CÔNG TY CỔ PHẦN **SAM HOLDINGS** ***SAM HOLDINGS CORPORATION*** -------	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** ***THE SOCIALIST REPUBLIC OF VIETNAM*** ***Independence - Freedom - Happiness*** ---------------
Số/*No.*: 75 /2026/CV-SAM	*TPHCM, ngày* 30 *tháng* 07 *năm 2026* Ho Chi Minh City, 30 / 07 /2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi:
- Sở Giao Dịch Chứng Khoán Việt Nam
- Sở Giao Dịch Chứng Khoán Thành phố Hồ Chí Minh
- Ủy Ban Chứng Khoán Nhà Nước

To:
- *Vietnam Stock Exchange*
- *Ho Chi Minh Stock Exchange*
- *State Securities Commission*

1. Tên tổ chức: Công ty Cổ phần SAM Holdings

Name of organization: *SAM Holdings Corporation*

- Mã chứng khoán: SAM

Stock symbol: *SAM*

- Địa chỉ: 127 Ung Văn Khiêm, Phường Thạnh Mỹ Tây, TP. Hồ Chí Minh

Headquarter address: *127 Ung Van Khiem, Thanh My Tay Ward, Ho Chi Minh City*

- Điện thoại liên hệ: 028 3512 2919 **Fax:** 028 3512 8632

Telephone: *028 3512 2919* ***Fax:*** *028 3512 8632*

- E-mail: info@samholdings.com.vn

2. Nội dung thông tin công bố:

- Báo cáo tài chính Q2 2026
- Giải trình chênh lệch lợi nhuận so với cùng kỳ

Content of disclosure:

- *Q2 2026 Financial statements*
- *Explanation of the difference in profit compared to the same period last year*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn http://samholdings.com.vn/documents/thong-tin-dinh-ky/

This information was published on the company's website on 30/ 07 */2026 at the following link http://samholdings.com.vn/documents/thong-tin-dinh-ky/*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the disclosed information is true and take full legal responsibility for the content of the disclosed information.

NGƯỜI ĐẠI DIỆN PHÁP LUẬT
TỔNG GIÁM ĐỐC

LEGAL REPRESENTATIVES
GENERAL DIRECTOR

Tài liệu đính kèm/Attached files:

Báo cáo tài chính/ Financial statements

CÔNG TY CỔ PHẦN SAM HOLDINGS
SAM HOLDINGS
MSDN: 3600253537

TRẦN QUANG KHANG

CONSOLIDATED FINANCIAL STATEMENTS

Q2 2026

SAM HOLDINGS CORPORATION

CONTENTS

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CONSOLIDATED BALANCE SHEET

As at June 30, 2026 *Unit: VND*

(Applicable to entities operating under the going concern assumption)

ASSETS	Code	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	**100**		**3,675,611,352,877**	**2,913,753,658,322**
(100 = 110+120+130+140+150)				
I. Cash and Cash Equivalents	**110**	**V.01**	**511,528,969,597**	**501,354,767,582**
1. Cash	111		425,250,575,874	406,897,206,358
2. Cash Equivalents	112		86,278,393,723	94,457,561,224
II. Short-term Financial Investments	**120**		**455,941,091,128**	**219,395,996,983**
1. Trading Securities	121	V.02	29,612,080,737	29,612,080,737
2. Allowance for Diminution in Value of Trading Securities	122	V.02	(2,252,842,590)	(1,969,522,590)
3. Held-to-maturity Investments	123		428,957,773,818	192,129,359,673
4. Allowance for Short-term Held-to-maturity Investments	124		(375,920,837)	(375,920,837)
III. Short-term Receivables	**130**		**1,942,227,248,443**	**1,534,478,320,357**
1. Short-term Trade Receivables	131	V.03	698,213,877,570	533,283,391,580
2. Short-term Advances to Suppliers	132		202,688,883,129	259,909,502,003
3. Other Short-term Receivables	135		1,044,567,976,869	744,470,340,365
4. Allowance for Doubtful Short-term Receiva	136	V.04	(3,243,489,125)	(3,184,913,591)
IV. Inventories	**140**	**V.05**	**694,316,532,002**	**593,133,789,900**
1. Inventories	141		694,316,532,002	593,133,789,900
V Other Current Assets	**160**		**71,597,511,707**	**65,390,783,500**
1. Short-term Prepaid Expenses	161	V.11	5,925,648,306	6,324,184,159
2. Deductible VAT	162		65,275,037,432	58,787,536,003
3. Taxes and Other Receivables from the State	163		396,825,969	279,063,338
B. NON-CURRENT ASSETS	**200**		**3,981,738,919,537**	**4,256,877,591,765**
(200 = 210+220+230+240+250+260)				
I. Long-term Receivables	**210**		**12,367,687,041**	**17,775,579,910**
1. Long-term Trade Receivables	211	V.03	7,046,085,750	7,324,357,928
2. Long-term Advances to Suppliers	212		-	-
4. Other Long-term Receivables	215		5,321,601,291	10,451,221,982
5. Allowance for Doubtful Long-term Receival	216	V.04	-	-
II. Fixed Assets	**220**		**594,580,151,402**	**587,823,672,890**
1. Tangible Fixed Assets	221	V.07	**565,234,484,760.0**	**557,943,415,540.0**
Cost	*222*		1,303,314,317,659	1,293,870,380,910
Accumulated Depreciation	*223*		(738,079,832,899)	(735,926,965,370)
3. Intangible Fixed Assets	227	V.08	**29,345,666,642**	**29,880,257,350**
Cost	*228*		52,052,300,349	51,942,300,349
Accumulated Depreciation	*229*		(22,706,633,707)	(22,062,042,999)

CONSOLIDATED BALANCE SHEET

As at June 30, 2026 *Unit: VND*

(Applicable to entities operating under the going concern assumption)

III. Investment Property	**240**	**V.10**	**114,591,633,598**	**117,259,772,698**
Cost	241		190,101,542,163	190,101,542,163
Accumulated Depreciation	242		(75,509,908,565)	(72,841,769,465)
IV. Long-term Work in Progress	**250**		**1,218,045,249,742**	**1,202,692,137,149**
1. Long-term Work in Progress	251		888,383,367,608	866,562,813,072
2. Construction in Progress	252	**V.06**	329,661,882,134	336,129,324,077
V. Long-term Financial Investments	**260**	**V.02**	**1,973,102,227,100**	**2,263,273,187,599**
1. Investment in Subsidiaries	261		-	-
2. Investment in Joint Ventures and Associates	262		1,256,622,963,500	1,278,089,451,609
3. Equity Investments in Other Entities	263		672,552,263,600	841,426,023,600
4. Allowance for Impairment of Long-term Inv	264		-	(3,242,287,610)
5. Held-to-maturity Investments	265		43,927,000,000	147,000,000,000
6. Allowance for Long-term Held-to-maturity I	266		-	-
VI. Other Non-current Assets	**270**		**69,051,970,654**	**68,053,241,519**
1. Long-term Prepaid Expenses	271	V.11	65,527,981,691	64,137,698,225
5. Goodwill	279		3,523,988,963	3,915,543,294
TOTAL ASSETS	**280**		**7,657,350,272,414**	**7,170,631,250,087**
EQUITY AND LIABILITIES	**Code**	**Notes**	**30/06/2026**	**01/01/2026**
A. LIABILITIES (300 = 310 + 330)	**300**		**2,866,162,700,512**	**2,405,623,967,969**
I. Current Liabilities	**310**		**2,225,129,446,167**	**1,657,360,922,126**
1. Short-term Trade Payables	311	V.13	204,106,616,475	89,392,919,580
2. Short-term Advances from Customers	312		58,829,773,225	107,181,230,112
3. Dividends and Profit Payable	313		1,493,572,319	5,693,572,319
4. Short-term Taxes and Other Payables to the	314		13,054,137,337	13,140,702,647
5. Payables to Employees	315		14,053,594,025	18,345,250,457
6. Short-term Accrued Expenses	316	V.14	8,367,480,947	57,191,592,770
7. Short-term Intercompany Payables	317		-	-
8. Payables under Construction Contracts	318		-	-
9. Short-term Unearned Revenue	319		8,452,836,007	11,094,300,572
10. Other Short-term Payables	320		131,949,790,911	50,531,584,361
11. Short-term Borrowings and Finance Lease L	321		1,768,917,162,631	1,292,451,954,831
12. Short-term Provisions	322		-	-
13. Bonus and Welfare Fund	323		15,904,482,290	12,337,814,477
II. Non-current Liabilities	**330**		**641,033,254,345**	**748,263,045,843**
1. Long-term Trade Payables	331		-	-
2. Long-term Advances from Customers	332		-	-
3. Long-term Taxes and Other Payables to the	333		-	-
4. Long-term Accrued Expenses	334	V.11	-	-
5. Intercompany Payables relating to Operating	335		-	-
6. Long-term Intercompany Payables	336		-	-

CONSOLIDATED BALANCE SHEET

As at June 30, 2026 *Unit: VND*

(Applicable to entities operating under the going concern assumption)

	7. Long-term Unearned Revenue	337		330,128,966,585	296,553,022,220
	8. Other Long-term Payables	338		14,008,413,132	10,594,905,051
	9. Long-term Borrowings and Finance Lease L	339	V.15	237,777,000,000	387,300,000,000
	10. Deferred Income Tax Liabilities	342		59,118,874,628	53,815,118,572
B.	**EQUITY (400 = 410 + 430)**	**400**		**4,791,187,571,902**	**4,765,007,282,118**
	1. Contributed Equity	411		4,027,533,430,000	3,799,609,710,000
	Ordinary Shares with Voting Rights	*411a*		4,027,533,430,000	3,799,609,710,000
	Preferred Shares	*411b*		-	-
	2. Share Premium	412		(374,324,139)	(374,324,139)
	3. Other Equity	414		39,231,559,483	39,231,559,483
	4. Foreign Exchange Differences	417		-	-
	5. Development Investment Fund	418		8,728,889,757	8,728,889,757
	6. Other Funds under Equity	419		-	-
	7. Retained Earnings	420		**61,111,649,867**	**262,179,442,885**
	Retained Earnings accumulated to the end of the previous period	*420a*		25,921,343,855	167,878,690,524
	Retained Earnings for the current period	*420b*		35,190,306,012	94,300,752,361
	7. Non-controlling Interests	429		654,956,366,934	655,632,004,132
	TOTAL EQUITY AND LIABILITIES	**440**		**7,657,350,272,414**	**7,170,631,250,087**

Ho Chi Minh, July 29, 2026

Preparer	**Chief Accountant**	**General Director**
Nguyen Thi Bich Thao	**Bui Huong Thuy**	**Tran Quang Khang**

CÔNG TY CỔ PHẦN SAM HOLDINGS
SAM HOLDINGS
M.S.D.N: 360025...37

CONSOLIDATED INCOME STATEMENT

Q2 2026

Unit: VND

	ITEMS	Code	Notes	Q2 2026	Q2 2025	Year 2026	Year 2025
1.	Revenue from Sale of Goods and Provision of Services	01	VI.1	2,257,984,842,901	1,403,786,257,051	4,033,532,845,956	2,567,477,020,261
2.	Sales Deductions	02	VI.2	1,855,203,334	24,073,598	2,050,406,697	46,431,718
3.	**Net Revenue from Sale of Goods and Provision of Services**	**10**	**VI.3**	**2,256,129,639,567**	**1,403,762,183,453**	**4,031,482,439,259**	**2,567,430,588,543**
4.	Cost of Goods Sold	11	VI.4	2,185,991,209,526	1,349,045,845,013	3,902,988,379,573	2,465,577,322,676
5.	**Gross Profit from Sale of Goods and Provision of Services** (20 = 10 - 11)	**20**		**70,138,430,041**	**54,716,338,440**	**128,494,059,686**	**101,853,265,867**
	Gain/Loss from Sale and Disposal of Investment Property	**21**					
6.	Financial Income	22	VI.5	63,040,242,928	30,632,556,702	93,645,228,788	46,567,239,528
7.	Financial Expenses	23	VI.6	36,731,748,216	22,338,289,304	65,712,082,927	40,157,426,497
	Of which: Interest Expense	*24*		33,461,404,699	20,704,867,383	59,175,578,225	36,020,061,132
8	Selling Expenses	25	VI.9	16,310,574,886	15,882,455,018	31,957,287,585	29,790,948,676
9	General and Administrative Expenses	26	VI.9	19,763,942,127	20,154,909,778	40,245,178,248	39,315,837,977
10	Share of Profit or Loss from Joint Ventures and Associates	27		(1,266,922,895)	11,797,059,868	(7,849,170,181)	14,037,943,179
11.	**Operating Profit**	**30**		**59,105,484,845**	**38,770,300,910**	**76,375,569,533**	**53,194,235,424**
12.	Other Income	31	VI.7	227,290,052	238,638,042	4,497,272,552	319,408,748
13.	Other Expenses	32	VI.8	550,006,745	824,496,411	1,009,764,766	2,646,473,833
14.	**Other Profit (40 = 31 - 32)**	**40**		**(322,716,693)**	**(585,858,369)**	**3,487,507,786**	**(2,327,065,085)**

SAM HOLDINGS CORPORATION

Form B 02 - DN/HN

CONSOLIDATED INCOME STATEMENT

Q2 2026

Unit: VND

ITEMS	Code	Notes	Q2 2026	Q2 2025	Year 2026	Year 2025
15. Total Accounting Profit before Tax (50 = 30 + 40)	**50**		**58,782,768,152**	**38,184,442,541**	**79,863,077,319**	**50,867,170,339**
16. Current Corporate Income Tax Expense	51	VI.11	10,613,718,044	6,120,354,615	17,064,699,021	12,899,766,144
17. Deferred Corporate Income Tax Expense	52		5,925,415,624	(1,792,989,658)	5,303,756,058	(1,545,156,332)
18. Profit after Corporate Income Tax (60 = 50 - 51 - 52)	**60**		**42,243,634,484**	**33,857,077,584**	**57,494,622,240**	**39,512,560,527**
19. Profit after Tax attributable to Owners of the Pa	61		43,876,265,388	31,112,863,122	51,664,766,796	34,630,120,347
20. Profit after Tax attributable to Non-controlling Interests	62		(1,632,630,904)	2,744,214,462	5,829,855,444	4,882,440,180
21. Basic Earnings per Share	**70**	**VI.12**	**108.9**	**77.3**	**128.3**	**86.0**

Ho Chi Minh, July 29, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Bich Thao	Bui Huong Thuy	Tran Quang Khang

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

Q2 2026 *Unit: VND*

ITEMS	Code	Notes	Q2 2026	Q2 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash Receipts from Sales of Goods, Provision of Services and Other Revenue	01		2,349,129,709,605	1,443,213,082,135
2. Cash Payments to Suppliers of Goods and Services	02		(2,305,213,097,047)	(1,369,015,542,791)
3. Cash Payments to Employees	03		(28,026,144,176)	(19,808,872,565)
4. Interest Paid	04		(22,084,242,431)	(25,499,368,099)
5. Corporate Income Tax Paid	05		(5,659,474,334)	-
6. Other Cash Receipts from Operating Activities	06		167,304,508,504	179,293,358,966
7. Other Cash Payments for Operating Activities	07		(364,955,419,135)	(95,345,028,107)
Net Cash Flows from Operating Activities	**20**		**(209,504,159,014)**	**112,837,629,539**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Cash Payments for Acquisition and Construction of Property, Plant and Equipment and Other Non-current Assets	21		(367,493,363)	(64,171,115)
2. Cash Receipts from Disposal and Sale of Property, Plant	22		-	-
3. Cash Payments for Loans Granted and Purchases of Debt Instruments of Other Entities	23		(28,721,606,277)	(145,000,000,000)
4. Cash Receipts from Collection of Loans and Disposal of Debt Instruments of Other Entities	24		429,000,000,000	25,500,000,000
5. Cash Payments for Investments in Other Entities	25		-	(105,899,000,000)
6. Cash Receipts from Divestment of Investments in Other Entities	26		52,500,000,000	-
7. Interest Received and Dividends and Profit Received	27		11,440,706,157	15,535,056,659
Cash Flows from Investing Activities	**30**		**463,851,606,517**	**(209,928,114,456)**
III. CASH FLOWS FROM FINANCIAL ACTIVITIES				
1. Cash Receipts from Issuance of Shares and Contributions from Owners	31		-	-
2. Cash Payments for Return of Capital to Owners and Repurchase of Issued Shares	32		-	-
3. Cash Receipts from Borrowings	33		953,521,722,326	789,413,853,818
4. Repayment of Borrowings	34		(895,926,980,623)	(513,424,915,305)
5. Repayment of Finance Lease Liabilities	35		-	-

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

Q2 2026 *Unit: VND*

ITEMS	Code	Notes	Q2 2026	Q2 2025
6. Dividends and Profit Paid to Owners	36		(9,240,150,000)	(4,902,312,500)
Net Cash Flows from Financing Activities	**40**		**48,354,591,703**	**271,086,626,013**
Net Increase/(Decrease) in Cash and Cash Equivalent	**50**		**302,702,039,206**	**173,996,141,096**
Cash and Cash Equivalents at the Beginning of the Pe	**60**		208,826,930,391	183,404,949,357
Effect of Foreign Exchange Rate Changes	61		-	-
Cash and Cash Equivalents at the End of the Period (	**70**	**V.01**	**511,528,969,597**	**357,401,090,453**

Ho Chi Minh, July 29, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Bich Thao	Bui Huong Thuy	Tran Quang Khang

CÔNG TY CỔ PHẦN SAM HOLDINGS
SAM HOLDINGS

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026

Unit: VND

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

1 Form of ownership: Shares

SAM Holdings Corporation was established and operates under Business Registration Certificate No. 059162 issued by the Department of Planning and Investment of Dong Nai Province on 30 March 1998, and was amended for the 32nd time under Enterprise Registration Certificate No. 3600253537 issued by the Department of Finance of Ho Chi Minh City on 22 December 2025.

The Company's head office is located at: 127 Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City.

The Company's charter capital as registered is VND 4,027,533,430,000; the contributed charter capital as at June 30 2026 is VND 4,027,533,430,000, equivalent to 402,753,343 shares with a par value of VND 10,000 per share.

The total number of employees of the Company as at June 30 2026 is 562

2 Business lines: The Company operates in manufacturing, trading and construction.

3 Business activities:

The Company's business activities include:

- Manufacturing and trading of cables, telecommunications materials, civil materials and wooden bobbins (cable drums);
- Import and export of raw materials and cable products for telecommunications and electrical materials serving the Company's production and business activities;
- Manufacturing and trading of copper wire products and plastic wire products of various types;
- Office leasing;
- Investment in development of residential housing and urban technical infrastructure projects;
- Real estate business;
- Golf course business;
- Accommodation and tourism services;
- Leasing of premises for business purposes (kiosks, shopping centres)· leasing of warehouses and parking spaces;
- Agency for trading and consignment of goods; commercial brokerage;
- Real estate business, land use rights owned, used or leased;
- Real estate consultancy, brokerage and auction services, including land use rights auction.

4 Operating cycle

The operating cycle for real estate investment and business activities exceeds 12 months, while other operating activities have an operating cycle of less than 12 months.

5. Characteristics of the Company's operations during the financial year affecting the financial statements:

Rising inflation, exchange rates and borrowing interest rates have led to an increase in the Company's overall input costs.

- Net revenue from sales of goods and services increased by VND 852.37 billion, or 60.7%, compared with the previous year, primarily driven by the Corporation's expansion of its energy trading business. Meanwhile, cost of goods sold rose by VND 836.95 billion, or 62.0% year-on-year, resulting in an increase of VND 15.42 billion, or 28.2%, in gross profit from sales of goods and services.

- Financial income for the quarter increased by VND 32.41 billion, representing an increase of 105.8%, primarily driven by higher interest income from deposits and loans, as well as gains on disposal of investments

- Finance costs increased by VND 14.39 billion, or 64.4% compared with the previous year, primarily due to higher interest expenses incurred to support the Corporation's business operations.

6 Corporate structure

The list of subsidiaries consolidated as at June 30 2026 is as follows:

Company name	Address	Ownership Interest	Voting Rights	Principal activities
Sacom Tuyen Lam JSC	Lam Dong Province	64.09%	64.09%	Tourism resort and golf course operations
Sacom Cable JSC	Dong Nai City	99.92%	99.92%	Cable manufacturing
SacomLand Corporation	Dong Nai City	85.71%	85.71%	Real estate business
Sacom Chip Sang Co., Ltd.	Ho Chi Minh City	73.75%	73.75%	Office leasing services
Capella Quang Nam JSC	Da Nang City	92.86%	92.86%	Industrial park infrastructure business

II. Accounting policies and accounting regime applied by the Company

1. Accounting period and currency used in accounting

The Company's accounting period begins on 01 January and ends on 31 December.

2. Currency used in accounting:

The currency used for accounting records is Vietnam Dong (VND)

III. Accounting standards and accounting regime applied

1. Applicable accounting regime:

The Company applies the Vietnamese Accounting Regime for enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance, Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 43/2026/TT-BTC dated 20 April 2026 , amending and supplementing certain articles of Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026 *Unit: VND*

2. Statement of compliance with accounting standards and accounting regime:

The Company has applied Vietnamese Accounting Standards and the related guidance issued by the State. The financial statements have been prepared and presented in accordance with all applicable standards, implementation guidance and the prevailing accounting regime.

IV. Significant accounting policies applied (going concern basis)

The Company's consolidated financial statements are prepared on the basis of consolidating the Company's separate financial statements and the financial statements of its subsidiaries that it controls for the financial year ended 30 June 2026. Control is achieved when the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

The financial statements of the subsidiaries are prepared using accounting policies consistent with those of the Company. Where necessary, adjustments are made to the financial statements of subsidiaries to ensure consistency with the accounting policies applied by the Company and its subsidiaries.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated financial statements from the date of acquisition or up to the date of disposal of the investment in such subsidiaries.

Balances, income and expenses, including unrealised gains or losses arising from intra-group transactions, are eliminated in full on consolidation.

Business combinations achieved in stages:

- Where, prior to the date the parent obtains control, the parent does not have significant influence over the subsidiary and the investment is accounted for using the cost method: at the date control is obtained, the previously held interest is remeasured at fair value, and the difference between the remeasured amount and the original cost is recognised in the consolidated statement of profit or loss.

- Where, prior to the date the parent obtains control, the investee is an associate of the parent and is accounted for using the equity method: at the date control is obtained, the investment is remeasured at fair value, and the difference between the remeasured amount and the carrying amount under the equity method is recognised in the consolidated statement of profit or loss.

- Non-controlling interests

- Non-controlling interests represent the portion of profit or loss and net assets of a subsidiary not attributable, directly or indirectly, to the Company.

1 Accounting estimates

The preparation of the consolidated financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Accounting Regime and relevant legal regulations relating to the preparation and presentation of consolidated financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosure of contingent assets and liabilities at the end of the financial year, as well as the reported amounts of revenues and expenses during the financial year.

The estimates and assumptions that have a significant impact on the consolidated financial statements include:

- Allowance for doubtful receivables
- Allowance for inventory write-down
- Estimation of prepaid expense allocation
- Estimated useful lives of property, plant and equipment

- Classification and impairment of financial investments
- Estimation of percentage of completion for revenue recognition
- Estimation of corporate income tax

Estimates and assumptions are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances and that may have a material impact on the Company's consolidated financial statements.

2 Financial instruments

Initial recognition

Financial assets

The Company's financial assets include cash and cash equivalents, trade receivables and other receivables, loans and long-term investments. At initial recognition, financial assets are measured at purchase cost/issuance cost plus transaction costs directly attributable to the acquisition or issuance of such financial assets.

Financial liabilities

The Company's financial liabilities include borrowings, trade payables and other payables, and accrued expenses. At initial recognition, financial liabilities are measured at issuance value plus transaction costs directly attributable to the issuance of such financial liabilities.

Subsequent measurement

Financial assets and financial liabilities have not been measured at fair value at the end of the financial year, as Circular No. 210/2009/TT-BTC and current regulations require disclosure and presentation of financial instruments but do not provide equivalent guidance for the measurement and recognition of financial assets and financial liabilities at fair value.

3 Translation of financial statements prepared in foreign currencies into Vietnam Dong

Financial statements prepared in foreign currencies are translated into Vietnam Dong using the following exchange rates: assets and liabilities are translated at the closing rate; owners' equity is translated at the exchange rates at the dates of capital contributions; the statement of profit or loss and the statement of cash flows are translated at the average exchange rate for the financial year.

4 Foreign currency transactions

Transactions in foreign currencies during the financial year are translated into Vietnam Dong at the actual exchange rates prevailing at the transaction dates.

The actual exchange rates used for revaluation of monetary items denominated in foreign currencies at the date of preparation of the consolidated financial statements are determined as follows:

- For items classified as assets: the average interbank buying and selling transfer rate of the commercial bank where the Company regularly transacts is applied;
- For foreign currency deposits: the average buying and selling transfer rate of the bank where the Company maintains its foreign currency accounts is applied;
- For items classified as liabilities: the actual exchange rate being the average interbank buying and selling transfer rate at the transaction date of the commercial bank where the Company regularly transacts is applied.

All realised exchange differences arising during the year and unrealised exchange differences arising from the revaluation of year-end balances of monetary items denominated in foreign currencies are recognised in the statement of profit or loss for the financial year.

5 Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks.

Cash equivalents are short-term investments with an original maturity of no more than three months from the date of acquisition, that are highly liquid, readily convertible into known amounts of cash and subject to an insignificant risk of changes in value.

6 Goodwill

The preparation of the consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant statutory requirements regarding the preparation and presentation of consolidated financial statements requires the Board of Management to make estimates

7 Financial investments

Financial assets held for trading are initially recognized at cost, comprising the purchase price plus transaction costs such as brokerage fees, transaction fees, information provision fees, taxes, levies and banking charges. After initial recognition, financial assets held for trading are measured at cost less allowance for impairment. Upon disposal or sale, the cost of financial assets held for trading is determined using the weighted average method.

Held-to-maturity investments are term deposits at banks, loans held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

In the consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognized in the consolidated balance sheet at cost and subsequently adjusted for post-acquisition changes in the Company's share of the associate's net assets. Goodwill arising from the investment in an associate is included in the carrying amount of the investment. The Company does not amortize this goodwill but performs an annual impairment test.

The investor's share of the associate's post-acquisition profit or loss is recognized in the consolidated income statement, and the investor's share of post-acquisition changes in the associate's reserves is recognized in reserves. The cumulative post-acquisition changes are adjusted against the carrying amount of the investment in the associate. Dividends received from the associate are offset against the carrying amount of the investment.

The financial statements of the associate are prepared for the same reporting period as the Company's consolidated financial statements, using accounting policies consistent with those of the Company. Appropriate consolidation adjustments are made where necessary to ensure that the accounting policies are applied consistently with those of the Company.

Investments in equity instruments of other entities include investments in equity instruments over which the Company does not have control, joint control or significant influence. These investments are initially recorded at cost. After initial recognition, these investments are measured at cost less allowance for impairment.

The allowance for impairment of investments is made at the end of the year as follows:

- For financial assets held for trading: the basis for making an allowance is the difference between the cost of the investments recorded in the accounting books and their market value at the time of making the allowance, where the cost is higher than the market value.

- For long-term investments (not classified as financial assets held for trading) where the Company does not have significant influence over the investee: the allowance is based on the financial statements of the investee at the time the allowance is made.
- For held-to-maturity investments: the allowance for doubtful debts is made based on the recoverability of the investments in accordance with statutory regulations.

8 Receivables

Receivables are monitored in detail based on payment terms, debtors, original currencies and other factors according to the Company's management requirements. Receivables are classified as short-term and long-term in the consolidated financial statements based on the remaining maturity of the receivables at the reporting date.

Allowance for doubtful debts is made for: receivables that are overdue according to economic contracts, loan agreements, contractual commitments or debt commitments, and receivables that are not yet due but are unlikely to be recovered. Specifically, the allowance for overdue receivables is based on the principal repayment schedule under the original sales contract, regardless of any debt rescheduling between parties, and for receivables that are not yet due but where the debtor has fallen into bankruptcy or is undergoing dissolution procedures, has gone missing, has absconded, or where losses are expected to occur.

9 Inventories

Inventories are initially recognized at cost, which includes purchase costs, conversion costs, and other directly attributable costs incurred in bringing the inventories to their present location and condition. After initial recognition, if the net realizable value of inventories is lower than cost at the date of the consolidated financial statements, inventories are measured at net realizable value.

Net realizable value is the estimated selling price of inventories less the estimated costs of completion and the estimated costs necessary to make the sale.
The cost of inventories is determined using the weighted average method.
Inventories are accounted for using the perpetual inventory system.
Method of determining the value of work-in-progress at the end of the period:

- For real estate business activities: Work-in-progress costs are accumulated for each unfinished project or for projects where revenue has not yet been recognized, corresponding to the volume of work-in-prog
- For manufacturing activities: Work-in-progress costs are accumulated based on actual costs incurred for each type of unfinished product.

10 Allowance for inventory obsolescence is made at the end of the year as follows:

For real estate inventories: Allowance for inventory obsolescence is made at the end of the year for the expected loss due to impairments in value that may occur for inventories owned by the Company, based on reasonable evidence of impairment at the end of the financial year. The allowance for inventory obsolescence is the difference between the cost of inventories and their net realizable value, where the cost is higher than the net realizable value.

For other inventories: based on the difference between the cost of inventories and their net realizable value, where the cost is higher than the net realizable value.

11 Fixed assets

Property, plant and equipment and intangible assets are initially recognized at cost. During the period of use, property, plant and equipment and intangible assets are recorded at cost, accumulated depreciation/amortization and carrying amount.

Subsequent expenditure

Subsequent expenditure is capitalized as an additional cost of property, plant and equipment only when it is probable that the expenditure will result in future economic benefits, in excess of the originally assessed standard of performance, from the use of the asset.

All other expenditure, such as repairs, maintenance and overhauls arising after the fixed assets have been put into operation, is recognized in the consolidated income statement in the year in which the costs are incurred.

Depreciation of fixed assets is calculated using the straight-line method based on their estimated useful lives as follows:

- Buildings and structures	05 - 48 years
- Machinery and equipment	03 - 25 years
- Transportation equipment	05 - 10 years
- Office equipment and management tools	03 - 10 years
- Other fixed assets	03 years
- Land use rights	45 years
- Management software	03 - 06 years

12 Investment property

Investment property is initially recognized at cost. For investment property held for operating lease, it is recorded at cost, accumulated depreciation and carrying amount. Depreciation is calculated using the straight-line method based on its estimated useful life as follows:

For investment property held for capital appreciation, depreciation was calculated using the straight-line method similar to other assets prior to January 1, 2015; since January 1, 2015, no depreciation has been recognized.

- Buildings and structures	25 - 44 years
- Machinery and equipment	10 - 25 years
- Land use rights	45 years

13 Construction in progress

The preparation of the consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant statutory requirements regarding the preparation and presentation of consolidated financial statements requires the Board of Management to make estimates

14 Operating leases

An operating lease is a type of fixed asset lease where the majority of the risks and rewards incidental to ownership of the asset remain with the lessor. Payments made under operating leases are recognized in the consolidated income statement on a straight-line basis over the lease term.

15 Accounting principles for biological assets: none

16 Business Cooperation Contracts (BCC)

A Business Cooperation Contract (BCC) is a contractual agreement between two or more parties to carry out specific economic activities without forming a separate legal entity. These activities may be jointly controlled by the contributing parties under a joint venture agreement or controlled by one of the participating parties.

In cases where cash or assets are received from other parties as contributions to the BCC, they are accounted for as liabilities. In cases where cash or assets are contributed to the BCC, they are recognized as receivables. During the execution of the BCC, depending on the specific circumstances, accounting is continued for specific forms as follows:

- BCC contracts with individuals and legal entities: where the Company is the party receiving contributions for business cooperation activities. According to the terms of the BCC, the parties share profits and losses based on the business results of the BCC. The Company recognizes in the consolidated income statement the portion of revenue, expenses, and profits corresponding to the share allocated under the BCC agreement.
- BCC contracts with individuals and legal entities: where the Company is the party contributing funds to business cooperation activities. According to the terms of the BCC, the parties share profits and losses based on the business results of the BCC. The Company recognizes in the consolidated income statement the portion of revenue, expenses, and profits corresponding to the share allocated under the BCC agreement.

17 Deferred charges

Expenses incurred that are related to the business results of multiple financial years are recorded as prepayments to be gradually allocated to the business results of subsequent financial years.

The calculation and allocation of long-term prepayments into production and business expenses for each financial year are based on the nature and extent of each type of expense to select an appropriate allocation method and criteria.

The Company's prepayments include:

- Prepaid land costs include prepaid land rentals, including costs related to leased land for which the Company has received land use right certificates but which do not meet the criteria for recognition as intangible fixed assets under 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, and other expenses incurred to ensure the use of the leased land. These costs are recognized in the consolidated income statement on a straight-line basis over the lease term.

- Tools and supplies include assets held by the Company for use in normal business operations with an individual cost of less than VND 30 million, and therefore do not qualify for recognition as fixed assets under current regulations. The cost of tools and supplies is allocated on a straight-line basis over their estimated useful lives.

- Other prepayments are recognized at cost and allocated on a straight-line basis over their estimated useful lives.

18 Liabilities

Liabilities are monitored based on payment terms, creditors, original currencies and other factors according to the Company's management requirements. Liabilities are classified as short-term and long-term in the consolidated financial statements based on the remaining maturity of the liabilities at the reporting date.

19 Accrued expenses

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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Payables for goods and services received from suppliers or provided to customers during the financial year but not yet actually paid, and other payables such as: accrued interest expenses, project construction costs... are recognized in the production and business expenses of the financial year.

The recognition of accrued expenses into production and business expenses during the year is performed in accordance with the matching principle between revenue and expenses incurred during the year. Accrued expenses will be settled against actual costs incurred. Any difference between the accrued amount and the actual cost is reversed.

20 Provisions

Provisions are recognized only when the following conditions are met:

- The Company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- A reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the financial year.

Only expenditures relating to the provision for which the provision was originally recognized are set against it.

Provision for construction warranties is recognized at a rate based on the characteristics of each project and the Board of Directors' assessment of actual warranty periods and costs.

Provisions are recognized as production and business expenses of the financial year. The difference between the unused provision balance from the previous year and the required provision for the current reporting year, where the previous balance is higher, is reversed as a reduction in production and business expenses for the year, except for the excess provision for construction warranties, which is reversed to other income during the year.

21 Deferred income

Unearned revenue includes payments received in advance, such as amounts paid by customers for one or more financial years regarding property leases.

Unearned revenue is transferred to Revenue from sales and provision of services in amounts determined appropriately for each financial year.

22 Equity

Owner's equity is recognized based on the actual capital contributed by the owners.

Share premium reflects the difference between the par value, direct costs related to the issuance of shares, and the issue price (including cases of treasury share reissuance). It can be a positive surplus (if the issue price is higher than the par value and direct issuance costs) or a negative surplus (if the issue price is lower than the par value and direct issuance costs).

Other equity reflects business capital formed from the appropriation of business results or from gifts, donations, financing, and asset revaluations (if permitted to increase or decrease owner's equity).

Undistributed post-tax profit reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Company.

The Company appropriates the following funds from its net profit after corporate income tax based on the proposal of the Board of Directors and as approved by the shareholders at the Annual General Meeting:

- Investment and development fund: This fund is appropriated for the purpose of expanding business operations or intensive investment of the Company.
- Bonus and welfare fund: This fund is appropriated to provide bonuses and material incentives, as well as to provide common benefits and improve the welfare of employees, and is presented as a liability in the consolidated balance sheet.

Dividends payable to shareholders are recognized as a liability in the Company's consolidated balance sheet following the dividend declaration by the Company's Board of Directors and the announcement of the record date by the Vietnam Securities Depository and Clearing Corporation.

23 Revenue

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

Revenue from sales of goods

- The significant risks and rewards associated with the ownership of the products or goods have been transferred to the buyer;
- The Company no longer retains the right to manage the goods as the owner or retains control over the goods.

Revenue from the provision of services

- The portion of the work completed as of the date of the consolidated Balance Sheet can be reliably determined;

Financial income

Revenue arising from interest, dividends, distributed profits and other financial income is recognized when both of the following two (2) conditions are met:

- It is probable that the Company will receive economic benefits from the transaction;
- The revenue can be measured with reasonable certainty.

Dividends and distributed profits are recognized when the Company establishes the right to receive dividends or the right to receive profits from capital contributions.

24 Revenue Deductions

Revenue deductions from sales and service provision arising during the year consist of sales returns.

Sales returns arising in the same year as the consumption of products, goods or services are adjusted to decrease the revenue of the year in which they arise. In cases where products, goods or services were consumed in previous years, but revenue deductions arise in the following year, the Company records the revenue reduction according to the principle: if they arise before the date of issuance of the consolidated Financial Statements, the Company records the revenue reduction in the consolidated Financial Statements of the reporting year (the previous year), and if they arise after the date of issuance of the consolidated Financial Statements, the Company records the revenue reduction in the year they arise (the following year).

25 Cost of goods sold and services provided

Cost of goods sold and services provided represent the total costs incurred for finished goods, merchandise, and materials sold, as well as services provided to customers during the year, which are recognized in matching with the revenue generated during the year and in compliance with the principle of prudence. Instances of material and goods shortages exceeding normal limits, costs exceeding normal levels, labor costs and fixed general manufacturing overheads not allocated to the value of inventoried products, provision for devaluation of inventories, and inventory losses after deducting the responsibility of relevant groups or individuals... are fully and timely recognized in the cost of goods sold during the year, even if the products or goods have not yet been determined as consumed.

Items recorded as a reduction in the cost of goods sold arising during the year include: ... (if any).

The accrual of expenses to temporarily calculate the cost of real estate, if any, ensures the following principles:

- Accruals are only made for expenses that have been included in the investment and construction estimates but lack sufficient documentation or records for volume acceptance;
- Expenses are only accrued to temporarily calculate the cost of goods sold for the portion of real estate that has been sold during the year and meets the criteria for revenue recognition;
- The amount of accrued expenses and actual expenses recorded in the cost of goods sold must ensure consistency with the cost price norms calculated based on the total estimated costs of the sold real estate u

26 Financial expenses

Expenses recognized as financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses from the liquidation or transfer of short-term securities, and transaction costs for selling securities;
- Provision for diminution in value of trading securities, provision for losses on investments in other entities, foreign exchange losses...

The above items are recognized based on the total amount arising during the year, without offsetting against financial income.

27 Corporate Income Tax

a) Deferred income tax liabilities

Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred income tax liabilities are determined using the current corporate income tax rate, based on the tax rates and tax laws effective as of the end of the fiscal year.

Deferred income tax assets and deferred income tax liabilities are offset when preparing the consolidated Balance Sheet.

b) Current corporate income tax expense and Deferred corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income during the year and the corporate income tax rate for the current fiscal year.

Deferred corporate income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

Current corporate income tax expense and deferred corporate income tax expense are not offset.

c) Current corporate income tax rate

The Company is currently applying a corporate income tax rate of 20% for business activities generating taxable income for the fiscal year ended March 31, 2026.

28 Related parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making decisions regarding financial and operating policies. The Company's related parties include:

- Enterprises that, directly or indirectly through one or more intermediaries, control the Company or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries, and associates;
- Individuals who, directly or indirectly, hold voting power in the Company and have significant influence over the Company, key management personnel of the Company, and close family members of such individuals;
- Enterprises in which the aforementioned individuals directly or indirectly hold a significant portion of voting power or over which such individuals exercise significant influence.

In considering each related party relationship for the purpose of preparing and presenting the consolidated Financial Statements, the Company focuses on the substance of the relationship rather than merely its legal form.

29 Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for appropriations to the Bonus and Welfare Fund and the Board of Management's Bonus Fund) by the weighted average number of ordinary shares outstanding during the year.

30 Segment reporting

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

Segment information is prepared and presented in accordance with the accounting policies applicable to the preparation and presentation of the Company's Financial Statements for the purpose of helping users of the consolidated Financial Statements clearly understand and comprehensively evaluate the Company's performance.

31 Transfer of shares

During the year, the Company transferred its entire 100% capital contribution in Nam Tay Nguyen Investment and Development Company Limited.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026 *Unit: VND*

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

1. Cash and cash equivalents held by the Company that are not restricted for use	Term	Interest rate	30/06/2026	01/01/2026
Cash on hand			**387,915,438**	**280,924,670**
Demand deposits at banks			**424,862,660,436**	**406,616,281,688**
Joint Stock Commercial Bank for Foreign Trade of Vietnam (VCB)			182,352,501,175	107,899,495,047
Viet A Commercial Joint Stock Bank (VAB)			5,593,962,435	29,043,582,537
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)			168,459,263,005	252,646,779,095
Joint Stock Commercial Bank for Industry and Trade of Vietnam (Vietinbank)			59,202,544,060	6,872,656,585
Saigon Thuong Tin Commercial Joint Stock Bank (Sacombank)			0	0
Other Banks			9,254,389,761	10,153,768,424
Cash equivalents	**Term**	**Interest rate**	**86,278,393,723**	**94,457,561,224**
Joint Stock Commercial Bank for Industry and Trade of Viet	1 tháng	4.75%	10,000,000,000	0
Joint Stock Commercial Bank for Foreign Trade of Vietnam	1 tháng	4.75%	20,119,311,596	34,763,371,465
Viet A Commercial Joint Stock Bank (VAB)	1 tháng	4.75%	4,000,000,000	5,000,000,000
Joint Stock Commercial Bank for Investment and Developm	1 tháng	4.75%	20,000,000,000	20,000,000,000
Modern Vietnam Commercial Joint Stock Bank (MBV)	1 tháng	4.75%	10,079,541,064	10,194,189,759
Vietnam-Russia Joint Venture Bank	1 tháng	4.75%	10,079,541,063	0
Joint Stock Commercial Bank for Foreign Trade of Vietnam	3 tháng	4.75%	0	8,500,000,000
Saigon Thuong Tin Commercial Joint Stock Bank (Sacomba	3 tháng	4.75%	7,000,000,000	11,000,000,000
Viet A Commercial Joint Stock Bank (VAB)	3 tháng	4.6% - 4.75%	3,000,000,000	2,000,000,000
Joint Stock Commercial Bank for Investment and Developm	3 tháng	4.75%	0	0
Other Banks			2,000,000,000	3,000,000,000
Total			**511,528,969,597**	**501,354,767,582**

2. Financial investments

a) Trading securities

Items	30/06/2026			01/01/2026		
	Cost	**Fair value**	**Provision**	**Cost**	**Fair value**	**Provision**
Alphanam JSC (ALP)	7,243,518,147			7,243,518,147	7,243,518,147	
DNP Holding JSC (DNP)	22,368,562,590	20,115,720,000	(2,252,842,590)	22,368,562,590	18,132,480,000	(4,236,082,590)
Total	**29,612,080,737**	**20,115,720,000**	**(2,252,842,590)**	**29,612,080,737**	**25,375,998,147**	**(4,236,082,590)**

b) Held to maturities

Items	Term	Interest rate	30/06/2026		01/01/2026	
			Cost	Provision	Cost	Provision
Short term			**428,957,773,818**	**(375,920,837)**	**192,129,359,673**	**(375,920,837)**
Term Deposits			**70,514,060,270**	**0**	**88,733,473,977**	**0**
Viet A Commercial Joint Stock Bank (VAB)	From 06 months to 12 months	From 7.9%/year to 8.0%/year	63,144,657,533		59,000,000,000	
Other Banks	06 months	From 7.2%/year to 8.5%/year	7,000,000,000		29,000,000,000	
Term deposit interest			369,402,737		733,473,977	
Loans			**358,443,713,548**	**(375,920,837)**	**103,395,885,696**	**(375,920,837)**
Capella Group Joint Stock Company			299,084,000,000		0	
Cienco 5 Joint Stock Company			5,500,000,000		0	
Phu Huu Gia Joint Stock Company			0		62,500,000,000	
SAM HIGH-TECH AGRICULTURE JOINT STOCK COMPANY			26,850,000,000		26,850,000,000	
Accrued loan interest			27,009,713,548	(375,920,837)	14,045,885,696	(375,920,837)
Long term			**43,927,000,000**	**0**	**147,000,000,000**	**0**
Loans			**43,927,000,000**		**147,000,000,000**	
Phu Huu Gia Joint Stock Company			43,927,000,000		147,000,000,000	
Total			**472,884,773,818**	**(375,920,837)**	**339,129,359,673**	**(375,920,837)**

	Unit	Purpose	Interest rate	Term	Security	Value
Phu Huu Gia JSC						
Loan contract No. 01/2024/STL-PHG/HĐVV dated 16/09/2024	VND	The borrower has the full right to use the loan	6.8%	36 months	Trust	**57,401,510,187**
+ Principal						*43,927,000,000*
+ Accrued Interest						*13,474,510,187*

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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Unit: VND

Capella Group JSC						**309,938,215,473**
Loan contract No. 01/HĐVV-CPG-STL dated 06/02/2026	VND	Serving business activities	9.0%	12 months	Trust	**156,287,068,492**
+ Principal						*151,000,000,000*
+ Accrued Interest						*5,287,068,492*
Loan contract No. 0602/2026/HĐVV/ CQN-CPG dated 06/02/2026	VND	Serving business activities	10.2%	Until 31/12/2026	Trust	**153,651,146,981**
+ Principal						*148,084,000,000*
+ Accrued Interest						*5,567,146,981*
SAM Agritech JSC	VND	Serving business activities	6.8%	12 months	Trust	**27,765,401,095**
+ Principal						*26,850,000,000*
+ Accrued Interest						*915,401,095*
Cienco 5 JSC	VND	Payment of tax debts	4.75%	1 month	Trust	**5,500,000,000**
+ Principal						*5,500,000,000*
+ Accrued Interest						*0*

b) Investment in other entities

Items	**30/06/2026**	**01/01/2026**
	Cost	**Cost**
Investment in associates	**1,256,622,963,500**	**1,278,089,451,609**
Phu Tho Tourism Service Joint Stock Company	392,865,310,909	400,736,821,309
Capella Vietnam Joint Stock Company	1,300,665,683	1,302,809,627
Phu Huu Gia Joint Stock Company	134,361,803,636	149,621,421,298
My Thuy International Port Joint Venture Joint Stock Company	728,095,183,272	726,428,399,375
Investment in other entities	**672,552,263,600**	**841,426,023,600**
Binh Duong Import-Export Manufacturing Corporation - Joint Stock Company	398,400,000,000	512,273,760,000
Vietnam Pharmaceutical Corporation - Joint Stock Company (DVN)	273,652,263,600	273,652,263,600
Vietferm Joint Stock Company	500,000,000	500,000,000
An Viet Investment and Infrastructure Joint Stock Company	0	55,000,000,000
Total	**1,929,175,227,100**	**2,119,515,475,209**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026 *Unit: VND*

3. Trade receivables

Items	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Short term				
FPT Telecom Joint Stock Company Branch	68,463,874,080		32,540,051,052	
Toshiba ASIA Industrial Products Co., Ltd.	97,596,640,928		75,826,059,973	
Solen Electromechanical (Vietnam) Co., Ltd.	28,527,280,585			
Branch of Teco Electromechanical (Vietnam) Co., Ltd. in Binh Duong	40,211,005,675		28,696,308,038	
Bonfiglioli Vietnam Co., Ltd.	38,360,812,146		59,708,852,943	
Tai Sin (VN) Power Cable Co., Ltd.	50,862,198,248		82,503,726,744	
OCEAN ENERGY IMPORT AND EXPORT CO., LTD	50,137,778,879			
Other Customers	324,054,287,029	(1,125,586,305)	254,008,392,830	(1,231,381,091)
Total	**698,213,877,570**	**(1,125,586,305)**	**533,283,391,580**	**(1,231,381,091)**
Long term				
Customers buying Samland Giai Viet Apartment Project	0		220,986,928	
Customers buying Samland Airport Apartment Project	7,046,085,750		7,103,371,000	
Receivables from other customers	0			
Total	**7,046,085,750**	**0**	**7,324,357,928**	**0**

4. Other receivables

Items	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
Ngắn hạn				
Deposits	477,069,010		5,085,366,520	
Trust and investment cooperation contract receivables (1)	848,068,000,000		607,215,821,719	
Advance	2,567,190,890			
Interest receivable	100,637,123,749		48,315,172,853	
Advance of Nhon Trach Land Fund (payment of compensation for households) (2)	33,099,373,000		37,000,940,000	
Compensation for ground clearance is deducted (3)	34,742,032,974		34,742,031,529	
Other receivables	24,977,187,246	(1,610,560,000)	12,111,007,744	(1,610,560,000)
Total	**1,044,567,976,869**	**(1,610,560,000)**	**744,470,340,365**	**(1,610,560,000)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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Dài hạn	**30/06/2026**		**01/01/2026**	
Land clearance compensation offset	4,831,449,414		5,408,301,095	
Deposits	490,151,877		5,042,920,887	
Total	**5,321,601,291**	**0**	**10,451,221,982**	**0**

(1) Receivables relating to capital contributions and interest under Business Cooperation Contracts (BCCs) amounting to VND 848,068,000,000 and VND 2,567,190,890, respectively, with specific details as follows:

- Contract reference numbers and contract values:

- Parties involved: Individuals and entities participating in the business cooperation

- Purpose of cooperation: Executing investment transactions for profit generation purposes

- Contract term: Terminated upon written notice from the Investment Recipient to the Investor

- Profit sharing mechanism: Profit distribution from the cooperation shall be agreed upon by the parties upon contract termination, depending on the business cooperation results

- Status of contracts as at 30 June 2026: In progress.

(2) Advances to the Land Fund Development Center of Nhon Trach District, Dong Nai Province for compensation and land clearance at the Residential Area Project in Nhon Trach Commune, Dong Nai Province.

(3) Land clearance compensation that will be offset against future land rental payable of the Tuyen Lam High-class Resort Project in the amount of VND 5,985,149,820 and the Tam Thang 2 Industrial Park Project in the amount of VND 33,588,332,568.

5. Bad debts

Items	**30/06/2026**		**01/01/2026**	
	Carrying amount	**Recoverable amount**	**Carrying amount**	**Recoverable amount**
Advances to Suppliers	**1,468,558,805**	**67,808,227**	**1,429,286,771**	**122,231,320**
Nha Trang Charter Flight Tourism & Service Joint Stock Company	690,410,000		690,410,000	
Others	778,148,805	67,808,227	738,876,771	122,231,320
Other Receivables	**1,774,930,320**	**-**	**1,755,626,820**	**19,303,500**
Total	**3,243,489,125**	**67,808,227**	**3,184,913,591**	**141,534,820**

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6. Inventories	30/06/2026	01/01/2026
Raw materials, materials	168,361,507,619	197,442,779,720
Products	128,333,533,461	112,609,008,644
Unfinished production and business expenses	14,186,836,966	18,861,347,220
Tools, tools	15,119,615,382	18,034,264,706
Commodities	183,380,396,847	199,173,910,584
Goods sent for sale	176,587,785	172,462,544
Purchases are on the way	184,758,053,942	46,840,016,482
Net value of inventory	**694,316,532,002**	**593,133,789,900**

7. Long-term Work in Progress	30/06/2026	01/01/2026
a) Long-term Production and Business Costs in Progress		
Tam Thang 2 Industrial Park Project	156,399,539,944	156,863,844,028
Samland Riverside Apartment Project	142,923,482,200	137,393,552,012
Residential project in Long Tan commune and Phu Hoi commune, Nhon Trach district	589,060,345,464	572,305,417,032
Total	**888,383,367,608**	**866,562,813,072**

Details of projects as of 30/06/2026:

(1) Tam Thang 2 Inaustrial Park Project

- Construction location: Thang Truong commune and Ban Thach ward, Da Nang city (formerly Thang Binh district and Tam Ky city, Quang Nam province).
- Construction purpose: Investment in infrastructure construction to expand the scale of Tam Thang 2 industrial park by 103 hectares (phase 1 has been implemented is 197 hectares);
- Investor: Capella Quang Nam Joint Stock Company;
- Sources of investment capital: Equity and mobilized capital (bank loans, capital contribution contracts, investment cooperation);
- Scale of the project: 103 hectares;
- Total investment: 433,280,000,000 VND;

- Status of the project as of 30/06/2026: Part of the area has completed technical infrastructure investment and is waiting for lease. The area under investment is presented on the item of unfinished capital construction expenses

(2) Samland Riverside Apartment Project:

- Location: 147 Ung Van Khiem, Thanh My Tay Ward, Ho Chi Minh City;
- Investor: Sacom Real Estate Joint Stock Company;
- Project implementation objectives: Investment in residential construction;
- Scale of the project: Total land area of 1,798.4 m2; The project is expected to invest in the construction of new apartment buildings in combination with trade - services - offices, investment in the complete construction of technical infrastructure works and social infrastructure works;
- Project implementation progress: The project has been issued by the People's Committee of Ho Chi Minh City Decision No. 2668/QD-UBND dated 08/05/2026 on approving the investment policy and approving the investor. Currently, the Company is continuing to implement legal procedures according to regulations to invest in the construction of the project.

(3) Residential Area Project in Long Tan Commune and Phu Hoi Commune, Nhon Trach District (now Nhon Trach Commune)

- Implementation location: Nhon Trach commune, Dong Nai province;
- Investor: Sacom Real Estate Joint Stock Company;
- Operation period of the project: 50 years from the date of issuance of the investment policy;
- Project implementation objectives: Investment in residential construction;
- Scale of the project: Total land area of 551,957.8 m2; The project is expected to invest in the construction of new residential areas according to the planning, including the following works: public, commercial and service, apartments combined with trade and services, individual houses, social housing, green areas,... with a complete investment technical infrastructure system, associated with neighboring areas;
- Project implementation schedule: Includes 04 phases, expected to be implemented from 2018 to 06/2025 according to Decision No. 1792/QD-UBND dated 25/5/2018 of the People's Committee of Dong Nai province on approving the project investor. In 04/2025, the Company has sent a document No. 012-25/CV/SLD-PLDA to the Department of Finance of Dong Nai province requesting to adjust the project implementation schedule to 06/2030;
- As of 30/06/2026, the project is in the stage of paying compensation for site clearance. The compensation for the project is carried out in accordance with Decision No. 7320/QD-UBND dated 25/12/2019 of the People's Committee of Nhon Trach commune and Document No. 3625/UBND-KTNS dated 01/04/2020 of the People's Committee of Dong Nai province.

b) Construction in Progress	**30/06/2026**	**01/01/2026**
High-end Resort Project in Tuyen Lam, Lam Dong	288,308,520,255	277,847,625,822
Tam Thang 2 Industrial Park Project	23,268,403,216	14,196,986,186
Tam Thang Industrial Park Expansion Phase 2 Project	3,787,651,267	2,860,947,564
Hoa Xuan Dong Industrial Park Project	1,066,767,659	0
Other projects	13,230,539,737	41,223,764,505
Total	**329,661,882,134**	**336,129,324,077**

High-class resort project at Tuyen Lam Lake National Tourist Area

- Project location: Functional subdivisions No. 7 and 8, Tuyen Lam Lake Tourist Area, Xuan Huong - Da Lat Ward, Lam Dong Province;
- Investor: Sacom Tuyen Lam Joint Stock Company;
- Investment capital sources: investor's contributed capital and credit capital;
- Scale of the project: 194.92 hectares;
- Status of the project as of 30/06/2026: The company is carrying out site clearance and investing in items in the second phase of the project, currently has completed the design and is constructing parks, theme hotels, shophouses, commercial centers and entertainment areas... Currently, the People's Committee of Lam Dong province is appraising the application for extension of the project implementation schedule, the Company is waiting for guidance from the Department of Natural Resources and Environment to continue carrying out relevant procedures.

Tam Thang 2 Industrial Park Project: The basic construction investment cost corresponds to the area being invested in construction in Tam Thang 2 Industrial Park. Value corresponding to the area for which technical infrastructure investment has been completed and waiting for lease

8. Movements in Tangible Fixed Assets (see horizontal page)

9. Intangible Fixed Assets

Items	Land use rights	Software	Others	Total
Cost				
Opening balance	**45,583,939,916**	**5,660,530,433**	**697,830,000**	**51,942,300,349**
Additions during the period		110,000,000	-	**110,000,000**
Closing balance	**45,583,939,916**	**5,770,530,433**	**697,830,000**	**52,052,300,349**

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Accumulated depreciation				
Opening balance	**16,157,689,900**	**5,206,523,099**	**697,830,000**	**22,062,042,999**
Depreciation for the period	523,867,767	120,722,941		**644,590,708**
Closing balance	**16,681,557,667**	**5,327,246,040**	**697,830,000**	**22,706,633,707**
Net carrying amount				
Opening balance	**29,426,250,016**	**454,007,334**	**-**	**29,880,257,350**
Closing balance	**28,902,382,249**	**443,284,393**	**-**	**29,345,666,642**

Cost of intangible assets fully amortised but still in use at the end of the period: : 4.615.666.200 VND.

10. Movements in Investment Property

Items	Land use rights (*)	Buildings and structures	Other investment property	Total
Cost				
Opening balance	**0**	**138,435,185,430**	**51,666,356,733**	**190,101,542,163**
Closing balance	**0**	**138,435,185,430**	**51,666,356,733**	**190,101,542,163**
Accumulated depreciation				
Opening balance	**0**	**41,322,312,467**	**31,519,456,998**	**72,841,769,465**
Depreciation for the period	0	1,567,190,778	1,100,948,322	**2,668,139,100**
Other decreases	0			**-**
Closing balance	0	**42,889,503,245**	**32,620,405,320**	**75,509,908,565**
Net carrying amount				
Opening balance	**0**	**97,112,872,963**	**20,146,899,735**	**117,259,772,698**
Closing balance	**0**	**95,545,682,185**	**19,045,951,413**	**114,591,633,598**

11. Prepaid expenses

	30/06/2026	01/01/2026
Short-term	**5,925,648,306**	**6,324,184,159**
Tools and equipment in use	987,406,241	2,108,266,655
Repairs and maintenance expenses	681,714,171	
Insurance expenses	51,434,265	

Other short-term prepaid expenses	4,205,093,629	4,215,917,504
Long-term	**65,527,981,691**	**64,137,698,225**
Tools and equipment in use	1,491,989,333	2,532,536,039
Repairs and maintenance expenses	11,795,062,635	11,816,456,417
Commission and brokerage expenses	9,997,580,224	8,813,612,811
Land lease expenses (1)	36,905,542,887	37,064,257,903
Other long-term prepaid expenses	5,337,806,612	3,910,835,055

(1) Consisting of lump-sum land rental payments with details as follows:

- Land rental under contracts signed with Chu Lai Open Economic Zone Authority for Tam Thang 2 Industrial Park, Tam Thang Commune, Tam Ky City, Quang Nam Province in the amount of VND 36.9 billion. The leased land area is 103 hectares, with the land use term lasting until 13 July 2067 for the purpose of constructing and operating Tam Thang 2 Industrial Park.
- Land rental under the land lease contract signed with Sonadezi Long Thanh Joint Stock Company on 23 October 2012 for the land plot located at Street No. 4, Long Thanh Industrial Park, Tam An Commune, Long Thanh District, Dong Nai Province (currently An Phuoc Commune, Dong Nai Province), with a lease term of 45 years.

12. Borrowings and finance lease liabilities

	Items	**30/06/2026**	**During the year**		**01/01/2026**
			Increase	**Decrease**	
	Short-term	**1,730,917,162,631**	**2,197,575,570,464**	**1,744,410,362,664**	**1,277,751,954,831**
(1)	Joint Stock Commercial Bank for Foreign Trade of Vietnam (VND)	196,963,145,228	297,091,635,221	479,248,232,126	379,119,742,133
	Joint Stock Commercial Bank for Foreign Trade of Vietnam (USD)	176,444,652,163	176,444,652,163	2,929,257,115	2,929,257,115
	Joint Stock Commercial Bank for Industry ana Trade of Vietnam - Dong Nai Branch (VND)	0	126,805,801,906	136,144,716,341	9,338,914,435
(2)	Joint Stock Commercial Bank for Industry and Trade of Vietnam - Dong Nai Branch (USD)	344,873,539,764	456,865,619,594	253,716,029,750	141,723,949,920
	Tien Phong Commercial Joint Stock Bank (TPB) - (a7)	0			
	Military Joint Stock Bank - Dien Bien Phu Hanoi Branch (VND)	0			
(3)	HSBC Bank Limited (VND)	109,302,760,609	135,294,218,529	156,809,402,040	130,817,944,120
	BIDV Bank Dong Nai Branch (VND)	0	-	236,560,221,689	236,560,221,689
(4)	BIDV Dong Nai Branch Bank (USD)	344,009,181,068	492,649,759,252	293,902,503,603	145,261,925,419
(5)	Viet A Commercial Joint Stock Bank (VND)	300,000,000,000	400,000,000,000	100,000,000,000	
(6)	Infinity Group Investment JSC (VND)	112,000,000,000			112,000,000,000
	Other Loans	147,323,883,799	112,423,883,799	85,100,000,000	120,000,000,000
	Current portion of long-term borrowings	**38,000,000,000**	**30,650,000,000**	**7,350,000,000**	**14,700,000,000**
	Tien Phong Commercial Joint Stock Bank	38,000,000,000	30,650,000,000	7,350,000,000	14,700,000,000

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Long term	**237,777,000,000**	**0**	**149,523,000,000**	**387,300,000,000**
(7) Tien Phong Commercial Joint Stock Bank (VND)	202,650,000,000		30,650,000,000	233,300,000,000
Phu Huu Gia Joint Stock Company (VND)	35,127,000,000		118,873,000,000	154,000,000,000
Total	**1,968,694,162,631**	**2,197,575,570,464**	**1,893,933,362,664**	**1,665,051,954,831**

Contract	Credit limit	Loan term	Interest rate	Collateral	30/06/2026	
					USD	**VND**
(1) Joint Stock Commercial Bank for Foreign Trade of Vietnam (VND)						196,963,145,228
Short-term loan (VND and USD) of VCB Ho Chi Minh City Bank under No. 87/5475220/25-DN2/N/CTD signed on 21/08/2024	400,000,000,000	12 months	7.8%	Guarantee certificate of SAM Holdings Joint Stock Company.	6,716,613	176,444,652,163
(2) Joint Stock Commercial Bank for Industry and Trade of Vietnam - Dong Nai Branch						
Short-term USD loan from Vietinbank Dong Nai Branch under No. 300155781/2025-HDCVHM/NHCT680-SACOM signed on 25/12/2024	450,000,000,000	12 months	7.7%	Guarantee certificate of SAM Holdings Joint Stock Company.	13,153,681	344,873,539,764
(3) HSBC Bank Limited (VND)						
Short-term loan VND of HSBC Bank - Ho Chi Minh City Branch under the VNM157778 signed on 09/01/2025	124,500,000,000	12 months	7.2%	Guarantee certificate of SAM Holdings Joint Stock Company.		109,302,760,609
(4) BIDV Dong Nai Branch Bank (USD)						
Short-term USD loan of BIDV-Branch Dong Nai Company under No. 01/2025/4207630/HDTD signed on 25/08/2025	450,000,000,000	12 months	7.7%	Guarantee certificate of SAM Holdings Joint Stock Company.	13,108,376	344,009,181,068
(5) Viet A Commercial Joint Stock Bank (VND)						
Short-term loan of Viet A Bank under Credit Contract No. 503-009/26/HDTD dated 03/02/2026 and Debt Receipt No. 503-009/26/HDTD-GNN01 dated 03/02/2026	400,000,000,000	10 months	8.8%	Listed stocks (SJS stock code)		300,000,000,000

(6) Infinity Group Investment JSC (VND)					
Short-term loan of Infinity Group Investment Joint Stock Company under Contract 01/2025/HDVT/IFG - STL dated 27/06/2025	200,000,000,000	12 months	6%	Trust	112,000,000,000
(7) Tien Phong Commercial Joint Stock Bank (VND)					
Loan contract No. 20/2024/HDTD/TTDT KHDNL2 dated 06/09/2024 and attached appendices	150,000,000,000	48 months	10.9% - 11.1%	- Land use rights at land plot No. 14, map sheet No. 29 Ung Van Khiem Street, Ward 25, Binh Thanh District, Ho Chi Minh City owned by Sacom Real Estate Joint Stock Company; - Receivables from the Factory Lease Contract No. 35/2022/HDCTNX/SAM-TPVN dated 25/11/2022.	139,650,000,000
Loan contract No. 41/2025/HDTD/TTDT KHDNL2 dated 02/10/2025	125,000,000,000	60 months	8.5%	Shares of Phu Tho Tourism Service JSC with the amount of 30,000,000 shares	101,000,000,000

13. Trade payables

	30/06/2026	01/01/2026
Short-term		
Viettel Equipment Manufacturing Corporation One Member Limited Company	6,693,843,685	36,359,970,632
A Long Steel Structure & Construction Joint Stock Company	2,610,657,000	-
Huangshi Shengxiang Copper Co., Ltd.	36,812,625,619	6,303,430,518
Jiangxi Copper Loyal Sky Industrial Limited	25,687,993,500	
Zhejiang Rhein Trading Co.,Ltd	23,636,013,710	

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Sei Thai Electric Conductor Co., Ltd.	22,091,485,151	
Other subjects	86,573,997,810	34,473,069,676
Total	**204,106,616,475**	**89,392,919,580**

Advances from customers	**30/06/2026**	**01/01/2026**
Customers who buy prepaid apartments	858,343,300	1,174,924,165
Viettel Network Corporation - Branch of Military Industry and Telecommunications Group	-	3,914,045,280
OCEAN ENERGY IMPORT AND EXPORT CO., LTD	-	41,953,033,000
Department of Telecommunications and Ciphers, Ministry of Public Security	51,591,106,825	51,591,106,825
Other Prepaid Buyers	6,380,323,100	8,548,120,842
Total	**58,829,773,225**	**107,181,230,112**

14. Dividends and profit payable	**30/06/2026**	**01/01/2026**
Dividends and profit payable	1,493,572,319	5,693,572,319
Total	**1,493,572,319**	**5,693,572,319**

15. Taxes and other payables to the State

a) Payables	**01/01/2026**	**Amount payable during the year**	**Amount paid during the year**	**30/06/2026**
Short-term	**13,140,702,647**	**28,584,411,672**	**28,864,468,631**	**13,054,137,337**
Output value-added tax	2,007,860,663	5,596,188,913	6,046,759,415	1,557,290,161
Special consumption tax	568,032,232	3,097,101,411	3,284,102,194	381,031,449
Personal income tax	444,699,942	2,528,708,411	2,312,692,672	660,715,681
Foreign contractor tax	15,264,711	296,084,916	288,138,577	23,211,050
Corporate income tax	10,004,330,099	17,064,699,021	16,830,901,773	10,431,618,996
Environmental protection tax and other taxes	279,000	1,629,000	1,638,000	270,000
Fees, charges and other payables	100,236,000		100,236,000	-
Total				
b) Receivables	**279,063,338**	**2,313,251,482**	**3,697,602,495**	**396,825,969**
Value-added tax receivable	144,022,325	1,453,944,229	1,494,525,238	196,899,578
Import and export duties	135,041,013	783,320,311	777,875,506	3,522,972
Corporate income tax	1,542,706,458		1,349,214,809	193,491,649
Environmental protection tax and other taxes		75,986,942	75,986,942	2,911,770
Other taxes				

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Unit: VND

Fees, charges and other receivables		-

16. Chi phí phải trả

	30/06/2026	01/01/2026
Ngắn hạn		
Trích trước chi phí lãi vay	4,092,636,507	53,920,935,431
Chi phí phát hành LC	945,129,964	-
Trích trước chi phí dự án chung cư Samsora Riverside	210,000,000	371,442,750
Chi phí khác	3,119,714,476	2,899,214,589
Total	**8,367,480,947**	**57,191,592,770**

17. Other payables

	30/06/2026	01/01/2026
Short term		
Surplus assets pending resolution		
Trade union funds payable	1,412,439,784	1,609,637,492
Interest payable	95,742,611,180	29,340,014,258
Short-term deposits received	17,307,231,606	9,565,424,652
Capital contributions received under investment cooperation agreements (1)	-	-
Interest expense under investment cooperation agreements	5,907,419,177	5,907,419,177
Other payables and accrued expenses	11,580,089,164	4,109,088,782
Total	**131,949,790,911**	**50,531,584,361**
Long term		
Long-term deposits received	14,008,413,132	10,594,905,051
Total	**14,008,413,132**	**10,594,905,051**

	30/06/2026	01/01/2026
Deferred revenue		
Current	**8,452,836,007**	**11,094,300,572**
Infrastructure leasing revenue	4,607,130,994	8,427,750,355
Industrial park maintenance revenue	1,420,231,619	-
Membership fee revenue	2,394,412,788	1,889,359,611
Other revenue	31,060,606	777,190,606
Non-current	**330,128,966,585**	**296,553,022,220**
Infrastructure leasing revenue	285,268,545,912	260,382,044,379

Unit: VND

Membership fee revenue	44,860,420,673	36,170,977,841
Total	**338,581,802,592**	**307,647,322,792**

18. Equity

a. Statement of changes in equity (see horizontal page)

b. Details of owners' equity

	30/06/2026		01/01/2026	
	Contributed capital	**%**	**Contributed capital**	**%**
State capital	-	0%	-	0%
Capital contributions from other investors	4,027,533,430,000	100%	3,799,609,710,000	100%
Total	**4,027,533,430,000**	**100%**	**3,799,609,710,000**	**100%**

c. Transactions with owners and distribution of dividends and profits

	30/06/2026	**01/01/2026**
Owners' equity		
Opening contributed capital	*4,027,533,430,000*	*3,799,609,710,000*
Increase in contributed capital during the period		-
Decrease in contributed capital during the period	-	-
Closing contributed capital	*4,027,533,430,000*	*3,799,609,710,000*

d. Shares	**30/06/2026**	**01/01/2026**
Number of shares authorised for issuance	402,753,343	379,960,971
Number of shares issued to the public	402,753,343	379,960,971
Common shares	*402,753,343*	*379,960,971*
Preferred shares		-
Number of shares outstanding	402,753,343	379,960,971
Common shares	*402,753,343*	*379,960,971*
Preferred shares	-	-

Par value: 10,000 VND/share

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS

1. Total revenue from sale of goods and provision of services	Q2 2026	Q2 2025
a) Revenue		
Revenue from sale of finished goods and merchandise (excluding revenue from sale and disposal of investment property)	2,222,351,899,513	1,359,785,026,730
Revenue from provision of services (excluding construction services)	35,250,472,183	44,001,230,321
Other revenue	382,471,205	
Total	**2,257,984,842,901**	**1,403,786,257,051**

2. Sales deductions	Q2 2026	Q2 2025
Sales returns and allowances	1,855,203,334	24,073,598
Total	**1,855,203,334**	**24,073,598**

3 Cost of goods sold	Q2 2026	Q2 2025
Cost of finished goods and merchandise sold	2,156,070,545,907	1,320,198,667,132
Cost of services rendered	29,920,663,619	28,847,177,882
Total	**2,185,991,209,526**	**1,349,045,845,013**

4 Financial income	Q2 2026	Q2 2025
Interest income from deposits and loans	16,943,809,659	3,716,008,707
Gains from foreign exchange differences	1,651,233,269	6,008,302,320
Profit on the sale of investments	37,500,000,000	
Other financial income	6,945,200,000	20,908,245,675
Total	**63,040,242,928**	**30,632,556,702**

5 Financial expenses	Q2 2026	Q2 2025
Borrowing costs	33,461,404,699	20,704,867,383
Losses from foreign exchange differences	3,182,340,282	1,462,091,567
Expenses for/(reversal of) provision for trading securities and investment losses	(283,320,000)	(1,093,669,646)
Other financial expenses	371,323,235	1,265,000,000
Total	**36,731,748,216**	**22,338,289,304**

6. Other income	Q2 2026	Q2 2025
Disposal and sale of assets	-	35,956,364
Penalty income	-	30,997,772

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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Others	227,290,052	171,683,906
Total	**227,290,052**	**238,638,042**
7. Other expenses	**Q2 2026**	**Q2 2025**
Penalties and fines	484,117,653	86,771,155
Others	65,889,092	737,725,256
Total	**550,006,745.0**	**824,496,411**
8. Selling and general administrative expenses	**Q2 2026**	**Q2 2025**
a) General administrative expenses incurred during the period		
General administrative staff costs	12,669,570,830	12,011,361,790
Office supply expenses	54,252,248	729,225,302
Amortization of tools and instruments	19,512,406	468,081,941
Depreciation of fixed assets	319,511,335	33,842,318
Taxes, fees, and charges	-	350,255,953
Provision expenses	51,697,345	31,260,806
Outsourced service expenses	3,813,845,073	5,128,057,456
Other expenses in cash	2,639,775,725	
Amortization of goodwill	195,777,165	1,402,824,212
Total	**19,763,942,127**	**20,154,909,778**
b) Selling expenses incurred during the period		
Selling staff costs	2,605,988,700	1,899,657,870
Brokerage fees	108,520,591	202,879,360
Depreciation of fixed assets	42,479,186	62,698,854
Amortization of tools and instruments	8,561,306,556	8,170,183,549
Outsourced service expenses	4,136,452,608	3,748,849,631
Other selling expenses	855,827,245	1,798,185,754
Total	**16,310,574,886**	**15,882,455,018**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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Unit: VND

	Q2 2026	Q2 2025
9. Production and operating costs by element	**Q2 2026**	**Q2 2025**
Project implementation costs	2,676,577,695	
Raw materials and consumables costs	961,581,984,109	848,970,020,730
Labor costs	14,515,707,396	14,796,303,982
Depreciation of fixed assets	3,219,886,913	3,511,819,964
Provision expenses	0	31,260,806
Tools and instruments expenses	2,595,961,860	2,459,470,953
Outsourced service expenses	10,604,044,249	11,287,278,741
Other expenses in cash	1,188,290,641	2,075,996,551
Total	**996,382,452,863**	**883,132,151,727**
10. Current corporate income tax expenses	**Q2 2026**	**Q2 2025**
Total accounting profit before tax	**58,782,768,152**	**38,184,442,541**
Adjustments to increase or decrease accounting profit for the determination of taxable corporate income tax:	**(5,714,177,932)**	**(7,582,669,466)**
Taxable income for the current year	**53,068,590,220**	**30,601,773,075**
Corporate income tax rate	20%	20%
Current corporate income tax expenses	10,613,718,044	6,120,354,615
Total current corporate income tax payable	**10,613,718,044**	**6,120,354,615**
Deferred corporate income tax expenses	**5,925,415,624**	**(1,792,989,658)**
11. Basic earnings per share	**Q2 2026**	**Q2 2025**
Net profit after corporate income tax	**43,876,265,388**	**31,112,863,122**
Profit or loss attributable to ordinary shareholders	**43,876,265,388**	**31,112,863,122**
Weighted average number of ordinary shares outstanding during the period (*)	402,753,343	379,960,971
Basic earnings per share	**108.9**	**81.9**

VIII. OTHER INFORMATION

1. Transactions with related parties:

During the period, the Company entered into purchase and sale transactions with related parties as follows:

Purchase transactions

Related parties	Relationship	Transaction value
Phu Tho Tourism Service JSC	Associates	106,736,133
Hung Vuong Assurance Corporation	Other related parties	96,396,727
OPC Pharmaceutical JSC	Other related parties	15,493,694
Total		**218,626,554**

Sales

Related parties	Relationship	Transaction value
Infinity Group Investment JSC	Other related parties	32,894,139
Phu Huu Gia JSC	Associates	9,333,332
Total		**42,227,471**

Loan principal repayment

Related parties	Relationship	Transaction value
Phu Huu Gia JSC	Associates	5,600,000,000
Total		**5,600,000,000**

Interest repayment

Related parties	Other related parties	Transaction value
Infinity Group Investment JSC	Other related parties	1,000,000,000
Total		**1,000,000,000**

Loan interest payable

Related parties	Relationship	Transaction value
Infinity Group Investment JSC	Other related parties	1,675,397,260
Phu Huu Gia JSC	Associates	1,020,559,113
Total		**2,695,956,373**

As of June 30, 2026, the accounts receivable and payable balances with related parties are as follows:

Receivables from loans	Relationship	30/06/2026
Phu Huu Gia JSC	Associates	57,401,510,187
Total		**57,401,510,187**

Payables	Relationship	30/06/2026
Phu Tho Tourism Service JSC	Associates	47,547,100

Hung Vuong Assurance Corporation	Other related parties	11,817,000
Total		**59,364,100**
Payables from BCC	**Relationship**	**30/06/2026**
Phu Huu Gia JSC	Associates	5,907,419,177
Total		**5,907,419,177**
Payable from borrowing	**Relationship**	**30/06/2026**
Phu Huu Gia JSC	Associates	81,797,743,065
Infinity Group Investment JSC	Other related parties	164,876,470,976
Total		**246,674,214,041**

2. Segment reporting

Segment reporting is presented by **business segment** and **geographical area**. The primary reporting format is by business segment, based on the Company's organizational structure, internal management, and internal financial reporting system.

Geographical Area

The Company's entire business operations take place within the territory of Vietnam.

Business Segments

The Company operates in the following primary business segments:

Manufacturing and trading segment: Manufacturing and trading of various types of cables, telecommunications materials, civil cables and materials, and wooden bobbins.

Construction and real estate business segment.

Financial investment segment.

Information regarding the segment's operating results by the Company's business activities is as follows:

This period	Cables and telecommunications materials	Construction and real estate business	Financial investment and other activities	Total
Net revenue	2,221,057,222,184	16,872,702,140	18,199,715,243	**2,256,129,639,567**
Operating income	**32,837,564,683**	**9,555,694,065**	**16,712,226,097**	**59,105,484,845**
Capital expenditures	4,223,582,571	13,356,361,523	3,330,970,937	20,910,915,031
Total assets	2,089,514,875,075	1,057,592,676,244	4,510,242,721,095	7,657,350,272,414

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026 *Unit: VND*

Direct Segment Assets	2,089,514,875,075	-	1,057,592,676,244	-	4,510,242,721,095	7,657,350,272,414
Unallocated assets						
Total assets	**2,089,514,875,075**	**-**	**1,057,592,676,244**	**-**	**4,510,242,721,095**	**7,657,350,272,414**
Liabilities	1,540,221,593,654		142,569,653,895		1,183,371,452,963	2,866,162,700,512
Adjustments						
Direct Segment Liabilities	1,540,221,593,654	-	142,569,653,895	-	1,183,371,452,963	2,866,162,700,512
Unallocated liabilities						
Total liabilities	**1,540,221,593,654**	**-**	**142,569,653,895**	**-**	**1,183,371,452,963**	**2,866,162,700,512**

3. Financial instruments

a. Financial Risk Management

Overview: The types of financial risks that the Company faces due to the use of financial instruments include:

Credit risk

Liquidity risk

Market risk

b. Credit Risk

Credit risk is the risk that a counterparty will fail to fulfill its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily regarding trade receivables) and from its financing activities, including bank deposits and other financial instruments.

Cash and Cash Equivalents

Most of the Company's bank deposits are held at major, reputable banks in Vietnam. The Company assesses that the concentration of credit risk regarding bank deposits is low.

Trade and Other Receivables

The Company manages customer credit risk through established policies, procedures, and control processes related to customer credit risk management.

Outstanding trade receivables are monitored on a regular basis. Analyses for potential provisioning are performed at each reporting date on an individual basis for major customers. Based on this, the Company does not have a significant concentration of credit risk.

c. **Liquidity Risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial obligations due to a shortage of funds. The Company's liquidity risk arises primarily from the mismatch in the maturity periods of financial assets and financial liabilities.

The Company monitors liquidity risk by maintaining a level of cash and cash equivalents deemed sufficient by the Board of Management to support its business operations and to mitigate the impact of fluctuations in cash flows.

The management of customer credit risk is based on the Company's policies, procedures, and control processes relating to customer credit risk management.

The maturity profile of the Company's financial liabilities, based on contractual undiscounted payments, is as follows:

	Less than 01 year	From 01 to 05 years	Total
Ending Balance	**2,172,170,824,189**	**251,785,413,132**	**2,423,956,237,321**
Loans and borrowings	1,768,917,162,631	237,777,000,000	2,006,694,162,631
Trade payables	204,106,616,475	-	204,106,616,475
Advances from customers	58,829,773,225	-	58,829,773,225
Accrued expenses	8,367,480,947	-	8,367,480,947
Other payables	131,949,790,911	14,008,413,132	145,958,204,043
Beginning Balance	**1,596,749,281,654**	**397,894,905,051**	**1,994,644,186,705**
Loans and borrowings	1,292,451,954,831	387,300,000,000	1,679,751,954,831
Trade payables	89,392,919,580	-	89,392,919,580
Advances from customers	107,181,230,112	-	107,181,230,112
Accrued expenses	57,191,592,770	-	57,191,592,770
Other payables	50,531,584,361	10,594,905,051	61,126,489,412

The Company believes that the risk concentration for debt repayment is low. The Company has the ability to settle its due debts from operating cash flows and proceeds from maturing financial assets.

d. **Market risk**

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026

Unit: VND

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates.

The Company manages foreign currency risk by reviewing current and projected market conditions when planning future foreign currency transactions. The Company monitors risks related to financial assets and liabilities denominated in foreign currencies.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to short-term deposits and loans.

The Company manages interest rate risk by closely monitoring relevant market conditions to determine reasonable interest rate policies that support the Company's risk management objectives.

The Company does not perform a sensitivity analysis for interest rates because the risk of interest rate fluctuations at the reporting date is insignificant, or the financial liabilities carry fixed interest rates.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices other than those arising from interest rate or exchange rate fluctuations.

Shares held by the Company may be affected by risks regarding the future value of investment securities. The Company manages equity price risk by establishing investment limits and diversifying its investment portfolio.

e. Fair value

The Company has not yet determined the fair value of financial assets and financial liabilities as of the end of the accounting period because Circular 210/2009/TT-BTC, issued by the Ministry of Finance on November 6, 2009, as well as current regulations, do not provide specific guidance on the determination of fair value for financial assets and financial liabilities. Circular 210 also requires the application of International Financial Reporting Standards (IFRS) regarding the presentation and disclosure of financial instruments but does not provide equivalent guidance for the measurement and recognition of financial instruments, including the application of fair value, in accordance with International Financial Reporting Standards.

4. Going Concern Information

During the fiscal year, there were no activities or events that arose which significantly affected the Company's ability to continue as a going concern. Therefore, the Company's Financial Statements have been prepared on the assumption that the Company will continue its operations as a going concern.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026 *Unit: VND*

5. Con Comparative Information

Comparative figures are the data from the Consolidated Financial Statements for the fiscal year ended December 31, 2025, which were audited by the AASC Vietnam Auditing Firm Co., Ltd - Branch.

Ho Chi Minh, July 29, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Bich Thao	Bui Huong Thuy	Tran Quang Khang

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026

8. Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Office equipment	Vehicles	Others	Total
Cost						
Opening balance (01/01/2026)	751,665,899,283	477,750,600,517	4,123,070,979	59,854,901,041	475,909,090	1,293,870,380,910
Additions during the period	13,194,909,023	7,150,257,026	565,748,982	-	-	20,910,915,031
Completed construction in pr	-	-	-	-	-	0
Other increases	-	-	-	-	-	0
Transfers to investment prop	-	-	-	-	-	0
Disposals and liquidations	11,466,978,282	-	-	-	-	11,466,978,282
Other decreases	-	-	-	-	-	0
Closing balance (30/06/2026)	753,393,830,024	484,900,857,543	4,688,819,961	59,854,901,041	475,909,090	1,303,314,317,659
Accumulated depreciation						
Opening balance (01/01/2026)	243,308,022,274	439,036,051,635	4,072,322,055	49,034,660,316	475,909,090	735,926,965,370
Depreciation for the period	8,828,374,577	3,403,900,954	84,695,298	1,302,874,982	-	13,619,845,811
Other increases	-	-	-	-	-	0
Transfers to investment prop	-	-	-	-	-	0
Disposals and liquidations	11,466,978,282	-	-	-	-	11,466,978,282
Other decreases	-	-	-	-	-	0
Closing balance (30/06/2026)	240,669,418,569	442,439,952,589	4,157,017,353	50,337,535,298	475,909,090	738,079,832,899
Net book value						
Opening balance (01/01/2026)	508,357,877,009	38,714,548,882	50,748,924	10,820,240,725	0	557,943,415,540
Closing balance (30/06/2026)	512,724,411,455	42,460,904,954	531,802,608	9,517,365,743	0	565,234,484,760

During the period, the Company disposed of all assets comprising factory buildings and related structures located at the factory site in Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province, with a total carrying amount of VND 11,466,978,282, which had been fully depreciated as at June 30 2026.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at June 30, 2026

Unit: VND

18. Equity

a. Statement of changes in equity

Items	Contributed capital	Share premium	Other equity	Foreign exchange differences	Development investment fund	Retained earnings	Non-controlling interests	Total
Opening balance (01/01/2026)	**3,799,609,710,000**	**(374,324,139)**	**39,231,559,483**	**-**	**8,728,889,757**	**262,179,442,885**	**655,632,004,132**	**4,765,007,282,118**
Increase in capital during the year	227,923,720,000					(227,923,720,000)		-
Profit after tax for the period						51,664,766,796	5,829,855,444	**57,494,622,240**
Share premium								-
Appropriation to bonus and welfare fund						(8,334,379,030)	(5,901,025)	**(8,340,280,055)**
Share issuance								-
Dividend payments							(5,040,150,000)	**(5,040,150,000)**
Share dividend distribution								-
Business combinations								-
Reversal of funds			-		-	-		-
Profit distribution								-
Changes in ownership interests in subsidiaries						1,382,682,073		**1,382,682,073**
Divestment						(17,857,142,857)	(1,459,441,617)	**(19,316,584,474)**
Other decreases								-
Closing balance (30/06/2026)	**4,027,533,430,000**	**(374,324,139)**	**39,231,559,483**	**-**	**8,728,889,757**	**61,111,649,867**	**654,956,366,934**	**4,791,187,571,902**