Công ty TNHH Kiểm Toán AFC Việt Nam
AFC Vietnam Auditing Co., Ltd.
Thành viên tập đoàn PKF Quốc tế
Member firm of PKF International

NAMVIET JOINT STOCK COMPANY

Reviewed interim financial statements
for the 6-month financial period ended 30 June 2026

TABLE OF CONTENTS

THE GENERAL DIRECTOR'S REPORT

The General Director of NamViet Joint Stock Company has the pleasure in presenting this report and the reviewed interim financial statements for the 6-month financial period ended 30 June 2026.

1. General information

NamViet Joint Stock Company ("the Company") is a joint stock company established and operated under the initial Enterprise Registration Certificate No. 0302205973 on 01 February 2001 and the 16th amendment dated 08 April 2026 issued by Department of Finance of Ho Chi Minh City.

The stock of the Company is traded on the Ho Chi Minh Stock Exchange (HOSE) under Listing Decision No. 30/UBCK/GPNY dated 30 November 2006 with the following details:

-	Charter capital:	VND 80,000,000,000 (Eighty billion Vietnamese dong)
-	Par value per share:	VND 10,000
-	Total number of shares:	8,000,000 shares
-	Stock code:	NAV
-	First trading date:	22/12/2006

Headquarters:
- Address : 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam

Business lines of the Company are:
- Manufacturing of concrete and products from cement and gypsum (not operating at the headquarters)
- Processing and preservation of aquatic products and seafood. Details: Processing and preserving other seafood products (not operating at the headquarters)
- Real estate business, land use rights under ownership, use rights, or lease. Details: Buying and selling residential houses and land use rights; Buying and selling non-residential houses and land use rights; Other real estate business activities
- Architectural activities and related technical consulting. Details: Architectural activities
- Restaurants and mobile food service activities. Details: Restaurants, eateries, food and beverage establishments (excluding fast food chain stores)
- Manufacturing of metal structures (not operating at the headquarters)
- Hotels and similar accommodation services. Details: Hotels
- Manufacturing of building materials from clay (not operating at the headquarters)
- Tour operator activities
- Wholesale of automobiles and other motor vehicles
- Wholesale of motor vehicle parts and accessories. Details: Wholesale of motor vehicle parts and accessories
- Wholesale of other household goods. Details: Wholesale of beds, wardrobes, tables, chairs, and similar furniture; Wholesale of other household goods not elsewhere classified
- Wholesale of metals and metal ores. Details: Wholesale of iron and steel
- Wholesale of construction materials and other installation equipment
- Other specialized wholesale not elsewhere classified
- General wholesale trade (excluding wholesale of gas cylinders, liquefied petroleum gas (LPG), residual oil, gold bars, hunting or sports firearms and ammunition, and currency; excluding wholesale of chemicals at the headquarters)
- Rental of motor vehicles
- Construction of other civil engineering projects

In period, the principal activities of the Company are warehousing and steel trading, forklift business and forklift rental services.

2. Members of the Board of Administrators, the Board of Supervisors, the General Director and Chief Accountant

The members of the Board of Administrators, the Board of Supervisors, the General Director and Chief Accountant during the financial period and until the date of this report include:

The Board of Administrators

Full name	Position
Mr. Tran Minh Cong	Chairman
Mr. Tran Binh Khoi	Member
Mr. Hoang Kieu Phong	Member

The Board of Supervisors

Full name	Position	
Ms. Nguyen Thi Minh Chau	Head	
Mr. Hoang Quoc Khanh	Member	From 15 May 2026
Ms. Nguyen Thi Huong Thuy	Member	From 15 May 2026
Mr. Nguyen Dinh Minh	Member	To 15 May 2026
Mr. Nguyen Ton Nhan	Member	To 15 May 2026

The Board of Executive

Full name	Position
Mr. Hoang Kieu Phong	General Director
Mr. Ton That Ky Nam	Manager of Company
Ms. Tran Thi My Thanh	Chief Accountant

Legal representative

The legal representative person of the Company who held office during the 6-month financial period and to the date of this report is Mr. Hoang Kieu Phong, position General Director.

3. The Company's financial position and operating results

The Company's interim financial position as at 30 June 2026 and its operating result for the 6-month financial period ended 30 June 2026 are presented in the accompanying interim financial statements.

4. Important events effect to the financial period

On 16 January 2023, the People's Committee of Ho Chi Minh City issued Decision No. 163/QD-UBND on the recovery of 32,202 m^2 of land, plot 146 and 2,134 m^2 of land, plot 595, map sheet No. 5, Cadastral Department of Phuoc Long Commune, Thu Duc District (according to the new cadastral map of plot number 9, map sheet number 25, Phuoc Long B Ward, District 9), address at 18F, Tang Nhon Phu Street, Phuoc Long B Ward, Thu Duc City (current is Phuoc Long Ward) was leased by the Company according to Decision No. 6339/QD-UBND dated 14 December 2005 of the City People's Committee. The reason for the recovery is that the land was allocated and leased by the State for a limited period without extended (according to Point d, Clause 1, Article 65 of the Land Law).

On 07 December 2023, the Company issued document No. 090/2023/CV/-DDNV to request the People's Committee of Ho Chi Minh City to review and issue a decision to resolve the company's complaint (first resolved decision) in accordance with the jurisdiction and legal provisions towards extending the lease of land at 18F Tang Nhon Phu Street, Phuoc Long B Ward, Thu Duc City (current is Phuoc Long Ward) for office, warehouse, and logistic services operations. In case, the City has investment project according to the plan, approved by the competent authority for project investment, and has a decision to reclaim land to implement the project in accordance with regulations, the Company will comply with the land reclamation. At that time, the Company requests the People's Committee of Ho Chi Minh City to lease another suitable piece of land in accordance with the planning to restore traditional business activities.

According to the assessment of the General Director, the City currently does not have a policy to implement public investment projects as planned, which have been approved by the competent authorities, while the Company currently has only three main business activities: managing investments in Saigon Development Joint Stock Company, trading goods and finished products such as steel, forklift engines, forklifts leasing, and warehouses leasing on existing items at the location 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam.

The General Director and the Board of Administrators are making efforts for the Company to continue leasing the land and maintaining normal business operations in meetings with the Ho Chi Minh City People's Committee, with a commitment to fully pay land taxes according to the new price list issued annually by the Regional Tax Sub-department No. 2 and to conduct business in sectors that align with the City's planning.

Therefore, in the next 12 months, the Company has not been subject to land recovery for public investment projects and will continue normal business operations at the address 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam.

5. Significant events after the end of the financial period

There have been no significant events occurring after the end of financial period (30 June 2026) which would require adjustments or disclosures to be made in the interim financial statements.

6. Auditors

AFC Vietnam Auditing Co., Ltd has been appointed to review the interim financial statements for the 6-month financial period ended 30 June 2026.

7. Statements of the General Director's responsibility in respect of the interim financial statements

The General Director is responsible for the interim financial statements for the 6-month financial period ended 30 June 2026 which gives a true and fair view of the financial position as at 30 June 2026 of the Company, of its results and cash flows for the 6-month financial period then ended. In preparing those interim financial statements, the General Director is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the financial statements on the going concern basic unless it is inappropriate to presume that the Company will continue in business; and
- Design, implement and maintain the Company's internal control for prevention and detection of fraud and error when preparing and presenting the interim financial statements.

The General Director is responsible for ensuring that the proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the Vietnamese Accounting Standards, Vietnamese Accounting Systems for enterprises and legal regulations relating to financial statements. The General Director is also responsible for controlling the assets of the Company and therefore has taken the appropriate measures for the prevention and detection of fraud and irregularities.

The General Director confirms that the Company has complied with the above requirements in preparing the interim financial statements.

8. Publication of interim financial statements

The General Director hereby publishes the accompanying interim financial statements which give a true and fair view of the financial position of Company as at 30 June 2026 and the interim results of its operations and interim cash flows of the Company for the 6-month financial period ended 30 June 2026 in accordance with the Vietnamese Accounting Standards, Vietnamese Accounting Systems for enterprises and legal regulations relating to interim financial statements.

M.S.D.N: 0302205973-C.T.C.P.
CÔNG TY
CỔ PHẦN
NAM VIỆT
THÀNH PHỐ HỒ CHÍ MINH

HOANG KIEU PHONG
General Director
Ho Chi Minh City, 10 August 2026

No: 163/2026/BCSX-HCM.01275

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: **Shareholders**
The members of the Board of Administrators and the General Director
NAMVIET JOINT STOCK COMPANY

We have reviewed the accompanying interim financial statements of NamViet Joint Stock Company ("the Company"), presented on 10 August 2026, as set out on pages 07 to 37, which comprise the Interim statement of financial position as at 30 June 2026, and the Interim statement of profit or loss, the Interim statement of cash flows for the 6-month financial period then ended and Notes to the interim financial statements.

The General Director's Responsibility

The General Director is responsible for the preparation and presentation of these interim financial statements true and fairly in accordance with comply with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations in Vietnam related to preparing and presenting the interim financial statements, and such internal control the General Director determined as necessary to ensure that the preparation and presentation of these interim financial statements that are free from material misstatement to fraud or error.

Auditors' Responsibility

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

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

Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements does not give a true and fair view, in all material respects, of the interim financial position of the NamViet Joint Stock Company as at 30 June 2026, and of its operating results and its cash flows for the 6-month financial period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Accounting Systems for enterprise and the statutory requirements relevant to preparation and presentation of interim financial statements.

Emphasis Matters

We would like to draw the reader's attention to Item No. 1.5 of the Notes to the interim financial statements regarding the Land Reclamation Decision of the Company.

On 16 January 2023, the People's Committee of Ho Chi Minh City issued Decision No. 163/QD-UBND on the recovery of 32,202 m² of land, plot 146 and 2,134 m² of land, plot 595, map sheet No. 5, Cadastral Department of Phuoc Long Commune, Thu Duc City (according to the new cadastral map of plot number 9, map sheet number 25, Phuoc Long B Ward, District 9), address at 18F, Tang Nhon Phu Street, Phuoc Long B Ward, Thu Duc City (now is Phuoc Long Ward) was leased by the Company according to Decision No. 6339/QD-UBND dated 14 December 2005 of the City People's Committee. The reason for the recovery is that the land was allocated and leased by the State for a limited period without extended (according to Point d, Clause 1, Article 65 of the Land Law).

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REVIEW REPORT ON INTERIM FINANCIAL INFORMATION
(Continued)

Emphasis Matters (Continued)

On 07 December 2023, the Company issued document No. 090/2023/CV/-DDNV to request the People's Committee of Ho Chi Minh City to review and issue a decision to resolve the Company's complaint (first resolved decision) in accordance with the jurisdiction and legal provisions towards extending the lease of land at 18F Tang Nhon Phu Street, Phuoc Long B Ward, Thu Duc City (current is Phuoc Long Ward) for office, warehouse, and logistic services operations. In case, the City has investment project according to the plan, approved by the competent authority for project investment, and has a decision to reclaim land to implement the project in accordance with regulations, the Company will comply with the land reclamation. At that time, the Company requests the People's Committee of Ho Chi Minh City to lease another suitable piece of land in accordance with the planning to restore traditional business activities.

According to the assessment of the General Director, the City currently does not have a policy to implement public investment projects as planned, which have been approved by the competent authorities, while the Company currently has only three main business activities: managing investments in Saigon Development Joint Stock Company, trading goods and finished products such as steel, forklift engines, forklifts leasing, and warehouses leasing on existing items at the location 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam.

The General Director and the Board of Administrators are making efforts for the Company to continue leasing the land and maintaining normal business operations in meetings with the Ho Chi Minh City People's Committee, with a commitment to fully pay land taxes according to the new price list issued annually by the Regional Tax Sub-department No. 2 and to conduct business in sectors that align with the City's planning.

Therefore, in the next 12 months, the Company has not been subject to land recovery for public investment projects and will continue normal business operations at the address 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam.

Our conclusions is not related to this emphasis matter.

CÔNG TY TNHH KIỂM TOÁN AFC VIỆT NAM

PHAM THI NGOC LIEN	**NGUYEN NGOC ANH TRUC**
Deputy General Director	**Auditor**
Audit Practicing Registration Certificate	Audit Practicing Registration Certificate
No. 1180-2023-009-1	No. 5517-2026-009-1
Authorized person	
AFC VIETNAM AUDITING COMPANY LIMITED	
Ho Chi Minh City, 10 August 2026	

NAMVIET JOINT STOCK COMPANY

18F Tang Nhon Phu, Phuoc Long Ward, Ho Chi Minh City, Viet Nam

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Code	Notes	Closing balance VND	Opening balance VND
ASSETS				
CURRENT ASSETS	100		98,299,639,437	84,328,741,966
Cash and cash equivalents	**110**	5.1	**1,479,329,228**	**3,942,643,414**
Cash	111		1,479,329,228	1,438,739,304
Cash equivalents	112		-	2,503,904,110
Short-term financial investments	**120**		**68,082,645,749**	**46,288,804,678**
Short-term held-to-maturity investments	123	5.2.1	68,082,645,749	46,288,804,678
Short-term receivables	**130**		**20,996,970,819**	**24,827,461,722**
Short-term trade receivables	131	5.3	12,279,228,915	24,161,479,532
Short-term advances to supplies	132	5.4	5,000,000	595,972,760
Other short-term receivables	135	5.5	8,712,741,904	70,009,430
Inventories	**140**	5.6	**7,579,223,143**	**9,184,684,710**
Inventories	141		13,165,615,662	14,957,666,518
Provision for devaluation of inventories	142		(5,586,392,519)	(5,772,981,808)
Short-term biological assests	**150**		-	-
Other current assets	**160**		**161,470,498**	**85,147,442**
Short-term prepayments	161		161,470,498	85,147,442

	Code	Notes	Closing balance VND	Opening balance VND
ASSETS				
NON-CURRENT ASSETS	200		22,282,191,250	23,693,836,104
Long-term receivables	**210**		-	-
Fixed assets	**220**		**8,907,343,470**	**9,694,224,457**
Tangible fixed assets	221	5.7	8,907,343,470	9,694,224,457
Cost	222		32,511,365,450	31,961,365,450
Accumulated depreciation	223		(23,604,021,980)	(22,267,140,993)
Finance leasehold assets	224		-	-
Intangible fixed assets	227	5.8	-	-
Cost	228		154,811,950	154,811,950
Accumulated amortisation	229		(154,811,950)	(154,811,950)
Long-term biological assets	**230**		-	-
Investment Property	**240**		-	-
Long-term assets in progress	**250**		-	-
Long-term financial investments	**260**		**11,798,100,000**	**11,848,100,000**
Investment in associates and joint-venture	262	5.2.2	11,498,100,000	11,498,100,000
Held-to-maturity investments	265	5.2.1	300,000,000	350,000,000
Other long-term assets	**270**		**1,576,747,780**	**2,151,511,647**
Long-term prepayments	271	5.9	1,576,747,780	2,151,511,647
TOTAL ASSETS	280		120,581,830,687	108,022,578,070

NAMVIET JOINT STOCK COMPANY
18F Tang Nhon Phu, Phuoc Long Ward, Ho Chi Minh City, Viet Nam

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Code	Notes	Closing balance VND	Opening balance VND
RESOURCES				
LIABILITIES	**300**		**11,944,576,266**	**5,167,300,195**
Current liabilities	**310**		**10,517,396,266**	**2,593,830,195**
Short-term trade payables	311	5.10	2,389,458,500	-
Dividends and profits payables	313		2,530,200	2,530,200
Short-term taxes and other payables to the State	314	5.11	698,102,118	520,969,157
Payable to employees	315	5.12	738,507,241	509,422,000
Short-term accrued expenses	316	5.13	3,369,223,454	78,606,945
Other short-term liabilities	320	5.14.1	2,900,023,271	1,385,026,327
Bonus and welfare funds	323	5.15	419,551,482	97,275,566
Long-term liabilities	**330**		**1,427,180,000**	**2,573,470,000**
Other long-term liabilities	338	5.14.2	1,427,180,000	2,573,470,000
RESOURCES				
OWNER'S EQUITY	**400**	5.16	**108,637,254,421**	**102,855,277,875**
Owners' invested equity	411		80,000,000,000	80,000,000,000
Shares with voting rights	411a		80,000,000,000	80,000,000,000
Own repurchased shares	415		(190,000)	(190,000)
Investment and development fund	418		12,243,398,279	12,243,398,279
Retained earnings	420		16,394,046,142	10,612,069,596
Accumulated retained earnings of previous year	420a		5,012,083,596	3,269,978,709
Retained earnings of this year	420b		11,381,962,546	7,342,090,887
TOTAL RESOURCES	**440**		**120,581,830,687**	**108,022,578,070**

CÔNG TY CỔ PHẦN NAM VIỆT
THÀNH PHỐ HỒ CHÍ MINH

TRAN THI MY THANH
Preparer/ Chief Accountant

HOANG KIEU PHONG
Legal representative person
Approved, 10 August 2026

NAMVIET JOINT STOCK COMPANY
18F Tang Nhon Phu, Phuoc Long Ward, Ho Chi Minh City, Viet Nam

INTERIM STATEMENT OF PROFIT AND LOSS

For the 6-month financial period ended 30 June 2026

	Code	Notes	Curent period VND	Previous period VND
Gross sales of merchandise and services	**01**	6.1	**33,037,870,952**	**73,265,370,368**
Less: Sales deduction	02		-	-
Net sales	**10**		**33,037,870,952**	**73,265,370,368**
Cost of sales	11	6.2	25,483,232,143	65,242,117,810
Gross profit/(loss)	**20**		**7,554,638,809**	**8,023,252,558**
Profit/loss from the sale or liquidation of investment properties	21		-	-
Financial income	22	6.3	10,684,022,753	9,424,975,743
Financial expenses	23		-	-
In which : Interest expenses	24		-	-
Selling expenses	25		6,818,181	2,880,000
General and administration expenses	26	6.4	5,254,221,788	5,049,560,883
Operating profit/(loss)	**30**		**12,977,621,593**	**12,395,787,418**
Other income	31	6.5	346,314,807	624,068,077
Other expenses	32	6.6	201,207,747	102,470,654
Other profit/(loss)	**40**		**145,107,060**	**521,597,423**
Profit/(loss) before tax	**50**		**13,122,728,653**	**12,917,384,841**
Current corporate income tax expense	51	5.11	899,830,731	857,776,368
Deferred corporate income tax expense	52		-	-
Net profit/(loss) after tax	**60**		**12,222,897,922**	**12,059,608,473**
Earnings per share	70	6.7	1,423	1,404

CÔNG TY CỔ PHẦN NAM VIỆT

TRAN THI MY THANH
Preparer/ Chief Accountant

HOANG KIEU PHONG
Legal representative person
Approved, 10 August 2026

NAMVIET JOINT STOCK COMPANY
18F Tang Nhon Phu, Phuoc Long Ward, Ho Chi Minh City, Viet Nam

INTERTIM STATEMENTS OF CASH FLOWS

(Indirect method)

For the 6-month financial period ended 30 June 2026

	Code	Curent period VND	Previous period VND
CASH FLOW FROM OPERATING ACTIVITIES			
Net profit before tax	**01**	**13,122,728,653**	**12,917,384,841**
Adjustments for :			
Depreciation of fixed assets and investment properties	02	1,439,305,205	1,213,327,646
Provisions/(reversals)	03	(186,589,289)	(204,506,644)
(Gains)/losses from financial investment activities	05	(10,723,446,971)	(9,424,975,743)
Operating income before changes in working capital	**08**	***3,651,997,598***	***4,501,230,100***
(Increase)/decrease in receivables	09	12,457,585,903	(792,217,512)
(Increase)/decrease in inventories	10	1,792,050,856	2,199,914,114
Increase/(decrease) in payables	11	5,957,221,822	4,703,772,739
(Increase)/decrease in awaiting-allocation expenses	12	498,440,811	(3,784,352,507)
Corporate income tax paid	15	(754,071,858)	(1,123,118,783)
Other cash outflow from operating activitives	17	(166,640,000)	(297,375,000)
Net cash flow from operating activities	**20**	**23,436,585,132**	**5,407,853,151**
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of fixed assets and other long term assets	21	(1,750,000,000)	(1,350,000,000)
Proceed from disposal of fixed assets and other long-term assets	22	1,137,000,000	-
Payment for loan, purchase of debt instrument in other entities	23	(66,700,000,000)	(27,494,913,425)
Proceeds from loans, sale of debt instrument in other entities	24	45,550,000,000	22,444,913,423
Interest, dividends received and profit distributions	27	1,463,086,682	4,247,310,743
Net cash flow from investing activities	**30**	**(20,299,913,318)**	**(2,152,689,259)**
CASH FLOW FROM FINANCIAL ACTIVITIES			
Dividends paid to owners	36	(5,599,986,000)	(15,999,960,000)
Net cash flow from financing activities	**40**	**(5,599,986,000)**	**(15,999,960,000)**
NET CASH FLOWS FOR THE PERIOD	**50**	**(2,463,314,186)**	**(12,744,796,108)**
CASH AND CASH EQUIVALENT AT THE BEGINNING OF THE PERIOD	**60**	**3,942,643,414**	**17,632,706,116**
CASH AND CASH EQUIVALENT AT THE END OF THE PERIOD	**70**	**1,479,329,228**	**4,887,910,008**

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TRAN THI MY THANH
Preparer/ Chief Accountant

CÔNG TY CỔ PHẦN NAM VIỆT

HOANG KIEU PHONG
Legal representative person
Approved, 10 August 2026

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

1. CORPORATE INFORMATION

1.1 Form of capital ownership

NamViet Joint Stock Company ("the Company") is a joint stock company established and operated under the initial Enterprise Registration Certificate No. 0302205973 on 01 February 2001 and the 16th amendment dated 08 April 2026 issued by Department of Finance of Ho Chi Minh City.

The headquarter is located at 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam.

1.2 Line of business

The Company operates in various fields: trading and services.

1.3 Principal activities

Business lines of the Company are:

- Manufacturing of concrete and products from cement and gypsum (not operating at the headquarters)
- Processing and preservation of aquatic products and seafood. Details: Processing and preserving other seafood products (not operating at the headquarters)
- Real estate business, land use rights under ownership, use rights, or lease. Details: Buying and selling residential houses and land use rights; Buying and selling non-residential houses and land use rights; Other real estate business activities
- Architectural activities and related technical consulting. Details: Architectural activities
- Restaurants and mobile food service activities. Details: Restaurants, eateries, food and beverage establishments (excluding fast food chain stores)
- Manufacturing of metal structures (not operating at the headquarters)
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- Wholesale of automobiles and other motor vehicles
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- General wholesale trade (excluding wholesale of gas cylinders, liquefied petroleum gas (LPG), residual oil, gold bars, hunting or sports firearms and ammunition, and currency; excluding wholesale of chemicals at the headquarters)
- Rental of motor vehicles
- Construction of other civil engineering projects

In period, the main operating activities of the Company are warehousing and steel trading, forklift business and forklift rental services.

1.4 Normal production and business cycle

The Company's normal production and business cycle does not exceed 12 months.

1.5 Characteristics of the Company's operations during the financial period affecting the financial statements

On 16 January 2023, the People's Committee of Ho Chi Minh City issued Decision No. 163/QD-UBND on the recovery of 32,202 m^2 of land, plot 146 and 2,134 m^2 of land, plot 595, map sheet No. 5, Cadastral Department of Phuoc Long Commune, Thu Duc District (according to the new cadastral map of plot number 9, map sheet number 25, Phuoc Long B Ward, District 9), address at 18F, Tang Nhon Phu Street, Phuoc Long B Ward, Thu Duc City (current is Phuoc Long Ward) was leased by the Company according to Decision No. 6339/QD-UBND dated 14 December 2005 of the City People's Committee. The reason for the recovery is that the land was allocated and leased by the State for a limited period without extended (according to Point d, Clause 1, Article 65 of the Land Law).

On 07 December 2023, the Company issued document No. 090/2023/CV/-DDNV to request the People's Committee of Ho Chi Minh City to review and issue a decision to resolve the company's complaint (first resolved decision) in accordance with the jurisdiction and legal provisions towards extending the lease of land at 18F Tang Nhon Phu Street, Phuoc Long B Ward, Thu Duc City (current is Phuoc Long Ward) for office, warehouse, and logistic services operations. In case, the City has investment project according to the plan, approved by the competent authority for project investment, and has a decision to reclaim land to implement the project in accordance with regulations, the Company will comply with the land reclamation. At that time, the Company requests the People's Committee of Ho Chi Minh City to lease another suitable piece of land in accordance with the planning to restore traditional business activities.

According to the assessment of the General Director, the City currently does not have a policy to implement public investment projects as planned, which have been approved by the competent authorities, while the Company currently has only three main business activities: managing investments in Saigon Development Joint Stock Company, trading goods and finished products such as steel, forklift engines, forklifts leasing, and warehouses leasing on existing items at the location 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam.

The General Director and the Board of Administrators are making efforts for the Company to continue leasing the land and maintaining normal business operations in meetings with the Ho Chi Minh City People's Committee, with a commitment to fully pay land taxes according to the new price list issued annually by the Regional Tax Sub-department No. 2 and to conduct business in sectors that align with the City's planning.

Therefore, in the next 12 months, the Company has not been subject to land recovery for public investment projects and will continue normal business operations at the address 18F Tang Nhon Phu Street, Phuoc Long Ward, Ho Chi Minh City, Viet Nam.

1.6 Corporate structure

Associates

Company name	Address of head office	Principal business activity	Capital contribution ratio	Voting rights ratio	Ratio ownership interest
Saigon Development Corporation	213/13 Nguyen Gia Tri Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam	Manufacture of cement and adhesive bonding materials, trading wooden products and wooden material processing, inland river port services, cooperation in the manufacture of fresh concrete.	34.51%	34.51%	34.51%

1.7 Number of employees

As at 30 June 2026, the Company's total number of employees was 21 persons (as at 31 December 2025: 21 persons).

1.8 Statement on the comparability of information in the financial statements

The figures are presented in the financial statements for the financial period ended 30 June 2026 compared with the corresponding figures for the prior period. In this period, the Company adopted for the first time the Vietnamese Accounting Systems for enterprise under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the financial statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Opening balance" and "Prior period" columns of the interim financial statements have been restated in accordance with the new classification and nomenclature under Circular 99 to ensure comparability. These changes do not affect the Company's total assets, total liabilities, owners' equity, or profit after tax.

1.9 Other information

The Company's shares have been listed on the Ho Chi Minh City Stock Exchange ("HOSE") under the stock code NAV under Listing Decision No. 30/UBCK/GPNY dated 30 November 2006 issued by the Stock Exchange. The first trading date was 6 December 2006. As at the end of the financial period, the Company had 7,999,980 listed shares with a par value of VND 10,000 per share.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

2.1 Accounting period

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

2.2 Accounting currency

The currency used in accounting is Vietnamese Dong (VND) as most of the Company's receipts and payments are made in VND.

3. APPLICABLE ACCOUNTING STANDARDS AND SYSTEMS

3.1 Applicable accounting systems

The Company applies Vietnamese Accounting Standards and the Vietnamese Accounting Systems for enterprise issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), together with the circulars guiding the implementation of accounting standards issued by the Ministry of Finance, in preparing and presenting the interim financial statements.

3.2 Statement of compliance with accounting standards and the accounting systems

The General Director confirms compliance with the requirements of the Vietnamese Accounting Standards and the Vietnamese Accounting Systems for enterprise issued under Circular 99, as well as the guiding circulars of the Ministry of Finance on the implementation of accounting standards, in preparing and presenting the interim financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS APPLIED

4.1 Basis of preparation of the interim financial statements

The interim financial statements are prepared on an accrual basis (except for cash flow information) and under the historical cost convention.

4.2 Types of exchange rates applied in accounting

Transactions arising in foreign currencies are translated at the rate ruling at the date of the transaction. Monetary items denominated in foreign currencies at the end of the financial period (except for foreign-currency receivables for which a provision for doubtful debts has been made) are revaluated at the average transferring buying and selling rate of Bank which the Company regularly has the transactions.

4.3 Cash and cash equivalents

Cash comprises cash on hand and demand deposits in banks. Cash equivalents are short-term investments with a recovery term of not more than 3 months from the date of investment (from the date of purchase to the maturity date), that are readily convertible into a known amount of cash and are not subject to significant risk of change in value at the reporting date. Cash and cash equivalents whose use is restricted are not presented under this item but are presented under "Other current assets" or "Other long-term assets", depending on the duration of the restriction.

4.4 Financial investments

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has both the intent and the ability to hold it to maturity. Held-to-maturity investments include term deposits in banks (including treasury bills and promissory notes), bonds, preference shares classified as liabilities, and held-to-maturity loans for the purpose of earning periodic interest income, and other held-to-maturity investments of a similar nature, and do not include derivative instruments.

Held-to-maturity investments are initially recognised at cost, comprising the purchase price and costs directly attributable to the purchase transaction (transaction fees, brokerage commissions, etc.). Accrued interest from the prior period up to the date of purchase is deducted from the cost of the investment at initial recognition. After initial recognition, these investments are carried at cost. Interest income after the purchase date is recognised in financial income on an accrual basis.

Where there is objective evidence that all or part of an investment may not be recoverable and the amount of the loss can be reliably determined, the loss is recognised in financial expenses in the period and is deducted directly from the value of the investment. Where the evidence of impairment subsequently decreases or no longer exists, the impairment loss previously recognised is reversed and recognised in financial income in the period.

Investments in associates

Associates

An associate is an enterprise over which the Company has significant influence but not control over the financial and operating policies. Significant influence is evidenced by the right to participate in the financial and operating policy decisions of the investee, but without control over those policies.

Initial recognition

Investments in associates are initially recognised at cost, comprising the purchase price or the capital contribution plus costs directly attributable to the investment (transaction, brokerage, advisory, and audit costs, fees, taxes, and bank charges, etc.). Where the investment is made in non-monetary assets, the cost of the investment is recognised at the fair value of the non-monetary assets at the date the transaction arises. After initial recognition, these investments are carried at cost.

Dividends and profits relating to periods prior to the purchase of the investment are recorded as a reduction in the value of that investment. Dividends and profits relating to periods after the purchase of the investment are recognised in financial income. Stock dividends received are tracked only in terms of the additional number of shares received; no value is recognised for the shares received.

Provision for impairment of associates

A provision for impairment of investments in associates is made when the associate incurs a loss, or when the investment in the other entity is impaired such that the investor may lose its capital. The provision is measured as the difference between the actual capital contributed by the parties in the associate and its actual owners' equity, multiplied by the Company's actual ownership ratio of the charter capital contributed in the associate. Where the associate is required to prepare consolidated financial statements, the basis for determining the impairment provision is the consolidated financial statements.

Increases or decreases in the provision for impairment of investments in associates required to be made at the end of the financial period are recognised in financial expenses.

4.5 Receivables

Receivables are presented at their carrying amount less provision for doubtful debts.

The classification of receivables into trade receivables, and other receivables is made in accordance with the following principles:
- Trade receivables reflect receivables of a commercial nature arising from purchase-sale transactions between the Company and buyers that are independent of the Company;
- Other receivables reflect receivables that are not of a commercial nature and are not related to purchase-sale transactions.

Receivables are tracked in detail by debtor, term, and original currency.

A provision for doubtful debts is made for each doubtful receivable based on the overdue age of the debt after offsetting against any payable to the same counterparty (if any), or based on the estimated loss expected to arise, specifically as follows:
- For overdue receivables:
  - 30% of the value for receivables overdue from 6 months to under 1 year.
  - 50% of the value for receivables overdue from 1 year to under 2 years.
  - 70% of the value for receivables overdue from 2 years to under 3 years.
  - 100% of the value for receivables overdue 3 years or more.
- For receivables not yet overdue but unlikely to be collectible: the provision is made based on the estimated loss expected to arise.

Increases or decreases in the provision for doubtful debts required to be made at the end of the financial period are recognised in general and administrative expenses.

4.6 Inventories

Inventories are stated at the lower of cost and net realisable value.

The cost of inventories is determined as follows:
- Raw materials and merchandise: comprise the purchase price and other costs directly attributable to bringing the inventories to their present location and condition.
- Finished goods: comprise the cost of raw materials, direct labour, and directly attributable production overheads allocated based on the normal level of operating capacity.

The cost of inventories issued is determined using the weighted average method and is calculated following each transaction.

Net realisable value is the estimated selling price of inventories in the normal production and business less the estimated costs to complete and the estimated costs necessary to make the sale.

A provision for devaluation of inventories is made for each item of inventory or service in progress whose cost is greater than its net realisable value. Increases or decreases in the provision at the end of the financial period are recognised in cost of sales.

4.7 Prepayments

Prepayments comprise costs actually incurred that relate to the results of production and business activities of multiple accounting periods. Prepayments are allocated to expenses using the straight-line method over the period consistent with the period over which the related economic benefits are generated. Long-term prepayments are not reclassified as short-term prepaid expenses when preparing the interim financial statements.

The Company's principal amortisation periods for prepayments are as follows:

Tools and equipment

Tools and equipment put in use are allocated to expenses using the straight-line method over a period not exceeding 36 months.

Warehouse repair costs and warehouse leasing brokerage fees

One-off warehouse repair costs and warehouse leasing brokerage fees of significant value are amortised to expense on a straight-line basis over a period of 12 months.

Other prepayments

The Company's other prepayments comprise consulting fees, insurance expenses, workwear expenses and other similar costs. These expenses are amortised to expenses on a straight-line basis over their estimated benefit periods, which do not exceed 12 months.

4.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprise all costs the Company incurs to bring the fixed assets to the point of being ready for its intended use.

Costs incurred after initial recognition are capitalised to the cost of the fixed assets only if they will probably increase the future economic benefits from the use of that assets. Costs that do not meet this condition are recognised as an expense of production and business in the period. The cost of periodic repair and maintenance of tangible fixed assets, when completed and the fixed assets is handed over for use, is allocated gradually to production and business expenses until the next maintenance period.

When tangible fixed assets are sold or disposed, costs and accumulated depreciations are derecognised, and any gains or losses arising from the disposal is recognised in other incomes or other expenses for the period.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The useful lives and depreciation method are reviewed at least at the end of each financial year and adjusted if necessary. The number of years for tangible fixed asset's depreciation are as follows:

Type of fixed asset	Number of years
Buildings and structures	05 – 50
Machinery and equipment	03 – 10
Transportations	03 – 10
Management tools and equipment	03 – 05

4.9 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprise all costs the Company incurs to bring the fixed assets to the point of being ready for its intended use. Costs relating to intangible fixed assets incurred after initial recognition are recognised as an expense of production and business in the period, unless such costs are attributable to specific intangible fixed assets and increase the future economic benefits from those assets.

When intangible fixed assets are sold or disposed, costs and accumulated amortisations are derecognised, and any gains or losses arising from the disposal is recognised in other incomes or other expenses for the period.

The Company's intangible fixed assets comprise:

Computer software

Costs relating to computer software program that are not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs the Company has incurred up to the time the software is brought into use.

4.10 Payables and accrued expenses

Payables and accrued expenses are recognised for amounts payable in the future in respect of goods and services already received. Accrued expenses are recognised on the basis of reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses and other payables is made in accordance with the following principles:

- Trade payables reflect payables of a commercial nature arising from transactions to purchase goods, services, or assets, where the seller is an entity independent from the Company.
- Accrued expenses reflect costs actually incurred or reasonably estimated but for which adequate documentation is not yet available for formal recognition, including: amounts payable for goods and services received but not yet invoiced; provisions for production and business expenses such as accrued annual leave pay, warranty costs, and other accruals as required.
- Other payables reflect payables that are not of a commercial nature and are not related to transactions to purchase, sell, or supply goods or services.

Payables and accrued expenses are classified as short-term and long-term in the statement of financial position based on their remaining term at the end of the financial period.

4.11 Owners' equity

Owners' contributed capital

Owners' contributed capital is recognised at the amount actually contributed by the shareholders.

Treasury shares

When the Company repurchases shares it has issued, the entire amount paid, including costs directly attributable to the transaction, is recognised as treasury shares and presented as a deduction within owners' equity. At the end of the financial period, the actual value of treasury shares is presented in the statement of financial position as a negative amount, reducing owners' contributed capital. Where shares are repurchased with the intention of immediate cancellation, the value is deducted directly from owners' contributed capital and share premium. On reissuance, the cost of the treasury shares is determined using the weighted average method. The difference between the reissue price and the weighted average cost is recognised in share premium.

4.12 Distribution of profit

Net profit after tax is distributed to the shareholders after appropriations to funds in accordance with the Company's Charter and applicable laws, and after approval by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into account non-monetary items within retained earnings that may affect cash flow and the ability to pay dividends distributions, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends distributions are recognised as a liability when the Company has no right to avoid the obligation to pay dividends distributions to shareholders under securities law.

Preference dividends are treated according to the classification of the preference shares: where preference shares are classified as a liability, the corresponding dividend is not recognised as a deduction from retained earnings. Where classified as equity, preference dividends are treated in the same manner as ordinary share dividends. When the obligation to pay is recognised, dividends payable in cash are recorded under "Dividends and profits payable" and presented as a liability in the statement of financial position.

4.13 Revenue and income recognition

Revenue from sales of goods and finished products

Revenue from sales of goods and finished products is recognised when the Company has satisfied its performance obligation under the contract by transferring control of the goods or finished products to the customer, and when all of the following conditions are simultaneously satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the product or goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership, nor effective control over the goods.
- Revenue can be measured with reasonable certainty. Where a contract grants customers the right to return products or goods purchased subject to specified conditions, the Company recognises revenue only when such conditions cease to exist and the customer's right of return expires (except where the customer is entitled to exchange the returned goods for other goods or services).
- The Company has obtained or will obtain economic benefits from the sale transaction.
- The costs relating to the sale transaction can be identified.

Revenue from rendering of services

Revenue from rendering of services is recognised when the Company has satisfied its performance obligation under the contract, and when all of the following conditions are simultaneously satisfied:

- Revenue can be measured with reasonable certainty. Where the contract stipulates that the buyer has the right to return the service purchased under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right to return the service provided.
- It is probable that the economic benefits from the service transaction will flow to the Company.
- The stage of completion of the transaction at the end of the financial period can be measured.
- The costs incurred for the transaction, and the costs to complete the service transaction, can be measured.

Revenue from operating leases of assets

Revenue from operating leases of assets is recognised using the straight-line method over the lease term. Rental received in advance for multiple periods is allocated to revenue consistent with the lease term.

Interest

Interest income is recognised on accrual basic, determined by the balance of cash in banks and a time basis using the effective interest rate for each period.

Dividends and profits distributed

Dividends and profits distributed are recognised when the Company is notified of its entitlement to receive the dividend or profit distribution from the investment. Only the portion of the dividend or profit relating to the period after the investment date is recognised in revenue; the portion relating to the period before the investment date is recorded as a reduction of the cost of the investment. Stock dividends received are not recognised in revenue and do not increase the recorded value of the investment; only the additional number of shares received is tracked in the notes to the interim financial statements.

4.14 Expenses

Expenses are amounts that decrease economic benefits, recognised at the time the transaction arises or when it is reasonably certain to arise in the future, regardless of whether cash has actually been paid. Expenses are recognised even before the payment due date where it is reasonably certain that they will arise, in order to ensure the principles of prudence and capital maintenance.

When the Company recognises an item of revenue, it must recognise a corresponding expense related to generating that revenue. The corresponding expense comprises the expense of the period in which the revenue is generated, together with expenses of prior periods or accrued expenses that relate to the revenue of that period. Where the matching principle conflicts with the prudence principle, expenses are recognised based on the substance of the transaction and the Vietnamese Accounting Standards, so as to ensure a true and fair presentation of the transaction.

4.15 Corporate income tax

The Company's accounting policy for corporate income tax is implemented in accordance with the Law on Corporate Income Tax No. 67/2025/QH15 dated 14 June 2025, Decree No. 320/2025/ND-CP dated 15 November 2025 of the Government detailing certain articles of the Law on Corporate Income Tax, guiding documents of the Ministry of Finance, and other relevant legal regulations.

Corporate income tax expense comprises current tax expense and deferred tax expense.

Current corporate income tax

Current corporate income tax expense is the amount of corporate income tax payable, calculated on taxable income for the year and the current corporate income tax rate. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income, and losses carried forward.

Quarterly, the Company determines and recognises the provisional corporate income tax payable in accordance with the tax return. At the end of the financial year, the Company determines the actual corporate income tax payable in accordance with the finalisation tax return and adjusts for the difference against the amount provisionally recognised during the year.

Deferred tax

Deferred tax is the amount of corporate income tax that will be payable or recoverable in the future arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases.

Deferred tax liabilities are recognised for all taxable temporary differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that does not affect either accounting profit or taxable income at the time of the transaction.

Deferred tax assets are recognised for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised, and are also recognised for unused tax losses and unused tax incentives to the extent that it is probable that future taxable profit will be available. Deferred tax assets and deferred tax liabilities arising from transactions recognised directly in owners' equity are not recognised in deferred corporate income tax expense.

The carrying amount of deferred tax assets is reviewed at the end of each accounting period and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and deferred tax liabilities are measured at the tax rates that are expected to apply in the financial year when the asset is realised or the liability is settled, based on the tax rates and tax laws that have been enacted as at the end of the financial year.

In preparing the statement of financial position, deferred tax assets and deferred tax liabilities are offset against each other when:

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

The Company's tax returns are subject to examination by the tax authorities. As the application of tax laws to various types of transactions is susceptible to varying interpretations, the amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

4.16 Segment reporting

A business segment is a distinguishable component of an enterprise engaged in the production or supply of an individual product or service, or a group of related products or services, that is subject to risks and returns different from those of other business segments.

A geographical segment is a distinguishable component of an enterprise engaged in the production or supply of products or services within a particular economic environment that is subject to risks and returns different from those of components operating in other economic environments.

The nature of risks and returns is the primary basis for determining whether the Company's primary segment reporting format is business segments or geographical segments. If risk and rate of return are predominantly affected by differences in products and services, the primary reporting format is by business segment and the secondary format is by geographical segment. Conversely, if risk and rate of return are predominantly affected by differences in geographical area, the primary reporting format is by geographical segment and the secondary format is by business segment. The Company's organisational and management structure and its internal financial reporting system form the principal basis for determining the primary or secondary segment reporting format.

A segment is reportable when a majority of its revenue is derived from sales and services provided to external customers, and it satisfies at least one of the following thresholds: its revenue represents 10% or more of the total revenue of all segments; its result represents 10% or more of the combined result of all segments in profit, or of the combined result of all segments in loss, whichever is greater in absolute amount; or its total assets represent 10% or more of the total assets of all segments.

Segment information is prepared and presented consistent with the accounting policies applied in preparing and presenting the Company's interim financial statements.

4.17 Related parties

Parties are considered related if one party has the ability to control, or exercise significant influence over, the other party in making decisions on financial and operating policies. Parties are also considered related if they are subject to common control.

The Company's related parties comprise:

- The parent company, associates.
- Individuals holding, directly or indirectly, voting rights that give them significant influence over the Company (including members of the Board of Administrators and close family members of such individuals).
- Key management personnel who have the authority and responsibility for planning, managing, and controlling the Company's activities (including the Board of Supervisors and the Board of Executive and close family members of such individuals).
- Enterprises controlled by, or subject to significant influence from, individuals within the groups referred to above.

Close family members of an individual are those who may be expected to influence, or be influenced by, that individual in their dealings with the Company, comprising: spouse, natural children, adopted children, stepchildren, and dependents of that individual or their spouse.

Based on the substance of the economic relationship and with reference to international practice, the Company also regards parties jointly controlling a Business Cooperation Contract (BCC) with the Company as related parties.

A related party transaction is a transfer of resources or obligations between related parties, regardless of whether a price is charged.

In considering related party relationships, substance is given greater weight than legal form.

The following parties are considered related parties:

Party	Relationship
Saigon Development Corporation	Associate
LIDOVIT Trading & Industrial Joint-Stock Company	Same key member
MGA Viet Nam Joint Stock Company	Same key member
The Board of Administrators, the Board of Supervisors and the Board of Executive	Key management personnel

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

5.1 Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash on hand	841,983,987	329,003,203
Cash in banks - VND		
- Vietnam Joint Stock Commercial Bank for Industry and Trade	611,912,489	1,091,987,469
- Other banks	25,430,194	17,746,074
Cash in banks - USD		
- Vietnam Joint Stock Commercial Bank for Industry and Trade	2,558	2,558
Cash equivalents		
- Vietnam Thuong Tin Commercial Joint Stock Bank - 33-day term - Interest rate: 4.75%	-	1,500,000,000
- Sai Gon Tai Loc Commercial Joint Stock Bank - 1-month term - Interest rate: 4.20%	-	1,003,904,110
	1,479,329,228	**3,942,643,414**

Details of the balances of cash denominated in foreign currencies as at 30 June 2026:

	Original foreign currency	VND equivalent
Cash in banks - USD - Vietnam Joint Stock Commercial Bank for Industry and Trade	0.12	2,558
	0.12	**2,558**

5.2 Financial investments

The Company's financial investments comprise held-to-maturity investments, and investments in other entities. Information on the Company's financial investments is as follows:

5.2.1 Held-to-maturity investments

	Closing balance			Opening balance		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Short-term	***68,082,645,749***	***66,700,000,000***	-	***46,288,804,678***	***45,500,000,000***	-
Term deposits						
- Vikki One Member Limited Liability Bank - 6-or-7-month term - Interest rate: 8.05% - 9.10%.	56,700,000,000	56,700,000,000	-	23,500,000,000	23,500,000,000	-
- Vietnam Thuong Tin Commercial Joint Stock Bank - 6-or-7-month term - Interest rate: 8.70% - 8.90%	10,000,000,000	10,000,000,000	-	22,000,000,000	22,000,000,000	-
- Accrual interest receivables	1,382,645,749	(*)	-	788,804,678	(*)	
Long-term	***300,000,000***	***300,000,000***	-	***350,000,000***	***350,000,000***	-
Borrowing receivables						
- Borrowing receivable from Ms. Hoang Thi Cuc - 5-year term - Interest rate: 6.00% (**)	300,000,000	300,000,000	-	350,000,000	350,000,000	-
	68,382,645,749	**67,000,000,000**	-	**46,638,804,678**	**45,850,000,000**	-

(*) This represents accrued interest on term deposits up to 30 June 2026.

(**) This is the borrowing receivables under the contract dated 10 July 2024 with the limit is VND 500,000,000 in 5 years, interest rate 6%/ year without collateral.

5.2.2 Investments in other entities

	Closing balance			Opening balance		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Investments in associates						
Saigon Development Corporation	11,498,100,000	11,498,100,000	-	11,498,100,000	11,498,100,000	-
	11,498,100,000	**11,498,100,000**	-	**11,498,100,000**	**11,498,100,000**	-

Recoverable amount

For investments in listed shares or investments whose fair value can be reliably determined, the recoverable amount is determined based on market value at the end of the financial period.

For investments whose fair value cannot be determined, the recoverable amount is determined based on the owners' equity of the investee in proportion to the capital contribution ratio, based on the consolidated financial statements (where the investee is a parent company) or the separate financial statements (where the investee is an independent enterprise without subsidiaries) at the end of the financial period.

Operating results of associates

The Company holds 1,725,419 shares, representing 34.51% of the charter capital of Saigon Development Corporation, a company incorporated and operating in Vietnam. Saigon Development Corporation's principal activities are the manufacture and trading of cement and binding materials, the provision of inland river port services, and cooperation in the production of ready-mixed concrete. The associate is currently operating normally and remains profitable. As at 30 June 2026, the Company had fully contributed its committed capital to Saigon Development Corporation. On 1 October 2025, the Extraordinary General Meeting of Shareholders approved Extraordinary General Meeting of Shareholders Resolution No. 01/NQ-DHDCDBT-2025-NAV on the divestment of the Company's entire investment of 1,725,419 shares in Saigon Development Corporation at a minimum offering price of VND 72,168 per share. As at the date these interim financial statements are approved, the Company had not successfully disposed of its shareholding in Saigon Development Corporation.

5.3 Short-term trade receivables

	Closing balance		Opening balance	
	Carrying amount VND	Provision VND	Carrying amount VND	Provision VND
Receivables from other customers				
Intimex Investment Joint Stock Company	-	-	24,148,329,069	-
Le Hoang Linked Company Limited	11,036,177,391	-	-	-
MGA Forklift Joint Stock Company	1,220,315,488	-	-	-
Other customers	22,736,036	-	13,150,463	-
	12,279,228,915	-	**24,161,479,532**	-

5.4 Short-term advances to suppliers

	Closing balance VND	Opening balance VND
Advances to other suppliers		
Thanh Loi Company Limited	-	590,972,760
Ho Chi Minh City Urban Environment One Member Limited Liability Company	5,000,000	5,000,000
	5,000,000	**595,972,760**

5.5 Other short-term receivables

	Closing balance		Opening balance	
	Carrying amount VND	Provision VND	Carrying amount VND	Provision VND
Receivables from related parties				
Sai Gon Development Corporation – Dividends	8,627,095,000	-	-	-
Receivables from other organizations and individuals				
Other short-term receivables	85,646,904	-	70,009,430	-
	8,712,741,904	**-**	**70,009,430**	**-**

5.6 Inventories

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	2,334,437,838	(1,633,019,896)	2,334,437,838	(1,633,019,896)
Tools and supplies	6,346,126	(4,559,213)	6,346,126	(4,559,213)
Finished goods	5,591,156,578	(3,938,813,410)	5,858,250,314	(4,125,402,699)
Merchandise	5,233,675,120	(10,000,000)	6,758,632,240	(10,000,000)
	13,165,615,662	**(5,586,392,519)**	**14,957,666,518**	**(5,772,981,808)**

The value of slow-moving, obsolete, or damaged inventories that cannot be sold was as follows:

	Closing balance VND	Opening balance VND
Raw materials	2,334,437,838	2,334,437,838
Tools and supplies	6,346,126	6,346,126
Finished goods	5,591,156,578	5,858,250,314
Merchandise	10,000,000	10,000,000
	7,941,940,542	**8,209,034,278**

Movements in the provision for devaluation of inventories were as follows:

	Current period VND	Prior period VND
Opening balance	(5,772,981,808)	(6,083,096,881)
Reversal of inventory write-down due to the disposal of damaged inventories.	186,589,289	204,506,643
Closing balance	**(5,586,392,519)**	**(5,878,590,238)**

5.7 Movements in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Transportations VND	Management tools and equipment VND	Total VND
Cost					
Opening balance	16,802,131,055	1,578,898,295	13,547,336,100	33,000,000	31,961,365,450
Purchased in the period	-	-	1,750,000,000	-	1,750,000,000
Decreased due to disposal	-	-	(1,200,000,000)	-	(1,200,000,000)
Closing balance	**16,802,131,055**	**1,578,898,295**	**14,097,336,100**	**33,000,000**	**32,511,365,450**
Accumulated depreciation					
Opening balance	14,629,469,211	1,536,482,670	6,068,189,112	33,000,000	22,267,140,993
Depreciated in the period	176,954,132	5,193,750	1,257,157,323	-	1,439,305,205
Decreased due to disposal	-	-	(102,424,218)	-	(102,424,218)
Closing balance	**14,806,423,343**	**1,541,676,420**	**7,222,922,217**	**33,000,000**	**23,604,021,980**
Net book value					
Opening balance	2,172,661,844	42,415,625	7,479,146,988	-	9,694,224,457
Closing balance	**1,995,707,712**	**37,221,875**	**6,874,413,883**	**-**	**8,907,343,470**

Cost of tangible fixed assets that are fully depreciated but still in use:

Opening balance	8,356,392,741	1,429,256,003	136,000,000	33,000,000	9,954,648,744
Closing balance	**8,356,392,741**	**1,429,256,003**	**136,000,000**	**33,000,000**	**9,954,648,744**

The list of tangible fixed assets as at the end of the financial period was as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND
Buildings and structures			
3,000 m² factory building	4,166,387,721	3,920,999,871	245,387,850
Other buildings and structures	12,635,743,334	10,885,423,472	1,750,319,862
Machinery and equipment			
Other machinery and equipment	1,578,898,295	1,541,676,420	37,221,875
Transportations			
Other transportations	14,097,336,100	7,222,922,217	6,874,413,883
Management tools and equipment			
Other management tools and equipment	33,000,000	33,000,000	-
Total	**32,511,365,450**	**23,604,021,980**	**8,907,343,470**

Details of tangible fixed assets disposed in the financial period were as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND	Disposal price VND
Transportations				
3.0-ton electric forklift, 2-stage 3.0 m mast, 1,070 mm forks, Serial No.: 202505101	385,000,000	41,708,333	343,291,667	358,000,000
3.0-ton electric forklift, 2-stage 3.0 m mast, 1,220 mm forks, Serial No.: 202505103	385,000,000	27,100,806	357,899,194	372,000,000
3.0-ton electric forklift, 3-stage 4.5 m mast, 1,520 mm forks, Serial No.: 202505104	430,000,000	33,615,079	396,384,921	407,000,000
Total	**1,200,000,000**	**102,424,218**	**1,097,575,782**	**1,137,000,000**

5.8 Movements in intangible fixed assets

	Software computer VND	Total VND
Cost		
Opening balance	154,811,950	154,811,950
Closing balance	**154,811,950**	**154,811,950**
Accumulated depreciation		
Opening balance	154,811,950	154,811,950
Closing balance	**154,811,950**	**154,811,950**
Net book value		
Opening balance	-	-
Closing balance	-	-
Cost of intangible fixed assets that are fully amortised but still in use:		
Opening balance	154,811,950	154,811,950
Closing balance	**154,811,950**	**154,811,950**

The list of intangible fixed assets as at the end of the current period was as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND
Software computer			
Win Pro Software	154,811,950	154,811,950	-
Total	**154,811,950**	**154,811,950**	-

5.9 Long-term prepayments

	Closing balance VND	Opening balance VND
Warehouse and office repair costs	1,576,747,780	2,151,511,647
	1,576,747,780	**2,151,511,647**

5.10 Short-term trade payables

	Closing balance VND	Opening balance VND
Payables to other suppliers		
Thanh Loi Company Limited	2,389,458,500	-
	2,389,458,500	**-**

Overdue payables

The Company had no overdue, unpaid trade payables.

5.11 Short-term taxes and amounts payable to the State

	Opening balance	Amount arising during the period		Closing balance
	Payable VND	Amount payable VND	Amount paid VND	Payable VND
Value added tax on domestic sales	65,468,812	1,183,000,034	(1,122,565,736)	125,903,110
Corporate income tax	303,923,759	899,830,731	(754,071,858)	449,682,632
Personal income tax	151,576,586	282,366,036	(311,426,246)	122,516,376
	520,969,157	**2,365,196,801**	**(2,188,063,840)**	**698,102,118**

All tax obligations and other amounts payable to the State are settled in the short term.

Value-added tax

The Company pays value-added tax under the deduction method. The value-added tax rate for exported goods is 0%, and for goods consumed domestically is 10%, 8%.

Corporate income tax ("CIT")

Income from other activities is subject to corporate income tax at a rate of 20%.

Corporate income tax payable for the financial period was estimated as follows:

	Current period VND	Prior period VND
Accounting profit before tax	13,122,728,653	12,917,384,841
Adjustments to increase/decrease accounting profit to determine profit subject to corporate income tax:		
– Increasing adjustments	-	-
– Decreasing adjustments	-	-
Taxable income	**13,122,728,653**	**12,917,384,841**
Tax-exempt income	(8,623,575,000)	(8,628,503,000)
Assessable income	**4,499,153,653**	**4,288,881,841**
Corporate income tax rate	20%	20%
Total CIT still payable	**899,830,731**	**857,776,368**

Other taxes

The Company declares and pays in accordance with regulations.

5.12 Payable to employees

	Closing balance VND	Opening balance VND
Accrued 13th-month salary	-	509,422,000
Supplementary salary	228,359,241	-
General Director's salary	510,148,000	-
	738,507,241	**509,422,000**

Employees' wages are determined based on the labour contracts and Company's salary and bonus policy. The total actual payroll incurred during the period was VND 3,096,083,381 (corresponding period of the previous year: VND 3,267,707,141), corresponding to an average wage of VND 24,572,090 employee/month.

5.13 Short-term accrued expenses

	Closing balance VND	Opening balance VND
Payables to other organisations and individuals		
Land lease expense (*)	2,906,004,510	-
13th-month salary and holiday bonus expenses	460,721,998	-
Gift expenses	-	53,500,000
Other short-term accrued expenses	2,496,946	25,106,945
	3,369,223,454	**78,606,945**

(*) As at the date of approval of these interim financial statements, the tax authority had not yet issued the land lease payment notice. Accordingly, the Company has provisionally recognised the land lease expense for the current period based on the Land Lease Unit Price Notice No. 6479/TB-CCTKV02 dated 22 May 2025 issued by the Regional Tax Sub-department No. 2.

5.14 Other short-term and long-term payables

5.14.1 Other short-term payables

	Closing balance VND	Opening balance VND
Payables to related parties		
The Board of Administrators' remuneration	282,019,466	146,250,704
Payables to other organisations and individuals		
Short-term deposits and collateral received	2,611,793,182	1,210,565,000
Other short-term payables	6,210,623	28,210,623
	2,900,023,271	**1,385,026,327**

5.14.2 Other long-term payables

	Closing balance VND	Opening balance VND
Payables to other organisations and individuals		
Long term deposits and collateral received	1,427,180,000	2,573,470,000
	1,427,180,000	**2,573,470,000**

5.15 Bonus and welfare funds

	Opening balance VND	Increase due to appropriation from profit VND	Fund utilised during the year VND	Closing balance VND
Bonus fund	55,382,783	244,457,958	(89,570,000)	210,270,741
Welfare fund	41,892,783	244,457,958	(77,070,000)	209,280,741
	97,275,566	**488,915,916**	**(166,640,000)**	**419,551,482**

5.16 Owners' equity ("equity")

5.16.1 Statement of changes in owners' equity

	Owners' contributed capital VND	Treasury shares VND	Investment and development fund VND	Retained earning VND	Total VND
First 6-month of the prior year					
Opening balance	80,000,000,000	(190,000)	12,243,398,279	19,269,938,709	111,513,146,988
Profit in period	-	-	-	12,059,608,473	12,059,608,473
Dividends in 2024	-	-	-	(15,999,960,000)	(15,999,960,000)
Distribution to bonus and welfare fund	-	-	-	(482,384,338)	(482,384,338)
Distribution to remuneration of the Board of Administrations	-	-	-	(347,316,724)	(347,316,724)
Closing balance	**80,000,000,000**	**(190,000)**	**12,243,398,279**	**14,499,886,120**	**106,743,094,399**
Last 6-month of the prior year					
Opening balance	80,000,000,000	(190,000)	12,243,398,279	14,499,886,120	106,743,094,399
Profit in period	-	-	-	2,697,774,352	2,697,774,352
Advance dividends in 2025	-	-	-	(6,399,984,000)	(6,399,984,000)
Distribution to bonus and welfare fund	-	-	-	(107,910,975)	(107,910,975)
Distribution to remuneration of the Board of Administrations	-	-	-	(77,695,901)	(77,695,901)
Closing balance	**80,000,000,000**	**(190,000)**	**12,243,398,279**	**10,612,069,596**	**102,855,277,875**
First 6-month of the current year					
Opening balance	80,000,000,000	(190,000)	12,243,398,279	10,612,069,596	102,855,277,875
Profit in period	-	-	-	12,222,897,922	12,222,897,922
Dividends in 2025	-	-	-	(5,599,986,000)	(5,599,986,000)
Distribution to bonus and welfare fund	-	-	-	(488,915,916)	(488,915,916)
Distribution to remuneration of the Board of Administrations	-	-	-	(352,019,460)	(352,019,460)
Closing balance	**80,000,000,000**	**(190,000)**	**12,243,398,279**	**16,394,046,142**	**108,637,254,421**

5.16.2 Details of capital contributed by owners

Shareholder	Closing balance		Opening balance	
	Amount VND	Ratio (%)	Amount VND	Ratio (%)
Saigon Construction One Member Limited Liability Corporation	16,000,000,000	20.00	16,000,000,000	20.00
Ms. Nguyen Thi Huong Ngan	25,284,420,000	31.61	25,284,420,000	31.61
Mr. Tran Binh Khoi	16,050,400,000	20.06	16,050,400,000	20.06
Mr. Hoang Kieu Phong	7,642,260,000	9.55	7,642,260,000	9.55
Ms. Do Thi Hien Luong	6,665,400,000	8.33	6,665,400,000	8.33
Other shareholders	8,357,320,000	10.45	8,357,320,000	10.45
Treasury shares	200,000	0.00	200,000	0.00
	80,000,000,000	**100.00**	**80,000,000,000**	**100.00**

Status of the contribution:

As at 30 June 2026, shareholders had fully contributed the charter capital under the Enterprise Registration Certificate No. 032205973 and the 16th amendment dated 08 April 2026 issued by Department of Finance of Ho Chi Minh City.

5.16.3 Shares

	Closing balance	Opening balance
Number of shares registered for issuance	8,000,000	8,000,000
Number of shares issued/sold to the public		
- *Ordinary shares*	*8,000,000*	*8,000,000*
- *Preference shares*	-	-
Number of shares repurchased		
- *Ordinary shares*	*20*	*20*
- *Preference shares*	-	-
Number of shares outstanding		
- *Ordinary shares*	*7,999,980*	*7,999,980*
- *Preference shares*	-	-

Par value of shares outstanding: 10,000 VND.

5.16.4 Distribution of profit

In the period, the Company distributed profit under the Resolution of the Annual General Meeting of Shareholders No. 01/NQ-DHDCD-2026-NAV dated 15 May 2026 as follows:

		VND
• Dividends distributed to shareholders	:	5,599,986,000
• Distribution to bonus and welfare fund	:	488,915,916
• Distribution to the Board of Administrators' remuneration	:	352,019,460
		6,440,921,376

5.17 Off-balance-sheet items

5.17.1 Operation lease assets

The total future minimum lease payments under non-cancellable operating lease contracts by term were as follows:

	Closing balance VND	Opening balance VND
Less than 1 year (*)	200,000,000	240,000,000
	200,000,000	**240,000,000**

(*) The operating lease payments above represent rentals of motor vehicles used in the Company's business operations. The Company leases these vehicles under operating leases at a rental rate of VND 20,000,000 per month. The lease contract was signed for a term of 12 months from 1 May 2026.

5.17.2 Foreign currencies

	Closing balance	Opening balance
US Dollar (USD)	0.12	0.12

6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM STATEMENT OF PROFIT AND LOSS

6.1 Revenue from sales of goods and rendering of services

	Current period VND	Prior period VND
Revenue from sales of goods	21,578,981,503	62,239,758,576
Revenue from sales of finished products	20,983,074	233,165,935
Revenue from warehouse leasing services	9,740,187,059	9,130,672,619
Revenue from forklift leasing services	1,586,899,663	1,462,013,329
Other revenues	110,819,653	199,759,909
	33,037,870,952	**73,265,370,368**

The Company had no sales or service transactions with related parties.

6.2 Cost of sales

	Current period VND	Prior period VND
Cost of goods sold	20,768,900,370	60,518,300,947
Cost of finished goods sold	66,078,213	187,082,362
Cost of services rendered	4,834,842,847	4,741,241,144
Provision reversed for devaluation of inventories	(186,589,287)	(204,506,643)
	25,483,232,143	**65,242,117,810**

6.3 Financial incomes

	Current period VND	Prior period VND
Interest on bank deposits, loans provided	2,056,927,753	796,472,743
Dividends and profits distributed	8,627,095,000	8,628,503,000
	10,684,022,753	**9,424,975,743**

6.4 General and administrative expenses

	Current period VND	Prior period VND
Staff costs	3,902,396,379	3,632,551,641
Management material costs	216,066,706	178,318,404
Depreciation expense of fixed assets	44,949,498	44,949,498
Other expenses	1,090,809,205	1,193,741,340
	5,254,221,788	**5,049,560,883**

6.5 Other incomes

	Current period VND	Prior period VND
Gains on disposal or sale of fixed assets used in production and business operations	39,424,218	-
Penalty income from contract breaches (*)	303,473,410	622,622,635
Other incomes	3,417,179	1,445,442
	346,314,807	**624,068,077**

(*) According to the steel sales contracts between the Company and Intimex Investment Joint Stock Company, in the event of an overdue payment, Intimex Investment Joint Stock Company shall pay the Company late payment interest of 1% on the overdue amount. The total late payment interest accrued by Intimex Investment Joint Stock Company from 25 December 2025 to 17 June 2026, is VND 642,981,841. However, as of 18 June 2026, Intimex Investment Joint Stock Company has only paid VND 239,488,940.

As of the date these interim financial statements were approved, the Company lacks sufficient objective evidence and a reasonable basis regarding the recoverability of the remaining receivable of VND 403,492,901 from Intimex Investment Joint Stock Company.

Therefore, the Company has temporarily unrecognised the remaining late payment interest until there is a reliable basis to ensure the collection of this amount from Intimex Investment Joint Stock Company.

6.6 Other expenses

	Current period VND	Prior period VND
Penalties for contract breach	-	102,470,654
Disposal of damaged and defective inventories	201,015,521	-
Other expenses	192,226	-
	201,207,747	**102,470,654**

6.7 Basic earnings per share

	Current period VND/ share	Prior period VND/ share
Net accounting profit after tax	12,222,897,922	12,059,608,473
Appropriation to the bonus and welfare fund	(488,915,916)	(482,384,338)
Remuneration to the Board of Administrators	(352,019,460)	(347,316,724)
Profit used to calculate basic earnings per share	11,381,962,546	11,229,907,411
Weighted average number of ordinary shares outstanding during the period	7,999,980	7,999,980
Basic earnings per share	**1,423**	**1,404**

The weighted average number of ordinary shares outstanding during the period was calculated as follows:

	Current period	Prior period
Weighted average number of ordinary shares outstanding during the period	7,999,980	7,999,980
Number of ordinary shares used to calculate basic earnings per share	**7,999,980**	**7,999,980**

6.8 Operating expenses by factors

	Current period VND	Prior period VND
Purchase cost of goods sold	20,768,900,370	60,518,300,947
Raw material expenses	262,229,014	449,311,377
Staff costs	3,632,551,641	3,632,551,641
Depreciation and amortisation	1,439,305,205	1,258,459,212
Provision expenses	(186,589,287)	(204,506,643)
Outsourced service expenses	1,078,656,135	709,373,994
Other expenses	3,683,140,821	3,931,068,166
	30,678,193,899	**70,294,558,694**

7. OTHER INFORMATION

7.1 Assets under operating leases

At the end of the financial period, future minimum lease payments receivable under non-cancellable operating lease contracts were as follows:

	Closing balance VND	Opening balance VND
Less than 1 year	5,862,194,799	10,368,242,826
From 1 year to 5 years	3,417,532,593	7,798,341,667
	9,279,727,391	**18,166,584,492**

Total contingent rental recognised as revenue in the period was VND 11,327,086,722 (prior period: VND 10,592,685,948).

7.2 Related party transactions and balances

The Company's related parties comprise: key members, individuals related to key members and other related parties.

7.2.1 Transactions and balances with key members and individuals related to key members

Key members comprise: members of the Board of Administrators and the Board of Supervisors and the member of the Board of Executive (General Director and Chief Accountant). Individuals related to key members are close family members of key members.

Transactions with key members and individuals related to key members

The Company had no transactions involving sales of goods and rendering of services, or other transactions, with key members and individuals related to key members.

Balances with key management personnel and individuals related to key members

As at the end of the financial period, the Company had no balances with key members and individuals related to key members.

Remuneration of key members

	Current period VND	Prior period VND
The Board of Administrators		
Mr. Tran Minh Cong	29,843,887	-
Mr. Tran Binh Khoi	23,890,764	-
Mr. Hoang Kieu Phong		
- Salary	420,810,690	454,086,670
- Remuneration	29,843,887	-
The Board of Supervisors		
Ms. Nguyen Thi Minh Chau	20,890,721	-
Mr. Nguyen Ton Nhan	20,890,721	-
Mr. Nguyen Dinh Minh	20,890,721	-
The Board of Executive		
Ms. Tran Thi My Thanh		
- Salary	388,259,670	366,822,740
- Remuneration	30,000,000	30,000,000
Mr. Ton That Ky Nam		
- Salary	108,610,610	90,086,120
- Remuneration	39,999,996	39,999,996
	1,133,931,667	**980,995,526**

7.2.2 Transactions and balances with other related parties

The Company's other related parties comprise: associates and individuals with direct or indirect voting rights in the Company and their close family members, and enterprises controlled by key members and individuals with direct or indirect voting rights in the Company and their close family members.

Transactions with other related parties

Transactions between the Company and other related parties were as follows:

	Current period VND	Prior period VND
Saigon Development Corporation		
Dividends received	8,627,095,000	8,628,503,000
MGA Viet Nam Joint Stock Company		
Purchasing of fixed assets	1,750,000,000	1,350,000,000
Purchasing of service	120,000,000	40,000,000

7.3 Segment information

Segment information is presented by business segment and geographical area. The primary segment reporting format is based on business segments, reflecting the Company's internal organisational and management structure as well as its internal financial reporting system.

The Company has not presented segment information in these financial statements because the General Director has assessed and concluded that the Company does not have more than one reportable segment (either by business segment or geographical area) as required by the applicable accounting standards.

The Company currently operates principally in the provision of warehousing and logistics services, and its operations are conducted solely within Vietnam.

7.4 Comparative figures

7.4.1 Application of a new accounting standard

The 6-month financial period ended 30 June 2026 is the first period when the Company has applied the Vietnamese Accounting System for enterprise under Circular 99, replaces Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to Circular 99 was carried out using the following methods:

- For changes in accounting policy for which Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policy for which Circular 99 does not require retrospective or simplified retrospective adjustment, the Company applies the prospective method.

7.4.2 Effect of applying the new accounting standard

The effect of applying the new standard on the comparative figures in the financial statements was as follows:

	Code	31/12/2025 Figures before adjustment VND	Adjustments VND	01/01/2026 Figures after adjustment VND	Note
Interim statement of financial position					
Short-term held-to-maturity investments	123	45,500,000,000	788,804,678	46,288,804,678	i
Other short-term receivables	135	858,814,108	(788,804,678)	70,009,430	i
Long-term borrowing receivables	215	350,000,000	(350,000,000)	-	ii
Long-term held-to-maturity investments	265	-	350,000,000	350,000,000	ii
Dividends and profits payables	313	-	2,530,200	2,530,200	iii
Other short-term payables	320	1,387,556,527	(2,530,200)	1,385,026,327	iii

(i) Held-to-maturity investments and other short-term receivables
Increase due to the reclassification of accrued interest on term deposits from other short-term receivables to held-to-maturity investments in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025.

(ii) Long-term loans receivable and long-term held-to-maturity investments
Increase due to the reclassification of the long-term loan receivable from Ms. Hoang Thi Cuc to long-term held-to-maturity investments in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025.

(iii) Dividends, profit distributions payable and other short-term payables
Increase due to the reclassification of dividends payable to shareholders from other short-term payables to dividends and profit distributions payable in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025.

7.5 Significant events after the end of the financial period

From the end of the financial period to the date the interim financial statements were approved, there is no significant events occurred that require adjustment of the figures or disclosure in the interim financial statements.

M.S.D.N: 0302205973 - C.T.C.P - CÔNG TY CỔ PHẦN NAM VIỆT - THÀNH PHỐ HỒ CHÍ MINH

Thanh

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Approved, 10 August 2026

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