,335**
6. Finance income	**22**	**26.2**	**84,007,047,781**	**111,818,421,081**
7. Finance expenses	**23**	**28**	**31,928,033,073**	**23,019,242,843**
- In which: Interest expense	*24*		*29,012,677,684*	*15,503,965,326*
8. Selling expenses	**25**	**29**	**295,546,177,460**	**250,452,813,040**
9. General and administrative expenses	**26**	**29**	**106,950,917,082**	**79,261,754,661**
10. Shares of (loss) profit of associates	**27**	**16.1**	**(691,700,395)**	**254,417,887**
11. Operating profit {30 = 20 +21 + 22 - (23 + 25 + 26 + 27)}	**30**		**310,143,461,913**	**284,793,967,759**
12. Other income	**31**	**31**	**3,141,824,550**	**4,843,227,965**
13. Other expenses	**32**	**31**	**2,935,947,102**	**1,734,947,645**
14. Other profit (40 = 31 - 32)	**40**	**31**	**205,877,448**	**3,108,280,320**
15. Accounting profit before tax (50 = 30 + 40)	**50**		**310,349,339,361**	**287,902,248,079**
16. Current corporate income tax expense	**51**	**32.1**	**68,902,675,980**	**62,418,288,890**
17. Deferred tax (income) expense	**52**	**32.3**	**(213,632,860)**	**2,537,641,233**
18. Net profit after tax (60 = 50 - 51 - 52)	**60**		**241,660,296,241**	**222,946,317,956**

INTERIM CONSOLIDATED INCOME STATEMENT (continued)

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
19. Net profit after tax attributable to shareholders of the parent	**61**	**24**	**244,162,512,325**	**222,946,317,956**
20. Net loss after tax attributable to non-controlling interests	**62**	**24**	**(2,502,216,084)**	**-**
21. Basic earnings per share	**70**	**25**	**1,619**	**1,380**
22. Diluted earnings per share	**71**	**25**	**1,619**	**1,380**

Approved, 26 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Tran Anh Tuan	Thieu Thi Ngoc Diem	Vo Thi Ngoc Anh

M.S.D.N: 3700748131 C.T.C.P. CÔNG TY CỔ PHẦN GỖ AN CƯỜNG THÀNH PHỐ HỒ CHÍ MINH

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period *(as restated – Note 37)*
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**310,349,339,361**	**287,902,248,079**
2. Adjustments for:				
- Depreciation and amortization	02	30	53,992,595,532	51,221,718,456
- Provisions (reversal)	03		3,629,834,204	(801,775,927)
- Foreign exchange (gains) losses arisen from revaluation of monetary accounts denominated in foreign currency	04		(956,356,651)	1,177,881,291
- Profit from investing and financing activities	05		(75,869,527,202)	(106,011,802,162)
- Borrowing costs	06	28	29,012,677,684	15,503,965,326
3. Operating profit before changes in working capital	**08**		**320,158,562,928**	**248,992,235,063**
- Decrease in receivables	09		278,497,833,056	61,341,765,889
- Increase in inventories	10		(192,908,559,013)	(211,359,908,422)
- Increase (decrease) in payables	11		38,269,435,348	(119,206,094,372)
- (Increase) in deferred expenses	12		(11,785,754,998)	(2,434,430,192)
- Borrowing costs paid	14		(28,246,623,634)	(15,509,422,193)
- Corporate income tax paid	15	20	(98,160,255,988)	(55,212,030,526)
- Other cash outflows from operating activities	17		(16,956,443,796)	(8,623,598,880)
Net cash flows from operating activities	**20**		**288,868,193,903**	**(102,011,483,633)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase, construction of fixed assets and other long-term assets	21		(811,212,834,223)	(44,686,227,661)
2. Proceeds from disposals of fixed assets	22		10,868,837,390	112,626,262
3. Placements of term deposits to banks and loans provided to other entities	23		(1,455,000,000,000)	(571,500,000,000)
4. Collections of term deposits from banks and of loans from borrowers	24		988,710,000,000	579,650,000,000
5. Proceeds from disposals of investments in other entities	26		150,348,000,000	96,762,888,000
6. Interest received	27		59,632,582,519	28,613,292,091
Net cash flows from investing activities	**30**		**(1,056,653,414,314)**	**88,952,578,692**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Capital contribution in a subsidiary from non-controlling interests	31	25	83,350,000,000	-
2. Drawdown of borrowings	33	21	2,659,587,616,762	1,326,335,553,948
3. Repayment of borrowings	34	21	(1,818,538,887,936)	(1,331,968,152,737)
4. Payment of principal of finance lease liabilities	35	21	(3,247,658,047)	-
5. Dividend paid	36	24.4	(15,569,000)	(106,120,868,100)
Net cash flows from financing activities	**40**		**921,135,501,779**	**(111,753,466,889)**
Net cash flows for the period (50 = 20 + 30 + 40)	**50**		**153,350,281,368**	**(124,812,371,830)**
Cash and cash equivalents at beginning of period	**60**		**87,706,924,742**	**155,329,618,175**
Impact of foreign exchange rate fluctuation	61		76,617,586	10,728,829
Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	**70**	**4**	**241,133,823,696**	**30,527,975,174**

Approved, 26 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Tran Anh Tuan	Thieu Thi Ngoc Diem	Vo Thi Ngoc Anh

M.S.D.N: 3700748131 CÔNG TY CỔ PHẦN GỖ AN CƯỜNG T.P HỒ CHÍ MINH

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

An Cuong Wood - Working Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 3700748131 issued by the Department of Planning and Investment of Binh Duong Province – now the Department of Finance of Ho Chi Minh City on 20 September 2006, and subsequently amended ERCs, with the latest being the 36th amended ERC dated 8 September 2025.

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The normal course of business cycle of the Group is 12 months.

The number of the Group's employees as at 30 June 2026 was 2,750 (31 December 2025: 2,572).

Corporate structure

As at 30 June 2026 and 31 December 2025, the Group's structure includes 2 (two) directly owned subsidiaries, 1 (one) indirectly owned subsidiary and 1 (one) associate as follows:

			Ending balance	*Beginning balance*
Name	*Location*	*Business activities*	*Ownership and voting right* %	*Ownership and voting right* %
Directly owned subsidiaries				
An Cuong Dong Nai Wood - Working Joint Stock Company ("An Cuong Dong Nai") *(*)*	Dong Nai City	Manufacture and trade wooden products	65	87
Malloca Vietnam Company Limited ("Malloca Vietnam")	Ho Chi Minh City	Trade Malloca – brand kitchen appliances	100	100
Indirectly owned subsidiary				
AConcept Vietnam Company Limited ("Acconcept Vietnam") *(**)*	Ho Chi Minh City	Wholesale and retail of interior and interior decoration	100	100
Associate				
Thang Loi Homes Joint Stock Company ("Thang Loi Homes")	Tay Ninh Province	Trade real estate and develop residential projects	25.5	25.5

(*) On 26 January 2026, the Company completed the transfer of 14,740,000 ordinary shares, representing a 22% ownership interest in An Cuong Dong Nai, to related parties in accordance with Resolution No. 02-2026/NQ-GAC. As a result, the Company's ownership interest and voting rights in An Cuong Dong Nai decreased from 87% to 65%.

(**) AConcept Vietnam is a subsidiary of Malloca Vietnam.

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The interim consolidated financial statements of the Group, expressed in Vietnam dong ("VND"), are prepared in compliance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 – Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim consolidated financial statements, and their use are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim consolidated financial position and the interim consolidated results of operations and the interim consolidated cash flows of the Group in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Group's applied accounting documentation system is the General Journal system.

2.3 Reporting period

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

These interim consolidated financial statements are prepared for the six-month period ended 30 June 2026.

2.4 Accounting currency

The interim consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 Basis of consolidation

The interim consolidated financial statements comprise of the interim financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-group balances, income and expenses and unrealized gains or losses resulting from intra-group transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in the account of undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Group in preparation of the interim consolidated financial statements are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the six-month period ended 30 June 2025 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC providing guidance on the Enterprise Accounting System ("Circular 99") and Circular No. 43/2026/TT-BTC providing guidance on the preparation and presentation of the consolidated financial statements ("Circular 43").

3.1.1 *Changes in accounting policies due to the adoption of new accounting regulations under Circular 99*

On 27 October 2025, the Ministry of Finance issued Circular 99 replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting system issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 is effective from 1 January 2026 and is applicable to fiscal years beginning on or after 1 January 2026.

The Group has applied changes in accounting policies in accordance with Circular 99, which have affected the Group on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Group has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 37.

3.1.2 *Changes in accounting policies due to the adoption of new accounting regulations under Circular 43*

On 20 April 2026, the Ministry of Finance issued Circular 43 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, which provides guidance on the preparation and presentation of the consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group applies the change in accounting treatment in accordance with the provisions of Circular 43 on a prospective basis, as Circular 43 and the Vietnamese Accounting Regime do not require retrospective application of these changes.

3.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, that are subject to an insignificant risk of change in value and not subject to any restrictions on use.

3.3 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the cost, it must be calculated according to the net realizable value.

Net realizable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The Group determines quantities and value of inventories issued based on determining quantities and value for each incurred transaction, and recognizes value of the inventories issued as follows:

Raw materials, merchandises, tools and spare parts	-	cost of purchase on a weighted average method.
Finished goods and work-in process	-	cost of finished goods, semi products on a weighted average method.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories* (continued)

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.) below their carrying amount and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Group recognizes the inventory provision when there is evidence that the net realizable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recognized in cost of goods sold in the interim consolidated income statement. When inventories expire, become obsolete, are damaged or are no longer usable, the difference between the provision previously made and the historical cost of inventories is included in the interim consolidated income statement.

3.4 *Receivables*

Receivables are presented in the interim consolidated statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the reporting period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim consolidated income statement.

For overdue receivables, provision for doubtful debts is provided as follows:

Overdue period	*Provision rate (% of receivable value)*
From 6 months to less than 1 year	30
From 1 year to less than 2 years	50
From 2 years to less than 3 years	70
3 years or more	100

3.5 *Tangible fixed assets*

Tangible fixed assets comprise assets with physical substance held by the Group for use in production and business activities.

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Group and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Leased assets

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Assets held under finance leases are capitalized in the interim consolidated statement of financial position at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the interim consolidated income statement over the lease term to achieve a constant rate of interest on the remaining balance of the finance lease liability.

Capitalized finance leased assets are depreciated using straight-line basis over the shorter of the estimated useful lives of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

The net investment under finance lease contracts is included as a receivable in the interim consolidated statement of financial position. The interest amount of the leased payments is recognized in the interim consolidated income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

For other cases under an operating lease, lease income is recognized in the interim consolidated income statement on a straight-line basis over the lease term.

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Group.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

Land use rights

Land use rights are recorded as intangible assets when the Group obtained the land use rights certificates. The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for intended use.

Advance payment for land rental under land lease contracts effective before 2003 for which land use right certificate have been issued are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 Depreciation and amortization

Depreciation of tangible fixed assets and amortization of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	4 - 39 years
Machinery and equipment	2 - 12 years
Means of transportation	3 - 12 years
Office equipment	3 - 8 years
Software	2 - 8 years
Others	2 - 15 years

Land use rights with definite useful lives are amortized over the terms stipulated in their land use rights certificates.

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3.9 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortized but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Commercial premises	25 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement in the period of retirement or disposal

3.10 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expenses during the period in which they are incurred, except to the extent that they are allocated or capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.12 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the interim consolidated statement of financial position and are amortized over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses are recorded as long-term deferred expense and are amortized to the interim consolidated income statement:

- Tools and consumables relating to multiple periods;
- Repair and periodic maintenance costs of fixed assets related to business operations over multiple accounting periods;
- Other long-term deferred expenses with associated economic benefits generated for more than one (1) year and being amortized over the period of no more than three (3) years.

Deferred land rental

The deferred land rental represents the unamortized balance of advance payment made and remaining payable in accordance with contracts of land use right transfer as below:

- Vibe and Move Vietnam Company Limited dated 26 October 2016 for land plot No. 441 located in Tan Khanh ward, Ho Chi Minh City for a period of 39 years and 5 months;
- Le Thi Kim Cuc and Le Duc Nghia dated 16 June 2016 for land lot No. 218 located in Tan Khanh ward, Ho Chi Minh City for a period of 49 years and 5 months;
- Nguyen Van Phan and Nguyen Thi Hue dated 31 January 2007 for land plot located in Tan Khanh ward, Ho Chi Minh City for a period of 43 years and 11 months; and
- Binh Duong Mineral and Construction Joint Stock Company dated 11 November 2017 for land plot No. 818 and No. 820 located in Bac Tan Uyen ward, Ho Chi Minh City for a period of 37 years.
- Becamex Binh Phuoc Infrastructure Development Joint Stock Company dated 17 September 2025 for lot B9-A, land lot No. 14, map sheet No. 187, located in Minh Thanh 4 Quarter, Chon Thanh Ward, Dong Nai Province, for a period of 40 years.

Such prepaid rental is recognized as long-term deferred expenses for allocation to the interim consolidated income statement over the remaining lease period, according to Circular 45.

3.13 Investments

Investments in associates

The Group's investment in associates is accounted for using the equity method of accounting. An associate is an entity over which the Group has significant influence, and which is neither a subsidiary nor a joint venture. The Group generally deems it has significant influence if it has over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated statement of financial position at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortized and subject to annual review for impairment.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *Investments* (continued)

Investments in associates (continued)

The share of post-acquisition profit/(loss) of the associates is presented on the face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognized in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividends receivable from associates reduces the carrying amount of the investment.

The interim financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Investments in other entities

Investments in other entities are stated at costs.

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

Increases or decreases in the provision balance are recorded as finance expense in the interim consolidated income statement.

3.14 *Payables*

Trade and other payables comprise obligations of the Group to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

3.15 *Accruals*

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognized as production and business expenses of the reporting period.

3.16 *Accrual for severance pay*

The severance pay for employees is accrued at the end of each reporting year for employees who have been working for more than 12 months at Group. The accrued amount is determined at one-half of the average monthly salary for each year of service qualifying for severance pay, in accordance with the Labor Code and related implementing guidance.

The average monthly salary used in the calculation is updated at the end of each reporting period based on the average monthly salary for the six-month period up to the end of the reporting period. Any increase or decrease in the accrued amount, other than actual payment made to employees, is recognized in the interim consolidated income statement.

The accrued severance pay is used to settle severance benefits payable to employees upon termination of their labor contract in accordance with Article 46 of the Labor Code.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Provision for site restoration cost

The Group has the obligation to restore the land on which its factory is located to its original condition at the end of its land lease period. The provision has been calculated using a discount rate.

The discount rate applied is the pre-tax discount rate that reflects current market assessments of the time value of money and those risks specific to the liability that have not been reflected in the best estimate of the expenditure.

3.18 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Group (VND) are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows:

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Group (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

Carrying exchange rates

Carrying exchange rates include either specific actual carrying exchange rates or weighted-average carrying exchange rates. The application of specific actual carrying exchange rates or weighted-average carrying exchange rates depends on the characteristics and management requirements of foreign currency–denominated monetary items of the Group.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

3.19 Share capital

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful shares are recognised as finance expenses.

3.20 Appropriation of net profit

Net profit after tax is available for appropriation to shareholders after approval in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Group's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from its net profit as approved by shareholders at the Annual General Meeting.

Investment and development fund

This fund is set aside for use in the Group's expansion of its operation or of in-depth investments.

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim consolidated statement of financial position.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognized:

Sale of goods

Revenue is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue is recognized by reference to the stage of completion. Stage of completion is measured by reference to the proportion of work completed.

Interest income

Interest income is recognized on an accrual basis based on the time and actual interest rate for each period.

3.22 Revenue deductions

Revenue deductions include trade discounts, sales allowances, and sales returns.

Revenue deductions arising in the same period in which products, goods, or services are sold are recorded as a reduction of revenue in that period. In cases where products, goods, or services are sold during the period but trade discounts, sales allowances, or sales returns arise in the subsequent period, the Group reduces the revenue recognised for the period, provided that such revenue deductions arise before the issuance date of the interim consolidated financial statements.

3.23 Selling expenses

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.24 General and administrative expenses

General and administrative expenses reflect actual costs incurred in the course of the general management of the Group.

3.25 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of the reporting period.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognized directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.25 *Taxation* (continued)

Deferred tax (continued)

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at each end of the reporting period and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at the end of the reporting period.

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognized directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Company intends either to settle current tax liabilities and assets on a net basis or to realize the assets and to settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.26 *Earnings per share*

Earnings per share amounts are calculated by dividing net profit after tax for the period attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.27 Related parties

Parties are considered to be related parties of the Group if one party has the ability to directly or indirectly control or to exercise significant influence over, the other party in making financial and operating decisions, or when the Group and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

3.28 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

3.29 Significant estimates

The preparation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements requires the Board of management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Group's interim consolidated financial statements. Although accounting estimates are made based on the Board of management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. CASH AND CASH EQUIVALENTS

VND

	Ending balance	*Beginning balance (as restated – Note 37)*
Cash and cash equivalents held by the Group that are not restricted as to use		
Cash on hand	701,395,984	819,556,077
Cash at banks	90,139,619,493	86,887,368,665
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam*	*51,004,744,081*	*67,598,884,636*
- *Vietnam Joint Stock Commercial Bank for Industry and Trade*	*31,672,816,561*	*4,729,692,454*
- *Other cash at banks*	*7,462,058,851*	*14,558,791,575*
Cash equivalents	150,292,808,219	-
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam*	*100,195,205,479*	-
- *Vietnam Joint Stock Commercial Bank for Industry and Trade*	*50,097,602,740*	-
TOTAL	**241,133,823,696**	**87,706,924,742**

5. HELD-TO-MATURITY INVESTMENTS

VND

	Ending balance		*Beginning balance (as restated – Note 37)*	
	Cost	*Provision*	*Cost*	*Provision*
Term deposits *(Note 5.1)*	2,501,000,884,129	-	1,814,561,089,957	-
Loans receivable *(Note 5.2)*	391,252,720,614	(195,200,000,000)	592,424,254,861	(195,200,000,000)
TOTAL	**2,892,253,604,743**	**(195,200,000,000)**	**2,406,985,344,818**	**(195,200,000,000)**

5.1 Term deposits

The balance comprised term deposits placed at commercial banks with original maturities of more than three (3) months and the remaining maturities of no more than twelve (12) months from the end of the reporting period and earning interest at the applicable interest rates. Details are as follows:

Banks	*Ending balance (VND)*	*Maturity*
Vietnam Joint Stock Commercial Bank for Industry and Trade	450,047,671,229	From 10 November 2026 to 24 February 2027
Saigon - Hanoi Commercial Joint Stock Bank	321,752,890,297	From 5 January 2027 to 11 June 2027
Saigon Thuong Tin Commercial Joint Stock Bank	281,233,479,451	From 22 December 2026 to 29 December 2026
Vietnam Technological and Commercial Joint Stock Bank	250,569,863,013	From 5 September 2026 to 30 December 2026
Other term deposits	1,197,396,980,139	From 6 July 2026 to 30 June 2027
TOTAL	**2,501,000,884,129**	

The Group pledged its short-term deposits with carrying value of VND 100,000,000,000 as collateral for bank loans *(Note 21)*.

5.2 Loans receivable

VND

	Ending balance	*Beginning balance (as restated – Note 37)*
Loans to other parties	391,252,720,614	391,457,131,573
- *Novareal Joint Stock Company (*)*	*390,397,131,573*	*390,397,131,573*
- *An individual*	*855,589,041*	*1,060,000,000*
Loans to a related party *(Note 33)*	-	200,967,123,288
- *Thang Loi Homes*	-	*200,967,123,288*
TOTAL	**391,252,720,614**	**592,424,254,861**
Provision for diminution in value of held-to-maturity investments	(195,200,000,000)	(195,200,000,000)
NET	**196,052,720,614**	**397,224,254,861**

(*) According to Resolution No. 01-2021/NQ-GAC dated 11 January 2021 of the Board of Directors, the Company entered into agreements with Novareal Joint Stock Company ("Novareal") in relation to an option to purchase real estates of Novaworld Phan Thiet project. According to the confirmation dated 20 April 2023 and liquidation minutes dated 11 October 2023, the Company confirmed not to exercise the aforementioned purchase option. Accordingly, Novareal committed to refund the full amount of the advance payments together with the related interest in accordance with the agreed terms and conditions. From that date, the advance payments have been accounted for as loans receivable and bear interest at the contractual rate agreed between the parties.

At the end of the reporting period, the loans receivable has become overdue, the Company's board of management has assessed the recoverability of the loans receivable and recognised a provision for diminution in value of these loans receivable in accordance with prevailing regulations.

6. SHORT-TERM TRADE RECEIVABLES

VND

	Ending balance	*Beginning balance*
Due from other customers	726,969,801,521	677,481,041,231
- *Ai Linh Trading and Export Import Joint Stock Company*	*223,084,962,684*	*164,877,333,821*
- *Hung Thinh Furniture Joint Stock Company*	*77,838,728,434*	*77,916,349,814*
- *Others*	*426,046,110,403*	*434,687,357,596*
Due from related parties *(Note 33)*	9,321,717,429	24,218,276,516
TOTAL	**736,291,518,950**	**701,699,317,747**
Provision for short-term doubtful trade receivables	(97,559,054,441)	(97,930,758,127)
NET	**638,732,464,509**	**603,768,559,620**

The Group pledged its short-term trade receivables with amount of VND 393,000,000,000 as collateral for bank loans *(Note 21)*.

Details of movements of provision for doubtful short-term trade receivables:

VND

	Current period	*Previous period*
Beginning balance	97,930,758,127	85,358,693,073
Provision during the period	5,149,959,036	3,874,611,636
Reversal of provision during the period	(5,521,662,722)	(7,833,556,759)
Ending balance	97,559,054,441	81,399,747,950

Details of short-term doubtful trade receivables:

VND

	Ending balance		*Beginning balance*	
	Cost	*Provision*	*Cost*	*Provision*
Hung Thinh Furniture Joint Stock Company	77,824,578,034	74,080,994,362	76,526,519,629	71,846,938,877
Lao Cai – No. 1 Construction and Trading Investment Joint Stock Company	7,517,537,554	5,344,656,630	5,298,157,657	5,032,736,944
Hung Thinh Incons Joint Stock Company	7,217,878,469	4,882,080,449	7,087,599,701	4,214,025,217
Other doubtful customers	17,166,697,225	13,251,323,000	21,390,433,970	16,837,057,089
TOTAL	**109,726,691,282**	**97,559,054,441**	**110,302,710,957**	**97,930,758,127**

7. SHORT-TERM ADVANCES TO SUPPLIERS

		VND
	Ending balance	*Beginning balance*
Due from other suppliers	250,701,191,695	291,201,771,058
- *Hoang Ha Trading Construction Manufacturing Co., Ltd*	*56,781,993,588*	*63,836,235,081*
- *Yalian Machinery Co., Ltd*	*40,045,951,992*	*74,395,327,000*
- *Kim Hung Thinh Consultant Design Building Construction Co., Ltd*	*36,499,498,613*	*72,951,670,241*
- *Others*	*117,373,747,502*	*80,018,538,736*
Due from related parties *(Note 33)*	371,525,700	870,284,203
TOTAL	**251,072,717,395**	**292,072,055,261**

8. OTHER RECEIVABLES

		VND
	Ending balance	*Beginning balance (as restated – Note 37)*
Short-term		
Deposits	8,689,400,434	584,816,822
Advances to employees	4,727,913,189	2,068,073,462
Others	2,907,816,245	264,703,962
TOTAL	**16,325,129,868**	**2,917,594,246**
Long-term		
Entrusted investments *(*)*	114,699,683,444	114,699,683,444
Deposits	41,632,790,092	36,640,977,114
Interest income from entrusted investment *(*)*	10,867,216,930	10,867,216,930
Others	2,562,666,234	301,156,787
TOTAL	**169,762,356,700**	**162,509,034,275**
In which:		
Due from other parties	*44,195,456,326*	*36,942,133,901*
Due from a related party (Note 33)	*125,566,900,374*	*125,566,900,374*

(*) The Company entrusted VinaCapital Fund Management Joint Stock Company ("VinaCapital") to invest in corporate bonds under Investment Trust Agreement No. GB2021001 dated 5 February 2021, with an expected return of 13.8% per annum. These bond investments matured on 30 December 2022. At the end of the reporting period, the Company collected a portion of the principal and accrued interest. The outstanding balance and the related accrued interest have been extended, pursuant to agreements among the relevant parties, until 31 December 2027.

As at the date of these interim consolidated financial statements, VinaCapital has reached an agreement with the bond issuer to obtain additional collateral and negotiated a specific repayment schedule for the outstanding investment trust receivable and the related accrued interest. Based on the information currently available, including commitments from the relevant parties and the status of the additional collateral, the Board of management assesses that the investment trust receivable and the related interest receivable are recoverable and no indication of impairment requiring a provision has been identified at the end of the reporting period.

9. INVENTORIES

VND

	Ending balance		*Beginning balance*	
	Cost	*Provision*	*Cost*	*Provision*
Raw materials	881,390,870,532	(29,532,895,195)	760,446,732,965	(26,515,137,835)
Finished goods	487,910,120,287	(4,978,582,087)	432,488,933,047	(8,704,213,618)
Work in process	171,282,660,633	(9,245,379,093)	187,084,727,377	(7,794,743,650)
Merchandise	103,889,498,134	(5,371,094,997)	96,403,152,759	(5,227,134,765)
Goods in transit	99,348,995,577	-	87,477,949,993	-
Tools and supplies	26,360,438,981	-	18,384,229,869	-
Goods on consignment	14,745,857,794	-	9,734,156,915	-
TOTAL	**1,784,928,441,938**	**(49,127,951,372)**	**1,592,019,882,925**	**(48,241,229,868)**

The Group pledged its inventories with amount of VND 167,000,000,000 as collateral for bank loans *(Note 21)*.

Detail of movements of provision for diminution in value of inventories:

VND

	Current period	*Previous period*
Beginning balance	48,241,229,868	34,743,169,341
Provision made during the period	5,368,392,803	10,401,417,632
Reversal of provision during the period	(4,481,671,299)	(4,844,428,428)
Ending balance	49,127,951,372	40,300,158,545

10. DEFERRED EXPENSES

VND

	Ending balance	*Beginning balance*
Short-term	**21,324,342,607**	**14,470,665,955**
Maintenance fee	7,240,584,402	5,888,776,676
Deferred operating lease	3,059,883,792	309,303,277
Tools and supplies	1,752,698,257	2,921,641,864
Others	9,271,176,156	5,350,944,138
Long-term	**764,562,285,763**	**768,871,502,700**
Deferred land rental *(*)*	739,454,848,125	749,432,763,024
Office and factory renovation	6,895,407,520	8,205,445,958
Tools and supplies	2,587,312,450	1,347,395,039
Deferred operating lease	1,840,549,436	1,863,604,335
Others	13,784,168,232	8,022,294,344
TOTAL	**785,886,628,370**	**783,342,168,655**

(*) As at 30 June 2026, land use rights with the carrying amount of VND 737,074,616,342 (31 December 2025: VND 56,544,169,976) were pledged as securities for the Group's short-term borrowings with banks *(Note 21)*.

11. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
Beginning balance	329,595,179,023	551,418,015,330	155,125,993,226	15,648,485,977	19,470,495,413	1,071,258,168,969
New purchases	1,112,754,691	10,758,092,762	21,692,629,999	889,476,555	-	34,452,954,007
Transfer from construction in progress	-	10,127,676,941	-	-	-	10,127,676,941
Disposal	-	(147,190,313)	(25,395,413,910)	-	-	(25,542,604,223)
Write-off	-	(279,800,000)	-	(186,378,318)	-	(466,178,318)
Ending balance	330,707,933,714	571,876,794,720	151,423,209,315	16,351,584,214	19,470,495,413	1,089,830,017,376
In which:						
Fully depreciated	*107,106,684,979*	*155,786,822,135*	*54,991,106,129*	*11,472,548,332*	*15,900,164,741*	*345,257,326,316*
Accumulated depreciation:						
Beginning balance	229,747,157,569	416,141,123,684	106,913,557,994	12,862,767,439	18,083,448,005	783,748,054,691
Depreciation for the period	8,515,027,261	24,195,846,350	6,221,917,528	643,561,890	286,077,040	39,862,430,069
Disposal	-	(147,190,313)	(3,476,961,673)	-	-	(3,624,151,986)
Write-off	-	(279,800,000)	-	(186,378,318)	-	(466,178,318)
Ending balance	238,262,184,830	439,909,979,721	109,658,513,849	13,319,951,011	18,369,525,045	819,520,154,456
Net carrying amount:						
Beginning balance	99,848,021,454	135,276,891,646	48,212,435,232	2,785,718,538	1,387,047,408	287,510,114,278
Ending balance	92,445,748,884	131,966,814,999	41,764,695,466	3,031,633,203	1,100,970,368	270,309,862,920
In which:						
Mortgaged as loan security (Note 21)	*23,674,625,494*	*280,391,677*	-	-	-	*23,955,017,171*

12. FINANCE LEASES

	VND *Machinery and equipment*
Cost:	
Beginning balance	5,218,027,535
Additional leases	42,394,143,123
Ending balance	47,612,170,658
Accumulated depreciation:	
Beginning balance	47,025,903
Depreciation for the period	1,423,174,443
Ending balance	1,470,200,346
Net carrying amount:	
Beginning balance	5,171,001,632
Ending balance	46,141,970,312

13. INTANGIBLE FIXED ASSETS

	Land use rights	*Software*	*VND* *Total*
Cost:			
Beginning balance	8,090,909,091	54,268,038,279	62,358,947,370
New purchases	-	210,840,000	210,840,000
Transfer from construction in progress	-	513,975,000	513,975,000
Ending balance	8,090,909,091	54,992,853,279	63,083,762,370
In which: *Fully amortized*	-	*24,177,658,255*	*24,177,658,255*
Accumulated amortization:			
Beginning balance	2,508,828,736	31,624,664,931	34,133,493,667
Amortization for the period	110,902,259	2,533,895,446	2,644,797,705
Ending balance	2,619,730,995	34,158,560,377	36,778,291,372
Net carrying amount:			
Beginning balance	5,582,080,355	22,643,373,348	28,225,453,703
Ending balance	5,471,178,096	20,834,292,902	26,305,470,998
In which: *Mortgaged as loan security (Note 21)*	*5,471,178,096*	-	*5,471,178,096*

14. INVESTMENT PROPERTIES

VND

	Commercial housing (*)	*Commercial premises (**)*	*Total*
Cost:			
Beginning and ending balances	9,125,621,772	4,213,920,764	13,339,542,536
Accumulated depreciation:			
Beginning balance	-	168,556,831	168,556,831
Depreciation for the period	-	84,278,416	84,278,416
Ending balance	-	252,835,247	252,835,247
Net carrying amount:			
Beginning balance	9,125,621,772	4,045,363,933	13,170,985,705
Ending balance	9,125,621,772	3,961,085,517	13,086,707,289

(*) The Group's commercial housing are held for appreciation purposes.

(**) The Group's commercial premises are held for lease purposes.

As at the end of the reporting period, the Group has not determined the fair value of its investment properties for disclosure in the interim consolidated financial statements. The fair values of such investment properties may be different from their book values.

15. CONSTRUCTION IN PROGRESS

VND

	Ending balance	*Beginning balance*
Factory construction *(*)*	859,554,783,938	19,998,788,914
Machinery and equipment	9,193,376,350	9,797,015,417
Office renovation	6,006,399,598	2,264,765,936
Software	866,700,000	735,782,500
Others	370,266,509	57,500,000
TOTAL	**875,991,526,395**	**32,853,852,767**

(*) The ending balance mainly relates to the factory construction project of An Cuong Dong Nai Wood - Working Joint Stock Company, located in Becamex Binh Phuoc Industrial Park, Chon Thanh Ward, Dong Nai City, Vietnam.

Included in this balance are borrowing costs directly attributable to the construction of the project, which have been capitalized in accordance with applicable accounting regulations, with the cumulative amount of capitalized borrowing costs as at 30 June 2026 of VND 8,929,460,421.

As at 30 June 2026, the Group had pledged machinery and equipment to be formed in the future under this project, with carrying amount of VND 467,385,869,226, as collateral for the Group's long-term bank borrowings *(Note 21)*.

16. LONG-TERM INVESTMENTS

	Ending balance	Beginning balance
		VND
Investment in an associate *(Note 16.1)*	345,823,075,692	346,514,776,087
Investment in another entity *(Note 16.2)*	119,200,000,000	119,200,000,000
TOTAL	**465,023,075,692**	**465,714,776,087**

16.1 Investments in associates

The ending balance represented the investment in Thang Loi Homes Joint Stock Company with the cost of investment amounting to VND 336,626,520,000 equivalent to the ownership of 25.5%.

Details of the investment in an associate is as follows:

	VND
Investment cost:	
Beginning and ending balances	336,626,520,000
Accumulated share in post-acquisition profit of associate:	
Beginning balance	9,888,256,087
Share in loss of associate for the period	(691,700,395)
Ending balance	9,196,555,692
Net carrying amount:	
Beginning balance	346,514,776,087
Ending balance	345,823,075,692

16.2 Investment in another entity

Name	*Ending balance*			*Beginning balance*		
	Ownership and voting (%)	*Cost VND*	*Provision VND*	*Ownership and voting (%)*	*Cost VND*	*Provision VND*
Thang Loi Group Real Estate Joint Stock Company	9.35	119,200,000,000	-	9.35	119,200,000,000	-

As at 30 June 2026 and 31 December 2025, the Company had not determined the fair value of the investments in subsidiaries, associate and another entity to disclose in the interim consolidated financial statements because their listed prices are not available. The fair values of such investments may be different from their book values.

17. SHORT-TERM TRADE PAYABLES

VND

	Ending balance	*Beginning balance*
Due to other suppliers	914,336,728,455	682,925,774,800
- *Becamex Binh Phuoc Infrastructure Development Joint Stock Company*	*266,862,886,456*	*276,989,768,544*
- *VRG Kien Giang MDF Joint Stock Company*	*89,511,260,932*	*63,071,065,120*
- *Kim Hung Thinh Construction Design Consultant Company Limited*	*77,111,247,083*	*10,521,594,937*
- *Others*	*480,851,333,984*	*332,343,346,199*
Due to related parties *(Note 33)*	2,258,685,294	3,251,048,412
TOTAL	**916,595,413,749**	**686,176,823,212**

18. SHORT-TERM ADVANCES FROM CUSTOMERS

VND

	Ending balance	*Beginning balance*
Conglom Inc.	12,113,490,223	11,477,000,000
Newtecons Investment Construction Joint Stock Company	11,770,962,838	127,220,860
Other customers	146,112,110,425	136,294,264,314
TOTAL	**169,996,563,486**	**147,898,485,174**

19. SHORT-TERM ACCRUED EXPENSES

VND

	Ending balance	*Beginning balance (as restated – Note 37)*
Bonus expenses	40,681,172,393	20,013,188,925
Based-investment-performance fees payable to VinaCapital *(Note 33)*	6,000,000,000	6,000,000,000
Interest expense	3,424,027,247	2,657,973,197
Others	13,091,207,101	9,250,079,471
TOTAL	**63,196,406,741**	**37,921,241,593**

20. STATUTORY OBLIGATIONS

VND

	Beginning balance	*Increase during the period*	*Decrease during the period*	*Ending balance*
Receivables				
Deductible value-added tax ("VAT")	90,419,979,410	211,821,187,918	(245,553,567,616)	56,687,599,712
Import tax	840,006,845	547,863	(472,088,476)	368,466,232
Others	278,402,610	-	(65,400,051)	213,002,559
TOTAL	**91,538,388,865**	**211,821,735,781**	**(246,091,056,143)**	**57,269,068,503**
Payables				
Corporate income tax	67,350,092,622	68,902,675,980	(98,160,255,988)	38,092,512,614
Personal income tax	16,286,237,834	9,794,762,535	(22,508,904,063)	3,572,096,306
VAT output	1,650,344,378	172,519,646,296	(173,727,411,469)	442,579,205
VAT on imported goods	-	74,556,210,855	(74,556,210,855)	-
Import tax	-	7,270,375,830	(7,270,375,830)	-
Others	-	3,503,235,758	(3,460,976,344)	42,259,414
TOTAL	**85,286,674,834**	**336,546,907,254**	**(379,684,134,549)**	**42,149,447,539**

21. LOANS AND FINANCE LEASES

VND

	Beginning balance	*Increase during the period*	*Decrease during the period*	*Reclassification*	*Revaluation*	*Ending balance*
Short-term	**1,209,034,306,911**	**2,045,668,571,460**	**(1,812,656,545,983)**	**57,391,230,531**	**33,338,435**	**1,499,470,901,354**
Loan from banks *(Note 21.1)*	1,177,626,546,255	2,045,668,571,460	(1,779,408,887,936)	-	33,338,435	1,443,919,568,214
Loan from individuals *(Note 21.3)*	30,000,000,000	-	(30,000,000,000)	42,770,000,000	-	42,770,000,000
Current portion of long-term financial lease *(Note 21.2)*	1,407,760,656	-	(3,247,658,047)	14,621,230,531	-	12,781,333,140
Long-term	**56,005,968,518**	**660,222,807,063**	**(9,130,000,000)**	**(57,391,230,531)**	**-**	**649,707,545,050**
Loan from banks *(Note 21.1)*		613,919,045,302	-	-	-	613,919,045,302
Financial lease *(Note 21.2)*	4,105,968,518	46,303,761,761	-	(14,621,230,531)	-	35,788,499,748
Loan from individuals *(Note 21.3)*	51,900,000,000	-	(9,130,000,000)	(42,770,000,000)	-	-
TOTAL	**1,265,040,275,429**	**2,705,891,378,523**	**(1,821,786,545,983)**	**-**	**33,338,435**	**2,149,178,446,404**

21. LOANS AND FINANCE LEASES

21.1 Short-term loan from banks

Details of short-term loan from commercial banks for the purpose of financing capital requirements are as follows:

Name of banks	*Ending balance VND*	*Original currency amount (USD)*	*Principal and interest repayment term*	*Interest rate %p.a*	*Collateral (Notes 5.1, 6, 9, 10, 11 and 13)*
Joint Stock Commercial Bank for Foreign Trade of Vietnam					
Bank loan 1	596,656,571,665		From 24 July 2026 to 2 October 2026	Interest rate applicable for each drawdown	Debt collection right of VND 93 billion; Inventories of VND 167 billion; and Land use rights and assets belonged to land plot No. 218, 750 located in Tan Khanh Ward, Ho Chi Minh City and land plot No. 818 located in Bac Tan Uyen Commune, Ho Chi Minh City.
Joint Stock Commercial Bank for Industry and Trade					
Bank loan 1	324,819,014,037		From 10 August 2026 to 24 September 2026	Interest rate applicable for each drawdown	Debt collection right of VND 300 billion; Land use rights and assets belonged to land plot No. 441 located in Tan Khanh Ward, Ho Chi Minh City and land lot No. 820 located in Bac Tan Uyen Commune, Ho Chi Minh City; and Machineries and equipment of VND 280 million.
Bank loan 2	194,152,937,395	7,391,096.43	From 8 October 2026 to 28 October 2026		
Shinhan Bank Vietnam Limited					
Bank loan 1	188,483,863,256		From 29 July 2026 to 9 October 2026	Interest rate applicable for each drawdown	Short-term deposit contracts owned by the Group with a total value of VND 100 billion
Vietnam Maritime Commercial Joint Stock Bank					
Bank loan 1	139,807,181,861		From 13 October 2026 to 10 November 2026	Interest rate applicable for each drawdown	Unsecured
TOTAL	**1,443,919,568,214**				

21. LOANS AND FINANCE LEASES (continued)

21.1 *Long-term loan from banks* (continued)

The Group obtained long-term bank loan to finance the construction project factory of An Cuong Dong Nai Wood - Working Joint Stock Company. Details are as follows:

Name of bank	*Ending balance*	*Principal and interest repayment term*	*Interest rate*	*Collateral*
	VND		*%p.a.*	*(Notes 11 and 16)*
Joint Stock Commercial Bank for Foreign Trade of Vietnam	613,919,045,302	7 February 2033	Interest rate applicable for each drawdown	Land use rights and future assets belonged to land plot No. 14 located in Chon Thanh Ward, Dong Nai City; The entire machinery and equipment system to be formed in the future under the project factory of An Cuong Dong Nai Wood - Working Joint Stock Company.

21.2 *Financial lease*

Finance leases include the lease of machine and equipment with Vietnam International Leasing Company Limited and Vietcombank Financial Leasing Co., Ltd. under finance lease arrangements. Future obligations due under finance leases agreements as at the end of the reporting period were as follows:

VND

	Ending balance			*Beginning balance*		
	Total minimum lease payments	*Finance charges*	*Lease liabilities*	*Total minimum lease payments*	*Finance charges*	*Lease liabilities*
Current liabilities						
Less than 1 year	15,870,636,851	3,089,303,711	12,781,333,140	1,694,955,088	287,194,432	1,407,760,656
Non-current liabilities						
From 1 year to 5 years	40,239,168,409	4,450,668,661	35,788,499,748	4,536,083,208	430,114,690	4,105,968,518
TOTAL	**56,109,805,260**	**7,539,972,372**	**48,569,832,888**	**6,231,038,296**	**717,309,122**	**5,513,729,174**

21. LOANS AND FINANCE LEASES (continued)

21.3 Loan from individuals

The Group obtained unsecured loans to finance its working capital requirements. Details are as follows:

	Ending balance VND	*Payment*	*Interest rate %pa*
Short term loans	42,770,000,000	31 January 2027	5

22. BONUS AND WELFARE FUND

		VND
	Current period	*Previous period*
Beginning balance	87,279,788,693	75,948,882,732
Increase during the period	26,466,612,153	37,265,290,307
Utilization during the period	(12,452,877,724)	(4,466,598,880)
Ending balance	101,293,523,122	108,747,574,159

23. LONG-TERM PROVISIONS

		VND
	Ending balance	*Beginning balance*
Site restoration costs *(Note 3.17)*	11,242,533,127	8,632,243,820
Severance allowance	4,813,066,669	4,308,539,590
TOTAL	**16,055,599,796**	**12,940,783,410**

24. OWNERS' EQUITY

24.1 *Increase and decrease in owners' equity*

VND

	Share capital	*Share premium*	*Investment and development fund*	*Undistributed earnings*	*Non-controlling interest*	*Total*
Previous period						
Beginning balance	1,507,879,460,000	1,418,741,358,556	-	1,249,409,971,617	-	4,176,030,790,173
Net profit for the period	-	-	-	222,946,317,956	-	222,946,317,956
Dividend declared	-	-	-	(105,551,562,200)	-	(105,551,562,200)
Appropriation to bonus and welfare fund	-	-	-	(37,265,290,307)	-	(37,265,290,307)
Appropriation to investment and development fund	-	-	20,998,599,300	(20,998,599,300)	-	-
Appropriation to charity fund	-	-	-	(6,000,000,000)	-	(6,000,000,000)
Ending balance	1,507,879,460,000	1,418,741,358,556	20,998,599,300	1,302,540,837,766	-	4,250,160,255,622
Current period						
Beginning balance	1,507,879,460,000	1,418,741,358,556	20,998,599,300	1,387,559,214,388	73,858,906,522	4,409,037,538,766
Net profit for the period	-	-	-	244,162,512,325	(2,502,216,084)	241,660,296,241
Dividend declared *(Note 24.4)*	-	-	-	(150,787,946,000)	-	(150,787,946,000)
Change in ownership interest in a subsidiary	-	-	-	3,528,348,942	146,819,651,058	150,348,000,000
Capital contribution in a subsidiary	-	-	-	-	83,350,000,000	83,350,000,000
Appropriation to bonus and welfare fund *(*) (**)*	-	-	-	(26,466,612,153)	-	(26,466,612,153)
Appropriation to charity fund *(*)*	-	-	-	(7,000,000,000)	-	(7,000,000,000)
Ending balance	1,507,879,460,000	1,418,741,358,556	20,998,599,300	1,450,995,517,502	301,526,341,496	4,700,141,276,854

(*) Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 01-2026/NQ-GAC-ĐHCĐ dated 7 May 2026, the Company's shareholders approved:

- The appropriation of bonus and welfare fund at the rate of 5% on profit after tax in the audited consolidated financial statements of the Company for the year ended 31 December 2025, which is equivalent to VND 25,199,451,219; and
- The appropriation of charity fund amounting to VND 7,000,000,000.
- Payment of the second 2025 cash dividend at a rate of 10% of the par value of shares, with a total projected amount of VND 150,787,946,000.

(**) Pursuant to the Decision No. 20-2026/QĐ-MLC dated 19 May 2026, the Chairman of Malloca Vietnam Company Limited approved the appropriation of bonus and welfare fund at the rate 10% on profit after tax in the audited financial statements of the Company for the year ended 31 December 2025, which is equivalent to VND 1,267,160,934.

24. OWNERS' EQUITY (continued)

24.2 Owner's contributed capital

	Ending and beginning balances		
	Charter share capital (VND)	*Ordinary shares*	*% ownership*
NC Viet Nam Joint Stock Company	754,631,940,000	75,463,194	50.05
Sumitomo Forestry (Singapore) Ltd.	295,718,190,000	29,571,819	19.61
Whitlam Holding Pte. Ltd.	272,423,970,000	27,242,397	18.07
Others	185,105,360,000	18,510,536	12.27
TOTAL	**1,507,879,460,000**	**150,787,946**	**100.00**

24.3 Share capital

	Number of shares	
	Ending balance	*Beginning balance*
Authorized shares	**150,787,946**	**150,787,946**
Shares issued and fully paid	**150,787,946**	**150,787,946**
Ordinary shares	*150,787,946*	*150,787,946*
Shares in circulation	**150,787,946**	**150,787,946**
Ordinary shares	*150,787,946*	*150,787,946*

The par value of the Company's shares is VND 10,000 per share. The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

24.4 Capital transactions with shareholders and distribution of dividends

VND

	Current period	*Previous period*
Issued share capital		
Beginning and ending balances	1,507,879,460,000	1,507,879,460,000
Dividends declared	150,787,946,000	105,551,562,200
Dividends by paid cash	*15,569,000*	*106,120,868,100*

Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 01-2026/NQ-GAC-ĐHCĐ dated 7 May 2026, the Company's shareholders approved the payment of the second dividend in 2025 in cash to existing shareholders at the rate of 10% on the par value of each share, equivalent to VND 150,787,946,000.

25 EARNINGS PER SHARE

The Group uses the following information to calculate basic and diluted earnings per share:

	Current period	*Previous period (Restated)*	*Previous period (Previously stated)*
Net profit after tax *(VND)*	244,162,512,325	222,946,317,956	222,946,317,956
Distribution to bonus and welfare fund and charity fund *(*)*	-	(14,916,032,689)	-
Net profit attributable to ordinary shareholders of the parent *(VND)*	244,162,512,325	208,030,285,267	222,946,317,956
Weighted average number of ordinary shares during the period *(shares)*	150,787,946	150,787,946	150,787,946
Basic profit per share *(VND/ shares)*	1,619	1,380	1,479
Diluted profit earnings per share *(VND/ shares)*	1,619	1,380	1,479

(*) Net profit used to compute earnings per share for the six-month period ended 30 June 2025 was restated following the actual distribution to bonus and welfare fund and charity fund from 2025 retained earnings as approved in the Shareholders' Meeting Resolution No. 01-2026/NQ-GAC-ĐHCĐ dated 8 May 2026, and Decision No. 20-2026/QĐ-MLC dated 19 May 2026 of Malloca Vietnam Company Limited.

Net profit used to compute earnings per share for the six-month period ended 30 June 2026 was not adjusted for distribution to bonus and welfare fund as the Shareholders' Meeting Resolution is not yet available.

There are no potential dilutive ordinary shares during the period and as at the interim consolidated financial statement date.

26. REVENUES

26.1 *Revenues from sale of goods and rendering of services*

		VND
	Current period	*Previous period*
Revenues	**2,366,883,072,806**	**1,775,591,853,367**
Revenue from sales of merchandise and finished goods	*2,355,160,205,227*	*1,765,557,386,389*
Revenue from rendering of services	*11,722,867,579*	*10,034,466,978*
Less	**(17,476,053,083)**	**(12,467,552,316)**
Sales returns	*(13,087,767,828)*	*(9,126,908,270)*
Sales discounts	*(4,381,785,255)*	*(3,339,720,446)*
Sales deduction	*(6,500,000)*	*(923,600)*
NET REVENUE	**2,349,407,019,723**	**1,763,124,301,051**
In which:		
Revenue from sales of merchandise and finished goods	*2,337,684,152,144*	*1,753,089,834,073*
Revenue from rendering of services	*11,722,867,579*	*10,034,466,978*
In which:		
Revenue from other parties	*2,318,512,719,685*	*1,746,580,520,667*
Revenue from related parties (Note 33)	*30,894,300,038*	*16,543,780,384*

26.2 *Finance income*

		VND
	Current period	*Previous period*
Interest income	78,610,842,444	67,122,019,677
Foreign exchange gains	5,396,205,337	8,688,700,159
Gain from disposal of investment in an associate	-	35,810,366,290
Others	-	197,334,955
TOTAL	**84,007,047,781**	**111,818,421,081**

27. COSTS OF GOODS SOLD AND SERVICES RENDERED

		VND
	Current period	*Previous period*
Cost of finished goods and merchandise sold	1,682,285,200,744	1,232,972,335,035
Cost of services rendered	2,371,566,026	1,692,026,234
Provision (reversal of provision) for site restoration	2,610,289,307	(2,551,988,757)
Provision for diminution in value of inventories	886,721,504	5,556,989,204
TOTAL	**1,688,153,777,581**	**1,237,669,361,716**

28. FINANCE EXPENSES

		VND
	Current period	*Previous period*
Interest expense	29,012,677,684	15,503,965,326
Foreign exchange losses	2,915,355,389	7,515,277,517
TOTAL	**31,928,033,073**	**23,019,242,843**

29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND

	Current period	*Previous period*
Selling expenses	**295,546,177,460**	**250,452,813,040**
Labor costs	121,153,107,347	109,355,848,093
Marketing and advertising	55,691,833,508	39,152,210,003
Transportation	39,901,614,717	35,293,393,809
Rental fee	30,998,106,954	23,458,500,433
Depreciation and amortization	5,381,190,648	5,975,339,911
Others	42,420,324,286	37,217,520,791
General and administrative expenses	**106,950,917,082**	**79,261,754,661**
Labor costs	59,896,668,187	44,547,349,576
Expenses for external services	7,936,956,899	3,608,736,214
Depreciation and amortization	2,525,689,604	2,964,508,157
Reversal of provision for doubtful debts	(371,703,686)	(3,958,945,123)
Others	36,963,306,078	32,100,105,837
TOTAL	**402,497,094,542**	**329,714,567,701**

30. PRODUCTION AND OPERATING COSTS

VND

	Current period	*Previous period*
Raw materials	1,551,893,278,861	1,265,545,571,840
Labor costs	339,471,127,776	302,551,759,682
Expenses for external services	150,137,015,366	116,568,036,253
Depreciation and amortisation of fixed assets and allocation of deferred land rental	53,992,595,532	51,221,718,456
Transportation	43,897,514,219	36,855,834,919
Tools and supplies	39,820,420,994	36,207,931,816
Provision for diminution in value of inventories	886,721,504	5,556,989,204
Reversal of provision for doubtful debts	(371,703,686)	(3,958,945,123)
Others	72,657,571,416	72,047,019,209
TOTAL	**2,252,384,541,982**	**1,882,595,916,256**

31. OTHER INCOMES AND EXPENSES

VND

	Current period	*Previous period*
Other incomes	**3,141,824,550**	**4,843,227,965**
Income from compensation	412,185,473	450,176,615
Gains from disposal of assets	88,181,817	-
Others	2,641,457,260	4,393,051,350
Other expenses	**(2,935,947,102)**	**(1,734,947,645)**
Losses of disposal of assets	(2,137,796,664)	(206,438,825)
Others	(798,150,438)	(1,528,508,820)
OTHER PROFIT	**205,877,448**	**3,108,280,320**

32. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company and subsidiaries are as follows:

Entities	*Applicable CIT tax*	*CIT tax incentive*
An Cuong Wood-Working Joint Stock Company	20% of taxable profits	
An Cuong Dong Nai Wood - Working Joint Stock Company		- Preferential CIT rate of 17% on taxable income in 10 years from the first year in which revenue is generated. - Exemption from CIT in 2 years from the first year in which a taxable income is earned and entitled a 50% reduction of the applicable CIT tax rate for the following 4 years
Other subsidiaries	20% of taxable profits	

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim consolidated financial statements could change at a later date upon final determination by the tax authorities.

32.1 CIT expense

		VND
	Current period	*Previous period*
Current CIT expense before adjustment	68,831,917,482	62,398,915,818
Adjustment for under accrual of CIT in prior periods	70,758,498	19,373,072
Current CIT expense	68,902,675,980	62,418,288,890
Deferred tax (income) expense	(213,632,860)	2,537,641,233
TOTAL	**68,689,043,120**	**64,955,930,123**

Reconciliation between CIT expense and the accounting profit before tax multiplied by CIT rate is presented below:

		VND
	Current period	*Previous period*
Accounting profit before tax	**310,349,339,361**	**287,902,248,079**
At CIT rate of 20%	62,069,867,872	57,580,449,616
Adjustments:		
Non-deductible expenses	7,471,841,308	6,157,207,246
Unrecognized deferred tax on tax loss carried forward	326,286,579	368,536,591
Adjustment for under accrual of CIT in prior years	70,758,498	19,373,072
Others	(1,249,711,137)	830,363,598
CIT expenses	**68,689,043,120**	**64,955,930,123**

32. CORPORATE INCOME TAX (continued)

32.2 *Current CIT*

The current tax payable is based on taxable income for the current period. The tax income of the Company and its subsidiaries for the period differs from the profit as reported in the interim consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company and its subsidiaries' liability for current tax is calculated using tax rates that have been enacted by the end of the reporting period.

32.3 *Deferred tax*

The following comprise the Group's deferred tax assets recognized by the Group and the movements thereon during the period:

VND

	Interim consolidated statement of financial position		*Interim consolidated income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Provisions	50,756,085,376	50,236,683,215	519,402,161	(1,716,927,192)
Profit from revenue with invoices issued but not yet qualified to be recognised	-	461,726,956	(461,726,956)	(3,075,627,482)
Differences when consolidate	2,391,999,183	590,114,808	1,801,884,377	3,292,798,083
Provision for severance allowance	962,613,334	861,707,918	100,905,416	30,433,749
Accrued expenses	1,200,000,000	4,200,104,478	(3,000,104,478)	(1,068,318,391)
Tax loss	1,253,272,342	-	1,253,272,341	
Deferred tax assets	***56,563,970,235***	***56,350,337,375***		
Net deferred tax income (expense) charged to interim consolidated income statement			***213,632,860***	***(2,537,641,233)***

32.4 *Tax losses carried forward*

The Group is entitled to carry each individual tax loss forward to offset against taxable income arising within five years subsequent to the period in which the loss was incurred. At the end of the reporting period, the Group had aggregated accumulated tax losses of VND 21,674,059,546 (31 December 2025: VND 13,776,264,943) available for offset against future taxable income. Details are as follows:

VND

Originating year	*Can be utilized up to*	*Tax loss amount*	*Utilized up to 30 June 2026*	*Forfeited*	*Unutilized at 30 June 2026*
2024	2029 (*)	7,425,416,545	-	-	7,425,416,545
2025	2030 (*)	6,350,848,398	-	-	6,350,848,398
6 months ended 30 June 2026	2031 (*)	7,897,794,603	-	-	7,897,794,603
TOTAL		**21,674,059,546**	**-**	**-**	**21,674,059,546**

(*) Estimated tax loss as per the Group's corporate income tax declaration has not been audited by the local tax authorities as of the date of these interim consolidated financial statements.

No deferred tax assets were recognised in respect of the remaining VND 14,301,869,308 as at 30 June 2026 (as at 31 December 2025: VND 13,776,264,943) because future taxable income cannot be ascertained at this stage.

33. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Group and related parties that have significant transactions with the Group during the period and as at 30 June 2026 is as follows:

Related parties	*Relationship*
Thang Loi Homes Joint Stock Company ("Thang Loi Homes")	Associate
NC Vietnam Investment Joint Stock Company ("NC Vietnam Investment")	Controlling shareholder
Whitlam Holding Pte, Ltd	Major shareholder
Sumitomo Forestry (Singapore) Ltd, ("Sumitomo Singapore")	Major shareholder
Trung Hieu Plywood Company Limited ("Trung Hieu Plywood")	Chairman's family member is legal representative
Thao Nghia Thanh One-member Company Limited ("Thao Nghia Thanh")	Head of Board of Supervision's family member is legal representative
Sumitomo Forestry Vietnam Company Limited ("Sumitomo Forestry Vietnam")	Vice Chairman of Board of Directors is legal representative
Blue Planet Trading Company Limited ("Blue Planet")	Deputy General Director's family member is legal representative
VinaCapital Fund Management Joint Stock Company ("VinaCapital")	Member of Board of Directors is Deputy Executive Director
Thang Loi Group Real Estate Joint Stock Company ("Thang Loi Group")	Member of Board of Directors is Chairman
Thang Loi Land Joint Stock Company ("Thang Loi Land")	Independent member of Board of Directors is legal representative
Mr Le Duc Nghia	Chairman of Board of Directors ("BOD")
Mr Masao Kamibayashiyama	Vice Chairman of BOD
Mr Nguyen Minh Tuan	Member of BOD
Mr Le Thanh Phong	Member of BOD cum Deputy General Director
Ms Nguyen Thi Dieu Phuong	Member of BOD
Mr Nguyen Thanh Quyen	Independent Member of BOD
Ms Vu Hau Giang	Independent Member of BOD (appointed on 26 August 2025)
Mr Phan Quoc Cong	Independent Member of BOD (resigned on 26 August 2025)
Ms Tran Thi Ngoc Tue	Head of Board of Supervision ("BOS")
Ms Nguyen Thi Thuy Trang	Member of BOS (appointed on 7 May 2026)
Ms Mai Thi Phuong Thao	Member of BOS (resigned on 7 May 2026)
Ms Vo Thi Ngoc Anh	General Director
Ms Nguyen Thi Kim Thoa	Deputy General Director
Ms Nguyen Thi Duyen	Deputy General Director
Mr Ngo Tan Tri	Deputy General Director
Ms Thieu Thi Ngoc Diem	Chief Accountant
Mr Le Duc Hieu	Related person of the Chairman of BOD
Ms Le Ngoc Van Anh	Related person of the Chairman of BOD
Mr Nguyen Van Thao	Related person of the Head of Supervision

Terms and conditions of transactions with related parties

Related party transactions include all transactions undertaken with other companies and individuals to which the Group is related, either through the investor, investee relationship or because they share a common investor and thus are considered to be a part of the same corporate company. Sales and purchases to/from related parties are made on the basis of negotiated contracts. Outstanding balances at 30 June 2026 are unsecured and settlement is expected to occur in cash.

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows:

VND

Related parties	*Transaction*	*Current period*	*Previous period*
Thang Loi Homes	Lending collection	200,000,000,000	-
	Sale of goods and services	11,085,467,664	-
	Interest	4,865,753,424	-
Mr Le Duc Nghia	Transfer of shares	82,008,000,000	-
Ms Le Ngoc Van Anh	Transfer of shares	68,340,000,000	-
Trung Hieu Plywood	Sale of goods and services	19,808,832,374	16,543,780,384
Blue Planet	Purchase of goods and services	4,996,380,900	3,056,448,900
Sumitomo Forestry Vietnam	Purchase of goods and services	3,312,259,866	2,492,975,466
Thao Nghia Thanh	Purchase of goods and services	2,116,874,452	2,494,271,192
	Purchase of fixed assets	429,387,691	-
Mr Le Duc Hieu	Purchase of goods and services	1,896,000,000	-
Mr Nguyen Van Thao	Purchase of goods and services	810,000,000	-
NC Vietnam Investment	Dividends declared	-	52,824,235,800
Sumitomo Forestry	Dividends declared	-	20,700,273,300
	Purchase of goods and services	-	2,920,262,334
Whitlam Holding	Dividends declared	-	19,069,677,900
Other shareholders	Dividends declared	150,787,946,000	12,957,375,200

Amounts due to and due from related parties as at the end of the reporting periods were as follows:

VND

Related parties	*Transaction*	*Ending balance*	*Beginning balance*
Short-term trade receivables			
Trung Hieu Plywood	Sale of goods and services	8,768,666,005	8,164,318,594
Ms Vo Thi Ngoc Anh	Sale of goods and services	553,051,424	495,000,000
Thang Loi Group	Sale of investment property	-	13,340,550,000
Thang Loi Homes	Sale of goods and services	-	2,218,407,922
		9,321,717,429	**24,218,276,516**
Short-term advances to suppliers			
Thao Nghia Thanh	Purchase of goods and services	371,525,700	718,274,203
Blue Planet	Purchase of goods and services	-	152,010,000
		371,525,700	**870,284,203**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the end of the reporting period were as follows (continued):

VND

Related parties	*Transaction*	*Ending balance*	*Beginning balance*
Short-term loan receivables			
Thang Loi Homes	Lending	-	200,967,123,288
Other long-term receivables			
VinaCapital	Entrusted investment	114,699,683,444	114,699,683,444
	Interest from entrusted investment	10,867,216,930	10,867,216,930
		125,566,900,374	**125,566,900,374**
Short-term trade payables			
Sumitomo Vietnam	Purchase of goods and services	1,970,841,966	1,064,180,770
Thao Nghia Thanh	Purchase of goods and services	287,843,328	1,920,382,442
Thang Loi Group	Purchase of investment property	-	154,524,400
Thang Loi Land	Purchase of investment property	-	111,960,800
		2,258,685,294	**3,251,048,412**
Short-term accrued expense			
VinaCapital	Based-investment-performance fees	6,000,000,000	6,000,000,000
Dividends and profits payables			
Shareholders	Dividend	150,894,603,000	122,226,000

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Salaries and remuneration to members of the Board of Directors, Board of Management, the Board of Directors, and the Board of Supervision in current and previous period as below:

VND

	Title	*Current period*	*Previous period*
Board of Directors			
Mr Le Duc Nghia	Chairman cum Company Advisor	2,561,400,000	2,370,500,000
Mr Masao Kamibayashiyama	Vice Chairman cum Marketing Development Director	862,700,000	841,700,000
Mr Nguyen Minh Tuan	Member	-	-
Mr Le Thanh Phong	Member	-	-
Ms Nguyen Thi Dieu Phuong	Member	-	-
Mr Nguyen Thanh Quyen	Independent member	-	-
Ms Vu Hau Giang	Independent member	-	-
Mr Phan Quoc Cong	Independent member	-	-
Board of Supervision			
Ms Tran Thi Ngoc Tue	Head	-	-
Ms Nguyen Thi Thuy Trang	Member cum Legal executive	326,912,000	77,784,722
Ms Vuong Hoang Thao Linh	Member	-	-
Ms Mai Thi Phuong Thao	Member	-	-
Board of Management and other directors			
Ms Vo Thi Ngoc Anh	General Director	2,096,400,000	2,748,959,259
Mr Le Thanh Phong	Deputy General Director	2,023,167,000	3,124,667,000
Ms Nguyen Thi Duyen	Deputy General Director	2,535,776,000	1,522,300,000
Mr Ngo Tan Tri	Deputy General Director	1,597,940,000	1,491,198,519
Ms Nguyen Thi Kim Thoa	Deputy General Director	1,374,600,000	1,262,018,519
Ms Thieu Thi Ngoc Diem	Chief Accountant	1,165,826,923	1,019,574,074
Ms Tran Thi Ngoc Tue	Head of Board of Supervision	816,526,923	659,300,000
TOTAL		**15,361,248,846**	**15,118,002,093**

34. OPERATING LEASE COMMITMENTS

34.1 Operating leases commitment

The Group leases the offices, machinery and equipment, ground and land under operating leases. The minimum leases commitment as at the end of the reporting period under the operating lease arrangements are as follows:

		VND
	Ending balance	*Beginning balance*
Less than 1 year	51,507,145,083	61,981,226,649
From 1 year to 5 years	92,288,455,226	93,794,791,015
More than 5 years	354,555,507,102	303,384,275,352
TOTAL	**498,351,107,411**	**459,160,293,016**

34.2 Investments commitment

As at 30 June 2026, the Company had capital commitments for An Cuong Dong Nai Factory Project at Lot B9-A, N5B street, Becamex Binh Phuoc Industrial Park, Chon Thanh Ward, Dong Nai City, Vietnam as follows:

		VND
	Ending balance	*Beginning balance*
Agreement amount	2,285,824,659,474	2,099,239,726,614
Recognised amount	1,425,274,938,765	618,793,378,237
Remaining commitments	860,549,720,709	1,480,446,348,377

35. SEGMENT INFORMATION

Business activity segments

Business segment information is primarily segment reporting of the Group. Its business is manufacturing and trading wooden household, industrial wooden items, artificial boards, interior decoration, kitchen equipment, and other wooden related products and they are the main activities to earn revenue and gain profit for the Group, whereas other incomes account for a small proportion in total revenue of the Group, therefore, the Board of Management of the Group assumed that the Group is in one business activity segment, only.

Geographical segments

The primary segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the products and services produced. Secondary information is reported geographically. The operating businesses are organized and managed geographically based on the geographical characteristics of the Group's customers. The Group's geographically segments comprise Domestic and Oversea. The following tables present revenue, profit and trade receivables and trade payables information regarding the Group's geographical segments:

35. SEGMENT INFORMATION (continued)

Geographical segments (continued)

	Domestic	*Overseas*	*VND* *Total*
Current period			
Net revenue from sales of goods and rendering of services	2,040,309,509,261	309,097,510,462	2,349,407,019,723
Cost of goods sold and services rendered	(1,447,591,339,154)	(240,562,438,427)	(1,688,153,777,581)
Results			
Segment gross margin	592,718,170,107	68,535,072,035	661,253,242,142
Finance income			84,007,047,781
Finance expenses			(31,928,033,073)
Share of loss from associates			(691,700,395)
Unallocated expenses			(402,291,217,094)
Net profit before corporate income tax			**310,349,339,361**
Corporate income tax expense			(68,902,675,980)
Deferred tax income			213,632,860
Net profit after tax			**241,660,296,241**
Ending balance			
Assets and liabilities			
Segment assets	651,867,421,830	85,524,097,240	737,391,519,070
Unallocated assets			7,612,962,993,850
Total assets			**8,350,354,512,920**
Segment liabilities	749,878,800,218	166,716,613,531	916,595,413,749
Unallocated liabilities			2,582,829,876,317
Total liabilities			**3,499,425,290,066**
Previous period			
Net revenue from sales of goods and rendering of services	1,354,086,176,732	409,038,124,319	1,763,124,301,051
Cost of goods sold and services rendered	(905,771,946,036)	(331,897,415,680)	(1,237,669,361,716)
Results			
Segment gross margin	*448,314,230,696*	*77,140,708,639*	*525,454,939,335*
Finance income			*111,818,421,081*
Finance expenses			*(23,019,242,843)*
Share of gain from associates			*254,417,887*
Unallocated expenses			*(326,606,287,381)*
Net profit before corporate income tax			**287,902,248,079**
Corporate income tax expense			*(62,418,288,890)*
Deferred tax expenses			*(2,537,641,233)*
Net profit after tax			**222,946,317,956**
Beginning balance			
Assets and liabilities			
Segment assets	*635,705,549,914*	*67,522,242,689*	*703,227,792,603*
Unallocated assets			*6,268,768,987,184*
Total assets			**6,971,996,779,787**
Segment liabilities	*699,598,062,922*	*119,791,653,696*	*819,389,716,618*
Unallocated liabilities			*1,743,569,524,403*
Total liabilities			**2,562,959,241,021**

36. OFF BALANCE SHEET ITEMS

	Ending balance	*Beginning balance*
US Dollar (USD)	452,077.37	313,617.29
Euro (EUR)	13,993.68	245.13

37. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the interim consolidated financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (*Note 3.1.1)* for the current period's interim consolidated financial statements. The details are as follows:

VND

	Beginning balance (as previously presented)	*Restated*	*Beginning balance (as restated)*
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Cash equivalents	300,000,000,000	(300,000,000,000)	-
Short-term held-to-maturity investments	1,764,864,350,000	642,120,994,818	2,406,985,344,818
Provision for diminution in value of held-to-maturity investments	-	(195,200,000,000)	(195,200,000,000)
Short-term loan receivables	457,607,547,278	(457,607,547,278)	-
Other short-term receivables	187,857,891,101	(184,940,296,855)	2,917,594,246
Provision for short-term doubtful receivables	(293,130,758,127)	195,200,000,000	(97,930,758,127)
Other current assets	-	300,426,849,315	300,426,849,315
Dividends and profits payables	-	122,226,000	122,226,000
Short-term accrued expenses	38,124,739,498	(203,497,905)	37,921,241,593
Other short-term payables	2,183,778,547	81,271,905	2,265,050,452

	Previous period (as previously stated)	*Restated*	*Previous period (as restated)*
INTERIM CONSOLIDATED CASH FLOW STATEMENT			
Depreciation and amortization of fixed assets and amortization of deferred land rental	46,895,757,137	4,325,961,319	51,221,718,456
Decrease in deferred expenses	1,891,531,127	(4,325,961,319)	(2,434,430,192)

38. EVENTS AFTER THE END OF THE REPORTING PERIOD

There is no significant matter or circumstance that has arisen since the end of the reporting period that requires adjustment or disclosure in the interim consolidated financial statements of the Group.

Approved, 26 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Tran Anh Tuan	Thieu Thi Ngoc Diem	Vo Thi Ngoc Anh

M.S.D.N:37007... C.T.C.P. CÔNG TY CỔ PHẦN GỖ AN CƯỜNG THÀNH PHỐ HỒ CHÍ MINH