

Form 08_CBT/SGDHN

(Issued with the Decision No. 606/QĐ-SGDHN dated September 29, 2016 of the CEO of Hanoi Stock Exchange on the Information Disclosure Regulation of Hanoi Stock Exchange)

**VIET NAM RUBBER INDUSTRIAL ZONE
AND URBAN DEVELOPMENT JOINT
STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 293 /CBTT-VRG
Re: Information disclosure

Hai Phong, August 10, 2026

**INFORMATION DISCLOSURE ON THE INFORMATION DISCLOSURE
SYSTEM OF THE STATE SECURITIES COMMISSION OF VIETNAM**

CÔNG TY CỔ
PHẦN PHÁT
TRIỂN ĐÔ THỊ
VÀ KHU CÔNG
NGHIỆP CAO
SU VIỆT NAM

Digitally signed by CÔNG TY CỔ
PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ
KHU CÔNG NGHIỆP CAO SU VIỆT
NAM
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CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ VÀ
KHU CÔNG NGHIỆP CAO SU VIỆT
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To : - State Securities Commission
- Hanoi Stock Exchange
- Shareholders of the Company

1. Name of organization: Viet Nam Rubber Industrial zone and Urban development Joint Stock Company
2. Stock code: **VRG**
3. Address: Cong Hoa Industrial Park, Tran Hung Dao Ward, Hai Phong City.
4. Tel: (0220) 3838025 Fax: (0220) 3838024
5. Information discloser: **Mr. Mai The Thu**, position: Chief accountant
6. Type of information disclosure: **Periodic**
7. Content of the disclosed information: Reviewed 6-Month 2026 Financial Statements of Viet Nam Rubber Industrial zone and Urban development Joint Stock Company
8. This information will be published on the Company's website at the link:
<http://vrg-vn.com>
9. We hereby commit that the information disclosed above is true and take full legal responsibility for the content of the disclosed information.

Authorized person to disclose information


Mai The Thu

REVIEWED INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

**VIET NAM RUBBER INDUSTRIAL ZONE AND
URBAN DEVELOPMENT JOINT STOCK
COMPANY**

M.S.C.A.

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VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN DEVELOPMENT JOINT STOCK COMPANY

REPORT OF THE BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

For the six-month period ended June 30, 2026

The Board of Directors and Board of Management respectfully submit this report together with the reviewed financial statements for the six-month period ended June 30, 2026.

1. General Information about the Company

Establishment

Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 0800300443, initially registered on 4 October 2005, with the 13th amendment registered and issued by the Department of Finance of Hai Phong City on 22 July 2026.

Form of ownership

Joint stock company

Principal activities

Real estate business, and land use rights of owners, lessors, or lessees.

Details: Investment in infrastructure construction and industrial park business; leasing of land, warehouses, offices, residential houses, and parking lots; and provision of industrial park and urban infrastructure services following their commercial operation.

English name: VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Abbreviation: VRG.VN

Stock ticker symbol VRG (Registered for trading on UPCoM)

Head office: Cong Hoa Industrial Park, Tran Hung Dao Ward, Hai Phong City

2. Financial Position and Operating Results

The Company's financial position and operating results for the period are presented in the accompanying financial statements.

3. Members of the Board of Directors, Board of Supervisors, Board of Management, and Chief

The members of the Board of Directors, Board of Supervisors, Board of Management, and Chief Accountant during the period and as of the date of these financial statements are as follows:

Board of Directors

Mr. Pham Trung Thai	Chairman of the Board of Directors
Mr. Dang Van Thieu	Member
Mrs. Tran Thi Thanh Binh	Member
Mr. Nguyen Duc Huynh	Member
Mr. Nguyen Hong Thai	Member
Mrs. Pham Thi Tuyet	Member
Mrs. Vo Thi Quynh Tien	Member

Supervisory Board

Mr. Nguyen Dinh Duc	Head of the Supervisory Board
Mr. Do Phu Hong Quan	Member
Mr. Tran Duc Nam	Member
Mr. Vu Xuan Nghiem	Member (Appointed on 7 May 2026)

Board of Management and Chief Accountant

Mr. Dang Van Thieu	General Director
Mr. Bui Gia Hung	Deputy General Director
Mr. Mai The Thu	Chief Accountant

REPORT OF THE BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

For the six-month period ended June 30, 2026

3. Members of the Board of Directors, Board of Supervisors, Board of Management, and Chief Accountant (continued)

The Company's legal representative during the period and as of the date of these financial statements is as follows:

Mr. Pham Trung Thai

Chairman of the Board of Directors

Mr. Pham Trung Thai has authorized Mr. Dang Van Thieu - General Director to sign the financial statements pursuant to Authorization Letter No. 02/GUQ-HĐQT dated 2 January 2025.

4. Independent Auditor

Branch of MOORE AISC Auditing and Informatic Services Company Limited ("Moore AISC") was appointed as the auditor for the first 6-month accounting period of 2026.

5. Statement of the Board of General Directors

The Board of Directors and the Board of Management are responsible for the preparation and fair presentation of the interim financial statements of the Company as of 30 June 2026, and its results of operations and cash flows for the first 6-month period then ended. In preparing these interim financial statements, the Board of is required to:

Select suitable accounting policies and apply them consistently;

Make judgments and estimates that are prudent and reasonable;

Prepare the interim financial statements on a going concern basis unless it is inappropriate to presume

Fully disclose the identity of the Company's related parties as well as all related party relationships and transactions that have occurred.

The Board of Management and the Board of General Directors are responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with the accounting system as stated in the Notes to the Interim Financial Statements. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

6. Approval of the Interim Financial Statements

We hereby approve the accompanying interim financial statements which give a true and fair view, in all material respects, of the financial position of the Company as of 30 June 2026, and of its results of operations and its cash flows for the first 6-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory regulations on the preparation and presentation of financial statements.

The Company's financial statements are prepared in accordance with Vietnamese Accounting Standards and the Vietnamese Accounting System.

Hai Phong, 10 August 2026

For and on behalf of the Board of Management and Board of General Directors



GENERAL DIRECTOR

Dang Van Thieu

REVIEWED INTERIM FINANCIAL STATEMENTS

**TO: The Shareholders, The Board of Directors and The Board of General Directors
Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company**

We have reviewed the accompanying interim financial statements of Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company (hereinafter referred to as the "Company"), prepared on August 2026, from page 06 to page 45, which comprise the statement of financial position as of 30 June 2026, the statement of income and the statement of cash flows for the 6-month period then ended, and the notes to the interim financial statements.

Board of Management and Board of General Directors' Responsibility

The Board of Management and the Board of General Directors are responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant statutory regulations on the preparation and presentation of interim financial statements, and for such internal control as the Board of Management and the Board of General Directors determine is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

A review of interim 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.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the financial position of Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company as of 30 June 2026, and of its results of operations and its cash flows for the 6-month period then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant statutory regulations on the preparation and presentation of interim financial statements.



Emphasis of Matter

As this receivable has been outstanding for a long time and remains uncollected due to the aforementioned reasons, the Company has made a provision for doubtful debts in accordance with regulations and will continue to request Nice Ceramic Co., Ltd. to make payments in accordance with the signed contract. The total accumulated provision made as of 30 June 2026 is VND 27,385,844,307. All expenses related to this provision have been excluded by the Company when determining taxable corporate income.

On 5 August 2025, the People's Court of Hai Phong City issued Appellate Judgment No. 06/2025/KDTM-PT upholding the First-instance Commercial Business Judgment No. 02/2025/DS-ST dated 9 May 2025 of the People's Court of Chi Linh City, Hai Duong Province (currently Region 9 Civil Judgment Enforcement Office - Hai Phong).

On 6 October 2025, the Civil Judgment Enforcement Department of Hai Phong City issued proactive enforcement decision No. 148/QĐ-THADS regarding the execution of judgment for Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company to refund the advanced court fees paid under Advanced Court Fee and Court Charge Receipt No. BLTU/23/0004283 dated 14 November 2024 at the Chi Sub-department of Civil Judgment Enforcement of Chi Linh City, Hai Duong Province (currently Region 9 Civil Judgment Enforcement Office - Hai Phong).

REVIEW REPORT ON THE INTERIM FINANCIAL INFORMATION (continued)**Emphasis of Matter (continued)**

On 9 October 2025, the Civil Judgment Enforcement Department of Hai Phong City issued decision on enforcement upon request No. 399/QĐ-THADS: Compelling Nice Ceramic Co., Ltd. to pay Viet Nam Rubber Industrial Zone and Urban Development Joint Stock Company land sublease rentals from 2017 to the end of 2024 and infrastructure management, maintenance, and servicing fees from the third quarter of 2016 to the end of 2022 under Contract No. 01A dated 8 February 2014, Appendix 01 dated 16 February 2014, Appendix 02 dated 30 March 2015, and interest, with a total amount of VND 45,741,246,884.

Our review opinion is not modified in respect of this matter.

Other matter

The reviewed interim financial statements is prepared in Vietnamese and English. In the event of any discrepancies or inconsistencies between the Vietnamese and English versions, the Vietnamese version shall prevail.

Hanoi, *10* August 2026

Branch of MOORE AISC Auditing and Informatics Services Co., Ltd.



Nguyen Thanh Tung

Deputy Director

Audit Practising Registration Certificate

No. 4981-2024-005-1

**VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN
DEVELOPMENT JOINT STOCK COMPANY**

Form B 01a - DN
Circular No. 99/2025/TT-BTC

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		287,768,668,756	333,416,543,852
I. Cash and cash equivalents	110	V.1	51,742,413,980	159,203,195,626
1. Cash	111		7,142,413,980	33,503,195,626
2. Cash equivalents	112		44,600,000,000	125,700,000,000
II. Short-term financial investments	120	V.2	355,442,833	265,584,339
1. Trading securities	121		18,633,929	18,633,929
2. Short-term held-to-maturity investments	123		336,808,904	246,950,410
III. Short-term receivables	130		178,414,059,110	145,958,668,888
1. Short-term trade receivables	131	V.3	82,306,188,145	74,959,769,402
2. Short-term prepayments to suppliers	132	V.4	18,547,670,122	21,272,769,663
3. Other short-term receivables	135	V.5a	105,567,998,528	77,733,927,508
4. Allowance for short-term doubtful debts	136	V.6	(28,007,797,685)	(28,007,797,685)
IV. Inventories	140	V.7	130,999,400	140,820,390
1. Inventories	141		130,999,400	140,820,390
V. Other current assets	160		57,125,753,433	27,848,274,609
1. Short-term prepaid expenses	161	V.8a	255,041,353	798,376,584
2. Deductible value-added tax	162		2,987,396,759	1,361,516,853
3. Taxes and other receivables from the State budget	163	V.16a	23,883,315,321	25,688,381,172
4. Other current assets	165	V.9	30,000,000,000	-

**VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN
DEVELOPMENT JOINT STOCK COMPANY**

Form B 01a - DN
Circular No. 99/2025/TT-BTC

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Notes	30/06/2026	01/01/2026
B. LONG-TERM ASSETS	200		612,717,179,047	606,686,895,853
I. Long-term receivables	210		75,119,984,191	76,972,190,770
1. Other long-term receivables	215	V.5b	75,119,984,191	76,972,190,770
II. Fixed assets	220		101,856,545,336	108,213,194,069
1. Tangible fixed assets	221	V.10	101,856,545,336	108,213,194,069
<i>Cost</i>	222		185,572,761,088	185,322,187,014
<i>Accumulated depreciation</i>	223		(83,716,215,752)	(77,108,992,945)
2. Intangible fixed assets	227	V.11	-	-
<i>Cost</i>	228		30,000,000	30,000,000
<i>Accumulated amortization</i>	229		(30,000,000)	(30,000,000)
III. Investment properties	240	V.12	227,632,578,525	231,235,619,727
<i>Cost</i>	241		260,046,540,096	260,046,540,096
<i>Accumulated depreciation</i>	242		(32,413,961,571)	(28,810,920,369)
IV. Long-term work-in-progress	250	V.13	181,944,956,055	163,473,361,797
1. Long-term construction in progress	252		181,944,956,055	163,473,361,797
V. Long-term financial investments	260	V.2	25,300,000,000	25,300,000,000
1. Investments in other entities	263		25,799,950,000	25,799,950,000
2. Provision for devaluation of long-term financial investments	264		(499,950,000)	(499,950,000)
VI. Other long-term assets	270		863,114,940	1,492,529,490
1. Long-term prepaid expenses	271	V.8b	863,114,940	1,492,529,490
TOTAL ASSETS (100+200)	280		900,485,847,803	940,103,439,705

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

RESOURCES	Code	Notes	30/06/2026	01/01/2026
C. LIABILITIES	300		581,475,140,873	589,969,650,715
I. Current liabilities	310		60,230,353,341	61,906,383,722
1. Short-term trade payables	311	V.14.	7,616,961,028	9,655,189,614
2. Short-term payables	313	V.15	5,025,270,498	4,445,143,286
3. Taxes and other obligations to the State budget	314	V.16b	266,534,239	9,807,713,274
4. Payables to employees	315	V.17a	3,890,470,380	9,422,103,380
5. Short-term accrued expenses	316	V.18a	4,136,086,376	7,179,009,958
6. Short-term unearned revenue	319	V.19a	8,305,864,296	8,305,864,296
7. Other short-term payables	320	V.20a	2,148,278,220	2,170,851,560
8. Short-term borrowings and finance lease liabilities	321	V.22	24,542,235,950	-
9. Bonus and welfare funds	323	V.21	4,298,652,354	10,920,508,354
II. Non-current liabilities	330		521,244,787,532	528,063,266,993
1. Long-term accrued expenses	334	V.18b	265,874,054,260	268,539,601,573
2. Long-term unearned revenue	337	V.19b	255,353,708,383	259,506,640,531
3. Other long-term payables	338	V.20b	17,024,889	17,024,889
D. EQUITY	400	V.23	319,010,706,930	350,133,788,990
1. Owners' equity	411		258,948,680,000	258,948,680,000
Ordinary shares with voting rights	411a		258,948,680,000	258,948,680,000
2. Share premium	412		2,180,000,000	2,180,000,000
3. Development and investment fund	418		24,191,675,544	20,591,675,544
4. Undistributed profit after tax	420		33,690,351,386	68,413,433,446
Undistributed profit after tax accumulated to the end of the previous period	420a		38,057,165,446	32,418,663,678
Undistributed profit after tax in the current period	420b		(4,366,814,060)	35,994,769,768
TOTAL RESOURCES (300+400)	440		900,485,847,803	940,103,439,705

Hai Phong, 10 August 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Hoàng Thi Nham



Mai The Thu



Đang Văn Thiệu

INTERIM INCOME STATEMENT

For the six-month period ended June 30, 2026

Unit: VND

ITEMS	Code	Notes	The first half of 2026	The first half of 2025
1. Revenue from sales of goods and rendering of serv	01	VI.1	20,640,380,210	18,690,084,687
2. Deductions	02	VI.2	-	-
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10	VI.3	20,640,380,210	18,690,084,687
4. Cost of sales	11	VI.4	11,912,466,471	14,274,856,614
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		8,727,913,739	4,415,228,073
6. Financial income	22	VI.5	1,591,091,483	2,753,087,730
7. Financial expenses	23	VI.6	15,599,449	10,000,000
<i>In which: Interest expense</i>	24		15,599,449	-
8. Selling expenses	25	VI.7	595,376,973	169,168,424
9. General and administrative expenses	26	VI.8	13,735,067,955	13,702,577,297
10. Operating profit (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		(4,027,039,155)	(6,713,429,918)
11. Other income	31	VI.9	11,173,340	900,000
12. Other expenses	32	VI.10	350,948,245	16,320,880
13. Other profit (40 = 31 - 32)	40		(339,774,905)	(15,420,880)
14. Accounting profit before tax (50 = 30 + 40)	50		(4,366,814,060)	(6,728,850,798)
15. Current corporate income tax expense	51	VI.12	-	2,548,800
16. Profit after corporate income tax (60 = 50 - 51 - 52)	60		(4,366,814,060)	(6,731,399,598)
17. Basic earnings per share	70	VI.13	(169)	(260)

Hai Phong, 10 August 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Hoang Thi Nham



Mai The Thu



Dang Van Thieu

INTERIM STATEMENT OF CASH FLOWS

(Direct Method)

For the six-month period ended June 30, 2026

Unit: VND

ITEMS	Code	Notes	The first half of 2026	The first half of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash receipts from sales of goods, rendering of services and other revenue	01		9,550,656,329	11,838,745,607
2. Cash payments to suppliers of goods and services	02		(21,541,343,171)	(13,647,935,089)
3. Cash payments to employees	03		(8,830,936,574)	(19,101,665,266)
4. Corporate income tax paid	05	V.16.	(10,047,628,592)	(16,048,058,734)
5. Other cash inflows from operating activities	06		192,886,790	6,191,899,431
6. Other cash outflows for operating activities	07		(67,642,577,108)	(8,351,763,641)
Net cash flows from operating activities	20		(98,318,942,326)	(39,118,777,692)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Cash outflows for purchase and construction of fixed assets and other long-term assets	21		(10,132,840,510)	(17,357,311,677)
2. Cash receipts from interest, dividends and distributed profits	27		1,501,232,989	2,997,172,113
Net cash flows from investing activities	30		(8,631,607,521)	(14,360,139,564)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Cash receipts from borrowings	33		24,542,235,950	-
2. Dividends and profits paid to owners	36		(25,052,467,749)	(400,126,400)
Net cash flows from financing activities	40		(510,231,799)	(400,126,400)
Net increase in cash and cash equivalents (50=20+ 30 + 40)	50		(107,460,781,646)	(53,879,043,656)
Cash and cash equivalents at the beginning of the year	60		159,203,195,626	126,784,068,194
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the year (70=50+60+61)	70	V.1	51,742,413,980	72,905,024,538

Hai Phong, 10 August 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Hoang Thi Nham





Mai The Thu

Dang Van Thieu

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

I. BUSINESS HIGHLIGHTS

I.1. Establishment

Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 0800300443, initially registered on 4 October 2005, with the 13th amendment registered and issued by the Department of Finance of Hai Phong City on 22 July 2026.

English name: VIET NAM RUBBER INDUSTRIAL ZONE AND URBAN DEVELOPMENT JOINT STOCK COMPANY
Abbreviation: VRG.VN
Securities code: VRG (Registered for trading on UPCoM)
Head office: Cong Hoa Industrial Park, Tran Hung Dao Ward, Hai Phong City

I.2. Business sector

Joint stock company

I.3. Business sector

Industrial park infrastructure investment.

I.4. Main business lines

Real estate business, and land use rights of owners, lessors, or lessees.

Details: Investment in infrastructure construction and industrial park business; leasing of land, warehouses, offices, residential houses, and parking lots; and provision of industrial park and urban infrastructure services following their commercial operation.

I.5. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning on 01 January and ending on 31 December.

I.6. Number of employees at the end of the period

Total number of employees as at 30 June 2026: 75 employees. (As at 31 December 2025: 72 employees)

I.7. Statement of comparability of information in the Financial Statements

During the accounting period ended 30 June 2026, the Company transitioned its preparation and presentation of the Financial Statements from the accounting regime under Circular No. 200/2014/TT-BTC to Circular No. 99/2025/TT-BTC, effective from 1 January 2026. Due to differences in recognition, measurement, and presentation principles between the two accounting regimes, certain items on the Financial Statements for the current period are not fully comparable with the corresponding figures of the previous period. The Company has not applied retrospective restatement to prior period figures. Material impacts resulting from the change in the accounting regime are presented in the relevant notes.

II. FINANCIAL YEAR AND REPORTING CURRENCY

II.1. Financial year

The Company's financial year begins on 01 January and ends on 31 December annually.

II.2. Reporting currency

The Company's accounting currency is Vietnam Dong (VND).

During the financial year, there was no change in the accounting currency compared to the previous year.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES

III.1. Applicable accounting regime

The Company applies Vietnamese Accounting Standards, the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance ("Circular 99"), and other relevant regulations in the preparation and presentation of the Financial Statements.

III.2. Disclosure of compliance with Vietnamese Accounting Standards and system

The Company confirms that the Financial Statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Corporate Accounting System, and relevant legal regulations. The Financial Statements give a true and fair view of the financial position, financial performance, and cash flows of the Company.

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

IV.1. Principles of translation of Financial Statements prepared in foreign currencies into Vietnam Dong

The Company's Financial Statements are prepared in Vietnam Dong (VND); therefore, no translation of the Financial Statements from a foreign currency into Vietnam Dong is required.

IV.2. Exchange rates applied in accounting

Foreign currency translation is carried out using actual transaction exchange rates that reflect the substance of the transactions and comply with Circular 99 as well as applicable accounting standards. Tax obligations related to foreign currency transactions are determined in accordance with tax laws. The Company translates foreign currencies into Vietnam Dong based on actual transaction exchange rates and accounting book exchange rates.

- The actual transaction exchange rate is the exchange rate specified in the foreign currency purchase or sale contract between the Company and the commercial bank.
- The exchange rate applied for capital contribution or receipt of capital contribution is the foreign currency buying rate of the bank where the Company opens its account to receive the investors' capital on the contribution date;
- The exchange rate used for recognizing receivables is the buying rate of the commercial bank designated by the Company for customer payments at the time the transaction arises;
- The exchange rate used for recognizing payables is the selling rate of the commercial bank where the Company expects to conduct transactions at the time the transaction arises;
- The exchange rate used for asset purchases or immediate payments in foreign currencies is the buying rate of the commercial bank where the Company makes the payment.

Exchange rates for revaluation of monetary items denominated in foreign currencies

Monetary items denominated in foreign currencies are items to be recovered or settled in foreign currencies, including: Cash and cash equivalents: cash on hand, bank deposits, cash in transit, and short-term financial investments recoverable in foreign currencies; Receivables and payables in foreign currencies (excluding receivables for which a provision has been made—the provisioned portion is not revalued, and excluding advance payments to suppliers and advances received from customers, unless it is certain that they will be recovered or refunded in foreign currencies); Borrowings and loans in foreign currencies, as well as deposits, collateral, and pledges made or received in foreign currencies.

At the end of the accounting period, the Company revalues the balances of monetary items denominated in foreign currencies at the actual transaction exchange rate at the date of the Financial Statements, which is the average transfer buying and selling rate of the bank where the Company regularly conducts transactions. For foreign currency bank deposits, the revaluation rate is determined based on the exchange rate of the bank where the Company maintains its accounts.

Foreign exchange differences arising during the period from foreign currency transactions are recognized in financial income or financial expenses. Foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the accounting period are offset between gains and losses and recognized in the income statement.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.3. Principles of recognition of cash and cash equivalents

Cash includes cash on hand and demand deposits.

Cash in transit: Amounts that the Enterprise has deposited into the bank or transferred to the recipient, but for which the bank's credit advice has not been received, or the recipient's account has not confirmed receipt of the money by the end of the accounting period.

Cash items are recognized at actual value; items denominated in foreign currencies are translated and revalued at actual transaction exchange rates in accordance with current regulations.

Cash and cash equivalents that are restricted in use by the Enterprise are not presented under this item, but are presented under Other current assets.

IV.4. Accounting principles for financial investments

IV.4.1. Trading securities

Trading securities are short-term investments held by the enterprise for trading purposes in accordance with the law, comprising shares purchased and sold to earn a profit.

Trading securities are initially recognized at fair value at the transaction date. Costs directly related to the purchase of trading securities (if any) are recognized in financial expenses in the period. The recognition timing for trading securities is the point when the investor obtains ownership rights, specifically as follows:

- Listed securities are recognized at the trade matching date (T+0);
- Unlisted securities are recognized when official ownership rights are obtained in accordance with applicable laws.

Income from trading securities is recognized in financial income, specifically as follows:

- Dividends and bond interest arising after the investment date are recognized in financial income;
- Amounts related to the period prior to the investment date are recognized as a reduction in the carrying amount of the investment.

At the end of the accounting period, if the market value of the securities is lower than their cost, the enterprise shall make a provision for devaluation in accordance with regulations. During the holding period, the enterprise is not permitted to reclassify trading securities into held-to-maturity investments and vice versa.

Provision for devaluation of trading securities

The Enterprise shall make a provision for potential losses when there is objective evidence that the market value of securities held for trading purposes has declined against their carrying amount.

For listed securities or securities with determinable fair value: the provision is calculated based on their market price at the end of the accounting period. For securities without determinable fair value: the provision is determined based on the operating losses of the investee.

At the end of the accounting period, the Enterprise determines the required provision for each investment. If the required provision exceeds the existing provision balance, the Enterprise recognizes an additional provision as a financial expense. If the required provision is less than the existing provision balance that has not been fully utilized, the Enterprise reverses the difference as a reduction in financial expenses during the period. The reversal may be recognized at the time of sale or transfer of securities, or at the end of the accounting period when re-determining the required provision amount. The Enterprise must consistently apply the selected method across accounting periods.

IV.4.2. Held-to-maturity investments

Held-to-maturity investments include: term bank deposits for the purpose of earning periodic interest.

Held-to-maturity investments are initially recognized at cost (purchase price and directly attributable transaction costs), subject to adjustments for premiums, discounts, or prepaid interest arising at the acquisition date.

Interest income is recognized in financial income on an accrual basis based on the holding period and effective interest rate. Prepaid interest is amortized systematically over time; interest received in arrears or periodically is recognized in each corresponding period. Upon maturity or early redemption, any difference between the recoverable amount and the carrying amount (net of provisions and related transaction costs) is recognized in financial results during the period.

At the financial statement preparation date, if there is indication or evidence that part or all of the Enterprise's held-to-maturity investments may be uncollectible, the Company shall make a provision for losses in accordance with current regulations. The provision is recognized in financial expenses during the period and presented in the provision account for asset impairment.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.4. Held-to-maturity investments (continued)

IV.4.3. Investments in other entities

Other investments reflect the existing carrying value and increases/decreases in investments other than investments in subsidiaries, joint ventures, and associates. These investments include:

Equity investments in other entities: Reflect investments in equity instruments where the Company has no control, no joint control, and no significant influence over the investee.

Provision for losses on long-term investments (excluding trading securities, investments in subsidiaries, joint ventures, and associates) is recognized as follows:

- For investments whose fair value cannot be reliably determined at the reporting date, the provision for impairment is recognized based on the accumulated losses, asset impairment, or capital recoverability of the investee.

IV.5. Trade and other receivables

Receivables reflect the Company's rights to collect money or economic benefits from counterparties arising from executed transactions. Receivables are stated at cost, tracked in detail by debtor and maturity. At the end of the accounting period, receivables are presented at cost less any allowance for doubtful debts.

Receivables are classified as short-term or long-term based on the nature of the receivables and the expected recovery period, being within 12 months or over 12 months from the end of the accounting period.

The Company's receivables include:

Trade receivables represent claims arising from revenues on the sale of products, goods, investment properties, fixed assets, financial investments, the rendering of services, and other transactions with customers.

Other receivables include receivables arising outside of sales, service provision, and internal transactions, such as missing assets awaiting resolution, dividends and profits receivable in cash or interest on time deposits, compensation receivables, payments made on behalf or collections on behalf of third parties, and other receivables as required by regulations. For material other receivables, the Company monitors and discloses detailed information regarding the nature of the transactions, amounts, incurrence dates, repayment/recovery deadlines, overdue status (if any), and related terms in accordance with current regulations.

Provision for doubtful debts: The Company evaluates the recoverability of receivables based on objective evidence such as overdue status, financial capacity of debtors, and other indications of financial distress. Provisions are recognized for overdue debts or un-matured debts for which there is evidence indicating that part or all of the carrying amount may not be recoverable. The provision amount is determined based on the overdue period or the estimated uncollectible loss for each receivable in accordance with current regulations. The provision expense is recognized in general and administrative expenses during the period. Reversals of provisions are made when the required provision balance is lower than the existing balance on the accounting records.

IV.6. Principle of recording inventories

Inventories comprise assets purchased for production or sale in the ordinary course of business, including raw materials, supplies, tools, and equipment.

Inventory recognition policy: Inventories are initially recognized at cost, which comprises purchase costs, processing costs, non-refundable taxes, and other directly attributable costs incurred in bringing the inventories to their present location and condition, net of trade discounts and rebates. At the end of the accounting period, inventories are stated at the lower of cost and net realizable value.

Raw materials and supplies are recognized at cost, which includes the purchase price and other directly attributable costs incurred in bringing the materials to their present warehouse location.

Tools and equipment are recognized at cost, which includes the purchase price and other directly attributable costs incurred in bringing them to their present location and condition for their intended use. For low-value tools and equipment, the Company recognizes the full cost into expenses during the period upon issuance for use. For high-value tools and equipment, the cost is allocated over appropriate periods in accordance with their estimated useful lives.

Inventory valuation method: The cost of inventories is determined using the weighted average method. This method is applied consistently across accounting periods.

Inventory accounting method: Inventories are accounted for using the perpetual inventory system, under which receipts, issues, and inventory balances are recorded continuously on the accounting records.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.6. Principle of recording inventories (continued)

Method for making provision for decline in value of inventories: The provision for decline in value of inventories is made when there is evidence that the net realizable value of inventories is lower than their cost. The net realizable value is determined based on the estimated selling price in the ordinary course of business, less (-) the estimated costs of completion and the estimated costs necessary to make the sale. The provision is recognized in cost of goods sold during the period. Provision allocation and reversal are determined by comparing the required provision balance with the existing provision balance on the accounting records.

IV.7. Principle of cognition and depreciation/amortization of fixed assets, investment properties, and construction in progress

IV.7.1. Principle of recording tangible fixed assets

Tangible fixed assets are physical assets held by the Company for use in production and business operations, meeting all recognition criteria under current regulations, including: it is probable that future economic benefits will flow to the Company, the historical cost can be measured reliably, the useful life is greater than 1 year, and the asset meets the minimum threshold value required by current regulations.

Tangible fixed assets are stated at cost less (-) accumulated depreciation. Cost comprises all costs incurred by the Company to acquire the fixed asset up to the time it is brought into its present condition and location for its intended use. Subsequent expenditures incurred after initial recognition are added to the carrying amount of the fixed asset only if it is probable that these expenditures will increase the future economic benefits expected to be obtained from the use of the asset. Expenditures that do not meet the above condition are recognized as expenses in the period in which they are incurred.

When fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any gain or loss arising from the disposal is recognized in income or expenses during the period.

Depending on the source of formation, the cost of tangible fixed assets is determined as follows:

The cost of purchased tangible fixed assets comprises the purchase price, net of trade discounts and rebates, non-refundable taxes incurred upon purchase, and any directly attributable costs of bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Company, such as site preparation, transportation, handling, installation, testing, and other directly related expenses. For real estate assets, the value of land use rights and assets attached to land are identified and recognized separately in accordance with applicable laws.

IV.7.2. Principles for recording intangible fixed assets

Intangible fixed assets are non-physical assets held by the Company for use in production, business operations, provision of services, or for lease, meeting all recognition criteria under current regulations.

Intangible fixed assets are stated at cost less (-) accumulated amortization. The cost of an intangible fixed asset comprises all expenses incurred by the Company to acquire the asset up to the time it is brought into condition capable of operating in the manner intended by the Company. Subsequent expenditures incurred after initial recognition are recognized as expenses in the period, unless they increase future economic benefits and can be measured reliably, in which case they are capitalized into the cost of the asset.

The cost of separately acquired intangible fixed assets comprises the purchase price, net of (-) trade discounts or rebates, applicable taxes (excluding refundable taxes), and any directly attributable costs of bringing the asset into condition capable of operating in the manner intended by the Company;

IV.7.3. Principle of investment properties

Investment properties comprise land use rights, buildings, a part of a building, or both land and buildings, and infrastructure held by the Company to earn rentals or for capital appreciation, rather than for use in the production or supply of goods or services, for administrative purposes, or for sale in the ordinary course of business.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.7.3. Principle of investment properties (continued)

Investment properties are initially recognized at cost, including all actual expenses incurred or the fair value of exchanged assets to acquire the property up to the time it is brought into use. Cost is determined based on specific cases: purchase (comprising purchase price and directly attributable expenses), self-construction (comprising actual production cost and related expenses), or finance lease in accordance with current regulations. Unnecessary expenses incurred to bring the property into operating condition, expenses incurred before the asset operates normally, and abnormal costs are not included in the historical cost. Subsequent expenditures incurred after initial recognition are recognized as expenses in the period in which they are incurred, unless they enhance future economic benefits, in which case they are capitalized into the cost of the property.

IV.7.4. Principle of construction in progress

Costs incurred in implementing capital construction investment projects (including purchases, new construction, repairs, maintenance, upgrades, and renovations of fixed assets) and the status of investment cost finalization. Capital construction investment activities may be carried out either through contracts awarded to third parties or through self-construction; In the case of self-construction, this account reflects all costs incurred during the construction, installation, and repair process in accordance with current laws. Subsequent expenditures incurred after initial recognition that increase the capacity or extend the useful life of fixed assets are capitalized into the cost of the assets.

Only costs directly attributable to and necessary for capital construction investment activities, incurred during the construction of assets in progress without abnormal interruption, are capitalized into the cost of fixed assets or investment properties. Borrowing costs are capitalized when satisfying the recognition criteria under Vietnamese Accounting Standard No. 16. During the construction stage, foreign exchange differences are not capitalized.

In cases where a project has been completed and put into use but has not yet been finalized, the Company recognizes the fixed asset at a provisionally estimated cost and depreciates it accordingly, and subsequently adjusts the asset value upon the formal approval of the finalized cost. In cases where a project is canceled or incurs losses, the Company undertakes liquidation and cost recovery; any remaining difference is recognized as other expenses or allocated to responsible parties for reimbursement.

IV.7.5. Principle of depreciation and amortization of fixed assets, investment properties, and construction in progress

Fixed assets and investment properties used in production, business operations, or leased out are depreciated/amortized in accordance with current regulations. Depreciation and amortization expenses are recognized as production and business expenses in the period; where assets are utilized for capital construction investment activities, such costs are capitalized into construction in progress

The Company applies depreciation and amortization methods for fixed assets and investment properties in accordance with current regulations, utilizing the straight-line method to evenly allocate the asset value over their estimated useful lives. The depreciation and amortization periods are determined in compliance with the framework prescribed by the Ministry of Finance and the actual operational conditions of the Company.

The estimated useful lives of fixed assets and investment properties for lease are as follows:

Buildings and structures	10 - 20 years
Machinery and equipment	04 - 08 years
Means of transportation and transmission equipment	06 - 10 years
Office equipment and management tools	03 - 06 years
Perennial plants	06 - 08 years
Other fixed assets	03 - 08 years
Intangible fixed assets	
Accounting software	03 years

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.8. Principle of prepaid expenses

Prepaid expenses comprise costs incurred that relate to production and business operations of multiple accounting periods, such as asset lease payments, insurance premiums, tools and supplies, reusable packaging, periodic repairs and maintenance of fixed assets, goodwill, and other expenses that do not meet the criteria for recognition as fixed

Prepaid expenses are allocated to production and business expenses using the straight-line method over the estimated period of economic benefit for each expense item. The allocation period is determined based on the nature of the expense, contract terms, or useful life.

IV.9. Principle of payables

Liabilities are recognized when the Company has a present obligation arising from past transactions or events, the settlement of which is expected to result in an outflow of economic resources from the Company. Liabilities are recognized when it is probable that the obligation will arise and the amount can be measured reliably.

At the end of the accounting period, liabilities are classified as current or non-current based on the remaining maturity of the payment obligation in accordance with current accounting standards and regulations.

Liabilities are monitored in detail by counterparty, maturity date, original currency, and other factors based on the Company's management requirements, in accordance with the following principles:

Trade payables reflect the Company's payment obligations to vendors for goods, services, and related parties under contractual terms. These items are monitored in detail by counterparty, including advances to suppliers. Trade discounts and rebates (if any) are accounted for separately in accordance with applicable regulations.

Other payables reflect non-commercial payables and payables that do not arise directly from the purchase or sale of goods and provision of services, including: payables for social insurance, health insurance, unemployment insurance, and trade union funds; surplus assets awaiting resolution; short-term and long-term deposits received; deferred revenue; and collections on behalf of third parties. These items are monitored in detail by counterparty and nature of the payables.

IV.10. Employee benefits

Employee benefits comprise salaries, wages, bonuses, statutory insurance contributions, and other benefits that the Company is obligated to pay to employees in accordance with law, employment contracts, collective bargaining agreements, or Company regulations in exchange for services rendered by employees. Employee benefits are recognized as expenses in the period in which the employees have rendered services giving rise to a present obligation of the Company. Unpaid amounts at the end of the accounting period are recognized as payables to employees or other relevant statutory payables.

Salaries, wages, and other salary-related payables to employees are recognized as expenses in the period based on working time or volume of work completed under employment contracts and relevant regulations of the Company.

Statutory insurance contributions, including social insurance, health insurance, unemployment insurance, and other statutory payables as required by law, are recognized as expenses in the period in accordance with applicable laws and recorded as liabilities until paid to competent authorities.

Deductions from employee salaries in accordance with law or mutual agreements are recognized as liabilities or payables to relevant parties until settled.

Bonuses and other benefits (if any) are recognized when the Company has a present obligation arising from past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount of the obligation can be measured reliably.

IV.11. Principle of dividends and profits payable

Dividends and profits payable reflect the amount of dividends and profits that the Company is obligated to pay to shareholders and capital-contributing members in cash or other assets in accordance with profit distribution resolutions, decisions, and applicable legal regulations. The payable balance is recognized when the Company incurs a payment obligation and no longer has the discretion to avoid payment to shareholders.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.12. Principle of accrued expenses

Accrued expenses reflect costs that have actually been incurred or are virtually certain to be incurred in relation to production and business operations during the period, but for which supporting documents are insufficient, payments have not been made, or payments are not yet due as of the financial reporting date. These expenses are recognized on the basis of matching between revenues and expenses, ensuring that expenses are recognized in the correct accounting period in which they are incurred. The accrual of expenses must be based on reasonable and reliable grounds, and calculated in accordance with expected actual costs.

Accrued expenses include items such as accrued interest expenses and other accrued operational expenses, excluding provisions for liabilities.

IV.13. Recognition principles for deferred revenue

Deferred revenue reflects amounts collected in advance from customers that do not yet meet the conditions for immediate revenue recognition in the period. This includes advances received from customers for one or multiple accounting periods regarding asset leases and other income items that need to be allocated in correspondence with time or the level of satisfaction of relevant performance obligations.

Deferred revenue is initially recognized at the actual amount received and is systematically allocated to revenue or other income over future accounting periods in accordance with the matching principle between revenues and

IV.14. Recognition principles for borrowings and finance lease liabilities

Borrowings and finance lease liabilities of the Company comprise short-term borrowings, long-term borrowings, bank loans, and loans from related parties to serve the Company's production, business operations, and investment activities. Borrowings and finance lease liabilities are recognized at the actual amounts received and remaining payable amounts excluding borrowing costs, and are monitored in detail by lender, loan agreement, maturity, and currency.

Borrowings and finance lease liabilities with a remaining maturity of more than 12 months from the end of the accounting period are classified as long-term borrowings and finance lease liabilities. Amounts with a remaining maturity of 12 months or less, or where the Company does not have an unconditional right to defer settlement for at least 12 months after the end of the accounting period, are classified as short-term borrowings and finance lease liabilities.

IV.15. Recognition principles for owner's equity

Owner's invested capital is recognized based on the actual capital contributed and is not recognized based on committed capital or receivables from owners.

Owner's invested capital includes initial contributed capital and additional capital contributions by owners; additions from undistributed post-tax profit and funds belonging to equity; and other additions permitted by competent authorities to increase equity in accordance with current regulations.

Share premium reflects the difference between the par value and the issuance price of shares (including reissuance of treasury shares) and can be a positive surplus (if the issuance price is higher than the par value) or a negative surplus (if the issuance price is lower than the par value).

The investment and development fund is appropriated from undistributed post-tax profit and is used for expanding the scope of production and business operations or in-depth investment of the Company in accordance with current regulations or decisions of the owners. The appropriation and utilization of the investment and development fund are carried out in accordance with applicable laws and the Company's Charter.

Recognition principles for undistributed profit

Undistributed post-tax profit reflects operating results after corporate income tax and the situation of profit distribution or loss handling of the Company in accordance with law and the Company's Charter.

Profit distribution is executed on the basis of the Company's undistributed post-tax profit after considering financial position, cash flows, and restrictions under applicable laws, the Company's Charter, and resolutions of the General Meeting of Shareholders.

When distributing profits, the Company considers the impact of non-monetary items that may affect the ability to pay dividends or profits, including gains from revaluation of assets contributed as capital, revaluation of foreign currency monetary items, revaluation of financial instruments, and other non-monetary items.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.16. Principles and methods of revenue and other income recognition

Revenue from sales of goods is recognized when all five (5) following conditions are satisfied:

1. The enterprise has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
2. The enterprise retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
3. The amount of revenue can be measured reliably;
4. It is probable that the economic benefits associated with the sales transaction will flow to the enterprise;
5. The costs incurred or to be incurred in respect of the sales transaction can be measured reliably.

Revenue from the provision of services is recognized when all four (4) following conditions are satisfied:

1. The amount of revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the service provided under specific conditions, revenue is recognized only when such conditions no longer exist and the buyer no longer has the right to return the service provided;
2. It is probable that the economic benefits associated with the service provision transaction will flow to the enterprise;
3. The stage of completion of the transaction at the reporting date can be measured reliably;
4. The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from sales of goods and provision of services in foreign currencies is converted into the accounting currency unit at the actual transaction exchange rate at the transaction date. In case of receiving advance payments in foreign currencies, the corresponding revenue is converted at the exchange rate applicable at the time of receiving the advance payment.

Principles and methods of financial income recognition

Financial income is recognized when all two (2) conditions are satisfied: 1. It is probable that economic benefits will be obtained from the transaction; 2. The amount of revenue can be measured reliably.

Financial income comprises: interest income, royalties, dividends, shared profits, and other financial income of the enterprise (investment in securities trading, disposal of capital contributions in joint ventures, investments in associates, subsidiaries, other equity investments; foreign exchange gains; gains from capital transfers)...

Interest income is recognized on an accrual basis, determined based on the balance of deposit accounts and the effective interest rate in each period.

Dividends and shared profits are recognized when the Company's right to receive dividends or profits from capital contribution is established. Dividends received in the form of shares are monitored by the increased number of shares only; no value of received shares is recognized/shares are not recognized at par value.

When an amount previously recognized in revenue is uncollectible, the uncollectible or uncertainly collectible amount is accounted for as an expense incurred in the period, rather than as an adjustment to reduce revenue.

IV.17. Principle of cost of goods sold

Cost of goods sold reflects the cost of products, goods, services, biological assets (excluding perennial plants harvested periodically and working animals accounted for as fixed assets), investment properties, production costs of construction and installation products (for construction enterprises) sold during the period; expenses related to investment property operating activities, and other expenses recognized in cost of sales or recorded as a reduction of cost of sales in the reporting period. Cost of goods sold is recognized at the time the transaction arises or when it is virtually certain to arise in the future, regardless of whether cash has been paid or not. Cost of goods sold and corresponding revenue are recognized simultaneously in accordance with the matching principle.

IV.18. Principle of financial expenses

Financial expenses include expenses and losses arising from financial activities, comprising: uncapitalized borrowing costs in accordance with regulations; losses on transfer of financial investments; transaction costs for securities trading; provisions for diminution in value of financial investments; losses on foreign currency sales; foreign exchange losses; and other financial expenses.

Financial expense items are recorded in detail by expense category as actually incurred during the period and are recognized reliably when there is sufficient evidence regarding such expenses.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.19. Principle of selling expenses and general and administrative expenses

Selling expenses: Reflect actual expenses incurred in the process of selling products, goods, and providing services of the Company. Selling expenses include sales staff costs; materials and packaging costs; tools and supplies expenses; depreciation of fixed assets used in sales operations; product, goods, and construction warranty expenses; outsourced services (advertising, marketing, transportation, sales commissions); and other expenses in cash.

General and administrative expenses: Reflect general administrative expenses of the entire enterprise. General and administrative expenses include management personnel costs (salaries, salary accruals, insurance); office supplies expenses; tools and supplies expenses; depreciation of fixed assets used for administration; taxes, fees, and charges (business license tax, land rental not eligible for capitalization); provisions for doubtful debts; outsourced service costs; and other cash expenses belonging to the administration department.

Recognition principles: Selling expenses and general and administrative expenses are recognized in the income statement on the matching principle and accrual basis at the time they are incurred, regardless of the actual time of cash payment. Expense items that are not considered deductible expenses under the Corporate Income Tax Law but have full accounting invoices and supporting documents are still fully recognized as accounting expenses during the period and are adjusted/excluded when determining corporate income tax liabilities.

IV.20. Recognition principles and methods for current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expense comprises current corporate income tax expense and deferred corporate income tax expense arising during the year, serving as a basis for determining the net profit or loss after tax of the Company in the current financial year.

Current income tax: Current income tax is the amount of corporate income tax payable (or refundable) determined based on taxable income and the applicable corporate income tax rate during the year. Taxable income is calculated based on accounting profit after adjusting for differences in accordance with corporate income tax laws, including non-deductible expenses, tax-exempt or non-taxable income, tax losses carried forward in accordance with regulations, and other adjustments.

IV.21. Recognition principles for earnings per share

Basic earnings per share is calculated by dividing the net profit or loss attributable to ordinary equity holders of the Company, after deducting the Bonus and Welfare Fund appropriated during the period, by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated by dividing the net profit or loss after tax attributable to ordinary equity holders of the Company (after adjusting for dividends on convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued if all dilutive potential ordinary shares were converted into ordinary shares.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IV.22. Related parties

Under Vietnamese Accounting Standard No. 26 - Related Party Disclosures, related parties of the Company are defined as follows:

- (i) Enterprises that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the reporting enterprise (including parent companies, subsidiaries, and fellow subsidiaries);
- (ii) Associates (as defined in Vietnamese Accounting Standard No. 07 – "Accounting for Investments in Associates");
- (iii) Individuals owning, directly or indirectly, an interest in the voting power of the reporting enterprise that gives them significant influence over the enterprise, including close members of the family of any such individual. Close family members of an individual are those who may influence, or be influenced by, that individual in their transactions with the enterprise, such as: parents, spouse, children, and siblings;
- (iv) Key management personnel who have the authority and responsibility for planning, directing, and controlling the activities of the reporting enterprise, including directors, managers of the company, and close members of the family of such individuals;
- (v) Enterprises in which a substantial interest in the voting power is owned, directly or indirectly, by any person described in (iii) or (iv) or over which such a person is able to exercise significant influence. This includes enterprises owned by directors or major shareholders of the reporting enterprise and enterprises that have a key management personnel member in common with the reporting enterprise.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

IV.23. Principles for presentation of assets, revenue, and operating results by segment

A business segment comprises a segment by line of business.

A business segment by line of business is a distinguishable component of the Company that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

IV.24. Accounting estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant statutory regulations governing the preparation and presentation of separate financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures 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. These estimates and assumptions are continuously evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances, and are evaluated as reasonable by the Board of General Directors.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

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

V.1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not subject to restrictions on use

	30/06/2026	01/01/2026
Cash on hand	5,804,019,578	11,645,780,058
Demand deposits	1,338,394,402	21,857,415,568
+ Vietnamese Dong	1,315,838,466	21,834,241,373
+ Foreign currencies	22,555,936	23,174,195
Cash equivalents	44,600,000,000	125,700,000,000
Term deposits of 3 months or less (*)	44,600,000,000	125,700,000,000
Total	51,742,413,980	159,203,195,626

(*) Details at 30/06/2026:

Contract	Resubmission date	Balance	Interest rate	Term
Joint Stock Commercial Bank for Investment and Development of Vietnam				
07/2026/HĐTG/BIDV-KCNCAOSU	07/04/2026	10,000,000,000	2.1%	01 month
04/2025/HĐTG/1001772/HĐTG	02/04/2026	5,700,000,000	4.8%	03 months
05/2025/HĐTG/1001772/HĐTG	03/04/2026	4,000,000,000	4.8%	03 months
01/2026/HĐTG/1001772/HĐTG	05/04/2026	10,000,000,000	4.8%	03 months
02/2026/HĐTG/1001772/HĐTG	11/05/2026	1,900,000,000	4.8%	03 months
03/2026/HĐTG/1001772/HĐTG	11/07/2026	1,000,000,000	4.8%	03 months
04/2026/HĐTG/1001772/HĐTG	05/08/2026	5,000,000,000	4.8%	03 months
Joint Stock Commercial Bank for Foreign Trade of Vietnam				
03-2024/VCB.CLI-VRG	04/04/2026	7,000,000,000	2.4%	03 months

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

V.2. Financial investments

a. Trading securities

	30/06/2026				01/01/2026			
	Quantity (Shares)	Original Cost	Fair Value	Provision	Quantity (Shares)	Original Cost	Fair Value	Provision
a1. Total value of shares	2,122	18,633,929	39,257,000	-	2,122	18,633,929	43,713,200	-
Saigon - Hanoi Securities Joint Stock Company (SHS)	2,122	18,633,929	39,257,000	-	2,122	18,633,929	43,713,200	-
Total	2,122	18,633,929	39,257,000	-	2,122	18,633,929	43,713,200	-

a2. Basis for determining fair value of trading securities

The fair value of listed securities is determined based on the closing price at the reporting date. The closing price on the HNX for SHS shares as at 30 June 2026 was VND 18,500 per share.

b. Held-to-maturity investments

	30/06/2026				01/01/2026			
	Quantity	Carrying Amount	Recoverable Amount	Provision	Quantity	Carrying Amount	Recoverable Amount	Provision
b1. Short-term held-to-maturity investments	-	336,808,904	336,808,904	-	-	246,950,410	246,950,410	-
Term deposits under TT99	-	336,808,904	336,808,904	-	-	246,950,410	246,950,410	-
Total	-	336,808,904	336,808,904	-	-	246,950,410	246,950,410	-

c. Equity investments in other entities

	30/06/2026				01/01/2026			
	Quantity (Shares)	Original Cost	Fair Value	Provision	Quantity (Shares)	Original Cost	Fair Value	Provision
c1. Equity investments in other entities		25,799,950,000	25,300,000,000	(499,950,000)		25,799,950,000	25,300,000,000	(499,950,000)
MB Land Corporation (1)	31,050	300,000,000	300,000,000	-	31,050	300,000,000	300,000,000	-
Vietnam Rubber Urban and Industrial Zone Construction Consultancy Joint Stock Company (2)		499,950,000	-	(499,950,000)		499,950,000	-	(499,950,000)
Nghe An Rubber Investment and Development	2,500,000	25,000,000,000	25,000,000,000	-	2,500,000	25,000,000,000	25,000,000,000	-
Total	2,531,050	25,799,950,000	25,300,000,000	(499,950,000)	2,531,050	25,799,950,000	25,300,000,000	(499,950,000)

At the reporting date, the Company has not determined the fair value of these financial instruments for disclosure in the financial statements because there are no listed market prices for these financial instruments and Vietnamese Accounting Standards, Vietnamese Corporate Accounting System do not currently provide guidance on fair value measurement using valuation techniques. The fair value of these financial instruments may differ from their carrying amounts.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

V.2. Financial investments (continued)

c2. Status of investments and activities of equity investments in other entities

- (1): As at 30 June 2026, the Company held 31,050 shares of MB Land Corporation (formerly MB Real Estate Joint Stock Company), representing 0.046% of its charter capital.
- (2): Vietnam Rubber Urban and Industrial Zone Construction Consultancy Joint Stock Company has ceased operations since 2018, but has not yet completed the procedures for tax code closure.
- (3): As at 30 June 2026, the Company held 2,500,000 shares of Nghe An Rubber Investment and Development Joint Stock Company, representing 3.73% of its charter capital.

c3. Movements in provision for devaluation of trading securities, provision for held-to-maturity investments, and provision for diminution in other investments

	01/01/2026	Provision Made	Other Increases	Provision Reversed	Other Decreases	30/06/2026
Long-term	(499,950,000)	-	-	-	-	(499,950,000)
Provision for devaluation of long-term investments in other entities	(499,950,000)	-	-	-	-	(499,950,000)
Total	(499,950,000)	-	-	-	-	(999,900,000)

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.3. Trade receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
a. Short-term trade receivables	82,306,188,145	(27,495,041,654)	74,959,769,402	(27,495,041,654)
Nice Ceramic Company Limited (*)	33,127,933,672	(27,385,844,307)	31,792,564,052	(27,385,844,307)
Boviet Hai Duong Solar Energy Science and Technology Company Limited	40,474,096,700	-	41,906,400,000	-
Kim Duong Consumer Goods Vietnam Company Limited	7,099,765,741	(109,197,347)	578,660,169	(109,197,347)
Others	1,604,392,032	-	682,145,181	-
Total	82,306,188,145	(27,495,041,654)	74,959,769,402	(27,495,041,654)

(*): The Company's outstanding receivable from Nice Ceramic Co., Ltd as at 31 December 2025 is VND 31,792,564,052, which arises from the land lease agreement signed between Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company and Nice Ceramic Co., Ltd on 8 February 2014 (including land rental fee and infrastructure management, maintenance, and repair fees accrued from 2016 to present). Nice Ceramic Company Limited submitted Official Letter No. 01/CV-NICE on 2 January 2019, to the People's Committee of Hai Duong Province, requesting exemption and reduction of land rental fees and infrastructure management, maintenance, and repair fees. In response, the Hai Duong Tax Department issued Official Letter No. 356/CT-QLCKTTD on 23 January 2019, denying the request. Consequently, the Company annually sends debt confirmation letters to Nice Ceramic Company Limited but has yet to receive a response but has not received any response.

On 9 October 2025, the Civil Enforcement Department of Hai Phong City issued Decision No. 399/QD-THADS: enforcing NICE CERAMIC Co., Ltd. to pay Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company the land lease fee from 2017 to the end of 2024 and the management, maintenance, and infrastructure repair fees from the Q3/2016 to the end of 2022, according to Contract No. 01A dated 8 February 2014, Appendix 01 dated 16 February 2014, Appendix 02 dated 30 March 2015, and interest, totaling VND 45,741,246,884. In which, land rental fees from 2017 to the end of 2024: VND 21,365,913,920; late payment interest: VND 11,297,172,113; management, maintenance, and infrastructure upkeep fees for Cong Hoa Industrial Park from Q3/2016 to the end of 2022: VND 7,755,910,892, late payment interest: VND 5,322,249,959.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.4. Prepayments to suppliers

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
a. Short-term prepayments to suppliers	18,547,670,122	-	21,272,769,663	-
HTD Automation Technology Company Limited	7,840,406,500	-	7,813,082,500	-
Hiep Hoa Special Purpose Vehicle Joint Stock Company	2,925,000,000	-	-	-
Enteso Vietnam Environmental Technology and Solutions Company	2,680,000,000	-	2,680,000,000	-
Truong Thanh Company Limited	2,102,775,400	-	2,102,775,400	-
Phuong Hoang Construction and Trading Joint Stock Company	408,680,700	-	5,620,115,100	-
Others	2,590,807,522	-	3,056,796,663	-
Total	18,547,670,122	-	21,272,769,663	-

V.5. Other receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
a. Other short-term receivable	105,567,998,528	(512,756,031)	77,733,927,508	(512,756,031)
Deposits and collaterals	20,017,800,000	-	10,032,300,000	-
- Thien Minh Duc Group Joint Stock Company (1)	20,000,000,000	-	10,000,000,000	-
- Minh Anh Commercial One Member Company Limited	17,800,000	-	32,300,000	-
Advance payment	81,762,301,993	-	65,200,191,923	-
- Mr. Nguyen Hoang Nhut Thanh	23,540,000,000	-	14,500,000,000	-
- Mr. Nguyen Tien Hung	8,557,000,000	-	7,482,000,000	-
- Mrs. Tran Thi Thuy Ngoc	7,533,594,220	-	5,500,000,000	-
- Mr. Pham Trung Phong	6,932,026,000	-	6,932,026,000	-
- Mrs. Nguyen Thi Nu	5,000,000,000	-	5,000,000,000	-
- Mr. Nguyen Trong Anh	3,662,125,000	-	3,662,125,000	-
- Mr. Bui Gia Hung	3,532,355,000	-	3,532,355,000	-
- Mr. Pham Van Ha	3,530,000,000	-	3,530,000,000	-
- Others	19,475,201,773	-	15,061,685,923	-
Other receivables	3,787,896,535	(512,756,031)	2,501,435,585	(512,756,031)
b. Other long-term receivable	75,119,984,191	-	76,972,190,770	-
Other receivables (2)	75,119,984,191	-	76,972,190,770	-
Total	180,687,982,719	(512,756,031)	154,706,118,278	(512,756,031)

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.5. Other receivables (continued)

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
c. Related parties				
- Mr. Pham Trung Thai	500,000,000	-	-	-
- Mr. Bui Gia Hung	3,532,355,000	-	3,532,355,000	-
- Mr. Nguyen Dinh Duc	3,356,565,340	-	3,356,565,340	-
- Mrs. Pham Thi Tuyet	2,350,000,000	-	2,350,000,000	-
Total	9,738,920,340	-	9,238,920,340	-

(1): Deposit for the transfer of implementation rights for the High-Tech Forestry Plant Seed Center Project of North Central Vietnam - DKC in Nghi Lam Commune, Nghi Loc District, Nghe An Province (currently Phuc Loc Commune, Nghe An Province)

(2): Other long-term receivables represent compensation and site clearance costs for Cong Hoa Industrial Park advanced by the investor, which are deductible from the annual land rental payable to the State budget. Specifically:

	30/06/2026	01/01/2026
Long-term	75,119,984,191	76,972,190,770
Area of 699,999 m ²	33,425,059,114	35,277,265,693
Area of 747,271.11 m ²	41,614,177,198	41,614,177,198
Area of 1,450 m ²	80,747,879	80,747,879

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

V.6. Bad debts

Items	30/06/2026			01/01/2026		
	Original principal amount	Recoverable amount	Overdue period	Original principal amount	Recoverable amount	Overdue period
a. Bad debts - Short-term trade receivables	40,740,455,444	12,732,657,759		32,883,980,252	4,876,182,567	
Short-term trade receivables	40,227,699,413	12,732,657,759		32,371,224,221	4,876,182,567	
- Nice Ceramic Company Limited	33,127,933,672	5,742,089,365	From over 06 months to 03 years	31,792,564,052	4,406,719,745	From over 06 months to 03 years
- Kim Duong Vietnam Consumer Goods Company Limited	7,099,765,741	6,990,568,394	Over 06 months, under 1 year	578,660,169	469,462,822	Over 06 months, under 1 year
Other receivables	512,756,031	-		512,756,031	-	
- Mr. Vu Hong Nam	512,756,031		Over 3 years	512,756,031	-	Over 3 years
Total	40,740,455,444	12,732,657,759		32,883,980,252	4,876,182,567	
b. Movements in allowance for doubtful debts						
Allowance for doubtful debts for the following items	01/01/2026	Provision made	Provision reversed	Other increases (decreases)	30/06/2026	
Short-term trade receivables	(27,495,041,652)	-	-	-	(27,495,041,652)	
Other short-term receivables	(512,756,033)	-	-	-	(512,756,033)	
Total	(28,007,797,685)	-	-	-	(28,007,797,685)	

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.7. Inventories

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Raw materials	129,799,400	-	139,620,390	-
Tools and instruments	1,200,000	-	1,200,000	-
Total	130,999,400	-	140,820,390	-

- The value of slow-moving, damaged, and degraded inventory incapable of consumption as at the year-end: VND 0.
- The value of inventories pledged or mortgaged as security for liabilities as at the year-end: VND 0.

V.8. Prepaid expenses

	30/06/2026	01/01/2026
a. Short-term prepaid expenses	255,041,353	798,376,584
Tools and instruments	254,441,353	696,774,781
Others	600,000	101,601,803
b. Long-term prepaid expenses	863,114,940	1,492,529,490
Tools and instruments	163,957,307	252,880,145
Others	699,157,633	1,239,649,345
Total	1,118,156,293	2,290,906,074

V.9. Other current assets

Cash and cash equivalents held by the Enterprise but subject to use restrictions	30/06/2026	01/01/2026
a. Other short-term assets	30,000,000,000	-
Deposit Contract No. 07/2025/HĐTG/BIDV-KCNCAOSU at Bank for Investment and Development of Vietnam Joint Stock Commercial Bank pledged/mortgaged as collateral for short-term loans	30,000,000,000	-
Total	30,000,000,000	-

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

V.10 Increase and decrease in tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Perennial gardens	Other tangible fixed assets	Total
Cost							
Opening balance	165,533,215,512	4,140,930,556	10,226,399,471	1,054,388,849	4,238,360,927	128,891,699	185,322,187,014
Purchases in the period	-	70,000,000	-	180,574,074	-	-	250,574,074
Closing balance	165,533,215,512	4,210,930,556	10,226,399,471	1,234,962,923	4,238,360,927	128,891,699	185,572,761,088
Accumulated depreciation							
Opening balance	68,250,195,199	1,308,609,531	4,539,652,713	549,051,176	2,418,520,426	42,963,900	77,108,992,945
Charge for the period	5,595,504,180	198,739,936	360,580,878	98,658,147	287,011,110	66,728,556	6,607,222,807
Closing balance	73,845,699,379	1,507,349,467	4,900,233,591	647,709,323	2,705,531,536	109,692,456	83,716,215,752
Carrying amount							
Opening balance	97,283,020,313	2,832,321,025	5,686,746,758	505,337,673	1,819,840,501	85,927,799	108,213,194,069
Closing balance	91,687,516,133	2,703,581,089	5,326,165,880	587,253,600	1,532,829,391	19,199,243	101,856,545,336

* Carrying amount of tangible fixed assets pledged/mortgaged as security for borrowings: VND 0.

* Cost of fully depreciated tangible fixed assets still in use at the end of the period: VND 4,506,978,148.

V.11 Increase and decrease in intangible fixed assets

Items	Accounting software	Total
Cost		
Opening balance	30,000,000	30,000,000
Closing balance	30,000,000	30,000,000
Accumulated amortization		
Opening balance	30,000,000	30,000,000
Closing balance	30,000,000	30,000,000
Carrying amount		
Opening balance	-	-
Closing balance	-	-

* Carrying amount of intangible fixed assets pledged/mortgaged as security for borrowings: VND 0.

* Cost of fully amortized intangible fixed assets still in use at the end of the period: VND 30,000,000.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

V.12 Increase and decrease in investment property (IP)

1. Investment property held for lease

Items	Infrastructure	Total
Cost		
Opening balance	260,046,540,096	260,046,540,096
Closing balance	260,046,540,096	260,046,540,096
Accumulated depreciation		
Opening balance	28,810,920,369	28,810,920,369
Charge for the period	3,603,041,202	3,603,041,202
Closing balance	32,413,961,571	32,413,961,571
Carrying amount		
Opening balance	231,235,619,727	231,235,619,727
Closing balance	227,632,578,525	227,632,578,525

* Carrying amount of investment property held for lease pledged/mortgaged as security for borrowings: VND 0.

* Cost of fully depreciated investment property still held for lease: VND 0.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.13. Work-in-progress

	30/06/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
a. Construction in progress	181,944,956,055	181,944,956,055	163,473,361,797	163,473,361,797
Construction in progress	181,944,956,055	181,944,956,055	163,473,361,797	163,473,361,797
Investment and infrastructure business project of Cong Hoa Industrial Park (*)	176,426,600,597	176,426,600,597	163,473,361,797	163,473,361,797
Other projects	5,518,355,458	5,518,355,458	-	-
Total	181,944,956,055	181,944,956,055	163,473,361,797	163,473,361,797

(*): The investment project for the construction and infrastructure business of Cong Hoa Industrial Park, Cong Hoa Ward, Chi Linh City, Hai Duong Province, is implemented under Investment Registration Certificate No. 0227553775 issued by the Management Board of Hai Duong Industrial Zones, first granted on 9 April 2008, and amended for the 6th time on 29 August 2024, with a total investment of over VND 834 billion. The implementation schedule is divided into three phases: Phase 1 from the date of the first Investment Certificate (9 April 2008) to 2024, Phase 2 from 2024 to 2025, and Phase 3 from 2025 to 2026.

According to the Resolution of the 2024 Annual General Meeting of Shareholders on 28 June 2024, which approved Proposal No. 154/TTr-HDQT dated 27 June 2024, regarding the adjustment of the investment capital for the Cong Hoa Industrial Park infrastructure construction and business project, the total investment amount was adjusted to more than VND 1,250 billion. The implementation schedule was revised as follows: Phase 1 from Q2/2008 to Q2/2024, and Phase 2 from Q3/2024 to Q4/2025.

The company has put part of the project into operation and is continuing to construct technical infrastructure. The total investment of Investment project for construction and infrastructure business of Cong Hoa Industrial Park located in Cong Hoa Ward, Chi Linh City, Hai Duong Province, was approved by the Board of Directors under Decision No. 89/QD-HDQT dated 19 November 2015, and adjusted according to the Resolution of the 2024 Annual General Meeting of Shareholders on 28 June 2024, to over VND 1,250 billion. Of this amount, costs incurred by the investor, Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company, exceed VND 1,169 billion.

V.14. Trade payables

	30/06/2026	01/01/2026
a. Short-term trade payables	7,616,961,028	9,655,189,614
Anco Technology and Consulting Joint Stock Company	3,633,727,800	3,633,727,800
Hoan Hao Company Limited	1,897,733,600	1,847,733,600
Nam A Construction and Investment Services Company Limited	231,235,000	1,375,377,500
Minh Hai Company Limited	-	1,308,594,400
Others	1,854,264,628	1,489,756,314
Total	7,616,961,028	9,655,189,614

V.15. Dividends and profits payable

	30/06/2026	01/01/2026
Dividends and profits payable (*)	5,025,270,498	4,445,143,286
Total	5,025,270,498	4,445,143,286

Overdue payables

(*) As at 30 June 2026, the Company had overdue dividends/profits payable amounting to VND 5,025,270,498, which remained unpaid as the shareholders who had not yet registered their securities for deposit had not come to collect the cash dividends.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.16. Taxes and other payables to the State

a. Taxes and other payables to the State

Items	01/01/2026	Số phải nộp trong năm	Số đã thực nộp trong năm	30/06/2026
Short-term	9,807,713,274	1,205,011,489	10,746,190,524	266,534,239
Corporate income tax	9,804,288,524	-	9,804,288,524	-
Personal income tax	3,424,750	1,205,011,489	941,902,000	266,534,239
Total	9,807,713,274	1,205,011,489	10,746,190,524	266,534,239

b. Taxes and other receivables from the State

Items	01/01/2026	Increase during the year	Received / offset during the year	30/06/2026
Short-term	25,688,381,172	243,340,068	2,051,405,919	23,883,315,321
Deductible value-added tax (*)	23,406,000,000	-	-	23,406,000,000
Prepaid corporate income tax	-	243,340,068	185,294,793	58,045,275
Overpaid personal income tax from capital investment	1,866,111,126	-	1,866,111,126	-
Housing and land tax, land rental	416,270,046	-	-	416,270,046
Business license tax	-	3,000,000	-	3,000,000
Total	25,688,381,172	243,340,068	2,051,405,919	23,883,315,321

(*): Deductible value-added tax receivable at the beginning of the year resulted from the adjustment of the value-added tax rate on land rental from 10% to 0% for Boviet Solar Technology (Hai Duong) Co., Ltd.

V.17. Payables to employees

	30/06/2026	01/01/2026
Salaries and other incomes payable	3,890,470,380	9,422,103,380
Total	3,890,470,380	9,422,103,380

V.18. Accrued expenses

	30/06/2026	01/01/2026
a. Short-term	4,136,086,376	7,179,009,958
Electricity and water expenses	415,564,200	423,828,872
Commission and brokerage fees payable	3,599,559,091	6,624,512,945
Other accruals	120,963,085	130,668,141
b. Long-term	265,874,054,260	268,539,601,573
Accrued cost of industrial park infrastructure	265,874,054,260	268,539,601,573
Total	270,010,140,636	275,718,611,531

V.19. Unearned revenue

	30/06/2026	01/01/2026
a. Short-term unearned revenue	8,305,864,296	8,305,864,296
Unearned revenue from leasing infrastructure	8,305,864,296	8,305,864,296
b. Long-term unearned revenue	255,353,708,383	259,506,640,531
Unearned revenue from leasing infrastructure	255,353,708,383	259,506,640,531
Total	263,659,572,679	267,812,504,827

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.19. Unearned revenue (continued)	30/06/2026	01/01/2026
c. Unearned revenue by customer	263,659,572,679	267,812,504,827
Nice Ceramic Co., Ltd.	103,371,219,260	104,999,925,368
Poyun Electronics Vietnam Co., Ltd.	36,803,828,969	37,383,416,825
Kim Duong Consumer Goods Vietnam Co., Ltd.	25,715,678,701	26,120,650,021
Dainty & Gemmy Technology Vietnam Co., Ltd.	36,888,498,390	37,469,419,626
Eastech Vietnam Co., Ltd.	30,440,178,891	30,919,551,789
Sun Acoustic Vina Co., Ltd.	30,440,168,468	30,919,541,198
Total	263,659,572,679	267,812,504,827
V.20. Other payables	30/06/2026	01/01/2026
a. Other short-term payables	2,148,278,220	2,170,851,560
Short-term deposits received	1,129,850,000	1,129,850,000
<i>Double Oak Vietnam Industrial Co., Ltd.</i>	500,000,000	500,000,000
<i>Ho Star Vietnam Technology Co., Ltd.</i>	500,000,000	500,000,000
<i>Others</i>	129,850,000	129,850,000
Other payables	1,018,428,220	1,041,001,560
b. Other long-term payables	17,024,889	17,024,889
Other payables	17,024,889	17,024,889
Total	2,165,303,109	2,187,876,449
V.21. Bonus and welfare funds	The first half of 2026	The first half of 2025
Opening balance	10,920,508,354	9,824,508,354
Increase appropriated from profit	861,400,000	2,541,000,000
Utilization of funds	(7,483,256,000)	(1,445,000,000)
Closing balance	4,298,652,354	10,920,508,354

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

V.22. Borrowings and finance lease liabilities

Items	30/06/2026	Movements in the period		01/01/2026
		Increase	Decrease	
a. Short-term borrowings	24,542,235,950	24,542,235,950	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam	24,542,235,950	24,542,235,950	-	-
Total	24,542,235,950	24,542,235,950	-	-

Notes on borrowings:

(1): Loan in Vietnamese Dong from Joint Stock Commercial Bank for Investment and Development of Vietnam under Credit Agreement No. 01/2026/1001772/HĐTD dated 25 June 2026, with a loan amount of VND 24,542,235,950. The loan has a term of 7 days from the date of the first disbursement to pay dividends for 2025. The interest rate is 5.80% per annum, the maturity date is July 3, 2026. Collateral is Term Deposit Agreement No. 07/2025/HĐTG/BIDV-KCNCAOSU.

As at 30 June 2026, the remaining principal balance is VND 24,542,235,950.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

V.21. Owners' equity

1. Statement of changes in owners' equity

Items	Owners' contributed capital	Share premium	Development and investment fund	Undistributed earnings	Total
Opening balance as at 01/01/2025	258,948,680,000	2,180,000,000	14,721,675,544	131,461,701,678	407,312,057,222
Profit	-	-	-	(6,731,399,598)	(6,731,399,598)
Appropriation to funds	-	-	5,870,000,000	(8,411,000,000)	(2,541,000,000)
Dividends paid	-	-	-	(90,632,038,000)	(90,632,038,000)
Closing balance as at 30/06/2025	258,948,680,000	2,180,000,000	20,591,675,544	25,687,264,080	307,407,619,624
Opening balance as at 01/01/2026	258,948,680,000	2,180,000,000	20,591,675,544	68,413,433,446	350,133,788,990
Profit	-	-	-	(4,366,814,060)	(4,366,814,060)
Appropriation to funds (*)	-	-	3,600,000,000	(4,461,400,000)	(861,400,000)
Dividends paid (*)	-	-	-	(25,894,868,000)	(25,894,868,000)
Closing balance as at 30/06/2025	258,948,680,000	2,180,000,000	24,191,675,544	33,690,351,386	319,010,706,930

(*) Pursuant to Annual General Meeting Resolution No. 05/2026/NQ-ĐHĐCĐ dated 07 May 2026 on the appropriation of 2025 profit as follows: Appropriation to development and investment fund of VND 3,600,000,000, appropriation to bonus and welfare funds of VND 861,400,000, and dividend payment of 10%, amounting to VND 25,894,868,000.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

V.23. Owners' equity (continued)

2. Details of owners' contributed capital	Ownership ratio	30/06/2026	01/01/2026
Vietnam Rubber Group	15.09%	39,084,800,000	39,084,800,000
Incontec Construction Joint Stock Company	19.95%	51,650,000,000	51,650,000,000
An Loc Urban Development and Investment Joint Stock Company	8.23%	21,306,000,000	21,306,000,000
Tay Ninh Rubber Joint Stock Company	6.82%	17,660,000,000	17,660,000,000
Dong Nai Rubber Corporation	5.53%	14,320,000,000	14,320,000,000
Capital contributed by other investors	44.38%	114,927,880,000	114,927,880,000
Total	100.00%	258,948,680,000	258,948,680,000

3. Capital transactions with owners

and distribution of dividends and profits

Owners' contributed capital

Opening capital

258,948,680,000 258,948,680,000

Closing capital

258,948,680,000 258,948,680,000

Dividends and profits distributed

(25,894,868,000) (90,632,038,000)

4. Shares

Number of shares registered for issuance

25,894,868 25,894,868

Number of shares sold to the public

25,894,868 25,894,868

Ordinary shares

25,894,868 25,894,868

Number of outstanding shares

25,894,868 25,894,868

Ordinary shares

25,894,868 25,894,868

Par value of outstanding share: VND/share

10,000 10,000

5. Profit distribution

Disclosing information on profit distribution during the period:

(*) During the period, the Company distributed profit pursuant to Resolution of the Annual General Meeting of Shareholders No. 05/2026/NQ-DHĐCĐ dated May 07, 2026 on the 2025 profit distribution as follows:

	The first half of 2026	The first half of 2025
Dividends paid to shareholders	25,894,868,000	90,632,038,000
Appropriation to investment and development fund	3,600,000,000	5,870,000,000
Appropriation to bonus and welfare funds	861,400,000	2,541,000,000
Total	29,494,868,000	96,502,038,000

6. Company's funds

Investment and development fund (*)

24,191,675,544 20,591,675,544

Total

24,191,675,544 20,591,675,544

(*) Purposes are appropriation and utilization of company's funds.

V.24. Off-balance sheet items

a. Foreign currencies

USD

30/06/2026	01/01/2026
Amount	Amount
860.80	884.41

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF INCOME

VI.1 Total revenue from sales of goods and rendering of services

	The first half of 2026	The first half of 2025
Revenue from investment property business	13,204,074,005	6,803,640,521
Revenue from rendering of services	7,436,306,205	11,886,444,166
Total	20,640,380,210	18,690,084,687

VI.2. Cost of sales

	The first half of 2026	The first half of 2025
Cost of investment property business	8,718,353,250	7,016,068,912
Cost of goods sold and services rendered	3,194,113,221	7,258,787,702
Total	11,912,466,471	14,274,856,614

VI.3. Financial income

	The first half of 2026	The first half of 2025
Interest income from term and demand deposits collected	1,591,091,483	2,753,087,730
Total	1,591,091,483	2,753,087,730

VI.4. Financial expenses

	The first half of 2026	The first half of 2025
Borrowing costs	15,599,449	-
Other financial expenses	-	10,000,000
Total	15,599,449	10,000,000

VI.5. Selling expenses

	The first half of 2026	The first half of 2025
Staff costs	238,626,840	165,354,200
Materials, packaging, tools, and supplies expenses	163,145,346	-
External services expenses	193,604,787	1,406,819
Other cash expenses	-	2,407,405
Total	595,376,973	169,168,424

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

VI.6. General and administration expenses

	The first half of 2026	The first half of 2025
Management staff costs	4,875,748,865	4,716,742,970
Management materials, tools, and supplies expenses	1,283,683,629	478,309,703
Depreciation of fixed assets	605,963,769	280,721,361
Taxes, dues, and fees	-	6,000,000
Provision for doubtful debts	-	1,503,829,594
External services expenses	1,468,169,827	1,756,058,682
Other cash expenses	5,501,501,865	4,960,914,987
Total	13,735,067,955	13,702,577,297

VI.9. Other income

	The first half of 2026	The first half of 2025
Other income items	11,173,340	900,000
Total	11,173,340	900,000

VI.10. Other expenses

	The first half of 2026	The first half of 2025
Fines and retrospective taxes	165,652,843	16,320,880
Other expense items	185,295,402	-
Total	350,948,245	16,320,880

VI.11. Production and business costs by elements

	The first half of 2026	The first half of 2025
Raw materials and supplies expenses	1,283,683,629	480,187,303
Labor expenses	5,114,375,705	4,882,097,170
Depreciation of fixed assets	10,210,264,009	4,976,607,915
External services expenses	2,127,285,069	10,589,374,265
Other cash expenses	6,788,386,653	5,714,506,088
Total	26,242,911,399	26,642,772,741

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

VI.12. Current corporate income tax (CIT) expense

Corporate income tax payable in the year is estimated as follows:

	The first half of 2026	The first half of 2025
1. Total accounting profit before corporate income tax	(4,366,814,060)	(6,728,850,798)
2. Adjustments to increase / (decrease) accounting profit before CIT (2.	1,936,112,971	2,637,946,523
2.1. Adjustments to increase accounting profit before CIT	1,936,112,971	2,637,946,523
Non-deductible expenses when determining taxable income	1,936,112,971	2,637,946,523
3. Taxable income under CIT Law (3 = 1 + 2)	-	-
3.1. Taxable income from production and business activities	-	-
4. Loss carry-forward and offset of losses	-	-
5. Appropriation to science and technology development fund (if any)	-	-
6. Taxable income after appropriation to science and technology development fund (6 = 3 + 4 - 5)	-	-
7. CIT from production and business activities at the standard tax rate of 20% (6 * 20%)	-	-
8. CIT exempted or reduced	-	-
9. Global minimum tax (GMT / QDMTT)	-	-
10. Current CIT expense (7 - 8 + 9)	-	-
11. Deferred CIT expense	-	-
12. Adjustments for corporate income tax payable of previous years	-	2,548,800
13. Total CIT expense (10 + 11 + 12)	-	2,548,800

VI.14. Basic earnings per share

	The first half of 2026	The first half of 2025
Accounting profit after corporate income tax	(4,366,814,060)	(6,731,399,598)
Adjustments to increase or (decrease)	-	-
Increase adjustments	-	-
Decrease adjustments	-	-
Profit attributable to ordinary equity holders	(4,366,814,060)	(6,731,399,598)
Weighted average number of ordinary shares outstanding during the period	25,894,868	25,894,868
Basic earnings per share	(168.6)	(260.0)

VII. VII. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company is affected by financial risks arising from business and investment activities, including market risk, credit risk, and liquidity risk. The Board of General Directors regularly monitors and applies appropriate management measures to limit the adverse impacts of these risks.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

VII.1. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices.

1.1. Interest rate risk

Interest rate risk arises primarily from the Company's interest-bearing borrowings and deposits. The Company manages this risk by monitoring market interest rate developments, balancing its capital structure, and maintaining appropriate liquidity.

1.2. Foreign exchange risk

Foreign exchange risk arises from the Company's foreign currency transactions and balances. Fluctuations in exchange rates may affect the values of monetary items and the Company's operating results.

The Company manages foreign exchange risk by monitoring exchange rate developments, balancing foreign currency revenues and expenditures, and controlling foreign currency-denominated items to limit the impacts of exchange rate fluctuations on business operations.

At the reporting date, the Company does not use derivative financial instruments to hedge against exchange rate risks.

1.3. Equity price risk

Listed and unlisted shares held by the Company are subject to market risks arising from uncertainties about the future value of investment shares. The Company manages equity price risk by setting investment limits. The Company's Board of Management also reviews and approves investment decisions regarding shares.

1.4. Real estate risk

The Company has identified the following risks relating to its real estate investment portfolio: (i) development project costs may increase if there are delays in the planning process. The Company hires consulting experts on specific planning requirements within the scope of the project to mitigate risks that may arise during the planning process; (ii) fair value risk of the real estate investment portfolio caused by fundamental market and buyer factors.

VII. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

VII.2. Credit risk

Credit risk arises from the possibility that customers, partners, or financial institutions fail to fully perform their payment obligations under commitments. The Company manages this risk by assessing the financial capacity of customers, regularly monitoring debts, and maintaining deposits at reputable credit institutions.

VII.3. Liquidity risk

Liquidity risk arises when the Company does not have sufficient financial resources to settle its financial obligations when due. This risk mainly relates to the mismatch in timing between cash inflows from financial assets and payment obligations for payables. The Company manages liquidity risk by maintaining appropriate cash and cash equivalents, while regularly monitoring cash flows and capital utilization plans to ensure the ability to meet financial obligations when due.

The Board of General Directors assesses that the Company has sufficient capability to access funding sources and maintain existing credit facilities to meet working capital requirements and future payment obligations.

VII.4. Legal and compliance risk

The Company manages legal and compliance risks by regularly updating legal regulations, reviewing compliance, and implementing appropriate control measures to limit emerging risks.

IX. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

IX.1. Proceeds from borrowings actually collected in the period

	The first half of 2026	The first half of 2025
Proceeds from borrowings under normal contracts	24,542,235,950	-

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

IX.2. Principal repayments actually made in the period

	The first half of 2026	The first half of 2025
Principal repayments under normal contracts	-	-

X. OTHER INFORMATION

X.1. Contingent liabilities, commitments, and other financial information

As at 30 June 2026, the Company has no material contingent liabilities or financial commitments that require disclosure.

X.2. Events after the reporting period

There are no material events occurring after the end of the accounting period from 31 December 2026 to the date of approval of these notes that require adjustments to figures or disclosures in the Company's financial statements.

X.3. Transactions and balances with related parties

a. Remuneration of key management personnel

Key management personnel include members of the Board of Management, the Board of General Directors, and the Chief Accountant. Related individuals of key management personnel are close family members of the key management personnel.

Related party	Position	Nature of remuneration	The first half of 2026	The first half of 2025
1. Board of Management and Supervisory Board			727,507,000	737,254,000
Pham Trung Thai	Chairman of the Board of Management	Salary	179,910,000	179,910,000
Tran Thi Thanh Binh	Member of the Board of Management	Allowance	55,000,000	100,000,000
Nguyen Duc Huynh	Member of the Board of Management	Allowance	55,000,000	100,000,000
Nguyen Hong Thai	Member of the Board of Management	Allowance	55,000,000	100,000,000
Pham Thi Tuyet	Member of the Board of Management	Salary	105,985,000	84,732,000
Vo Thi Quynh Tien	Member of the Board of Management	Allowance	30,000,000	-
Nguyen Dinh Duc	Head of the Supervisory Board	Salary	72,612,000	72,612,000
Do Phu Hong Quan	Member	Salary	55,000,000	50,000,000
Tran Duc Nam	Member	Allowance	55,000,000	50,000,000
Vu Xuan Nguyen	Member (Appointed from 07/05/2026)	Allowance	64,000,000	-

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

X.3. Transactions and balances with related parties (continued)

2. The Board of Management and Chief Accountant

Related party	Position	Nature of remuneration	The first half of 2026	The first half of 2025
			393,926,000	346,116,000
Dang Van Thieu	General Director	Salary	148,057,000	122,886,000
Bui Gia Hung	Deputy General Director	Salary	139,044,000	118,074,000
Mai The Thu	Chief Accountant	Salary	106,825,000	105,156,000

3b. Transactions and balances with related parties

Receivables from key management personnel and related individuals of key management personnel are presented in the notes under Item V.5 - Other receivables.

INTERIM NOTES TO THE FINANCIAL STATEMENTS

Circular No. 99/2025/TT-BTC

For the six-month period ended June 30, 2026

Unit: VND

X.4. Segment reporting (assets, revenue, and operating results)

The Board of General Directors of the Company determines that the Company's management decisions are primarily based on the types of products and services provided by the Company rather than on the geographical areas where the Company provides products and services. Therefore, the Company's primary reporting format is by business segment.

4.1. Primary segment reporting: by business segment

As at 30 June 2026, the Company analyzes details of indicators by segment as follows:

Items	Business revenue from investment property	Revenue from sales of goods and rendering of services	Total	Total for the entire enterprise
1. Net revenue	13,204,074,005	7,436,306,205	20,640,380,210	20,640,380,210
- Net revenue from external sales	13,204,074,005	7,436,306,205	20,640,380,210	20,640,380,210
2. Expenses	17,885,832,406	8,357,078,993	26,242,911,399	26,242,911,399
- Cost of sales	8,718,353,250	3,194,113,221	11,912,466,471	11,912,466,471
- Allocated expenses	9,167,479,156	5,162,965,772	14,330,444,928	14,330,444,928
3. Operating profit	(4,681,758,401)	(920,772,788)	(5,602,531,189)	(5,602,531,189)
4. Total incurred expenses for the purchase of fixed as:	-	-	-	-
5. Segment assets	576,059,241,830	324,426,605,973	900,485,847,803	900,485,847,803
6. Unallocated assets	-	-	-	-
Total assets	576,059,241,830	324,426,605,973	900,485,847,803	900,485,847,803
7. Segment liabilities	371,981,558,190	209,493,582,683	581,475,140,873	581,475,140,873
8. Unallocated liabilities	-	-	-	-
Total liabilities	371,981,558,190	209,493,582,683	581,475,140,873	581,475,140,873

INTERIM NOTES TO THE FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Unit: VND

X.5. Comparative information

X.5. 1. Presentation of opening comparative figures

Comparative figures on the Statement of Financial Position and related notes are the figures from the financial statements for the financial year ended 31 December 2025 audited by Branch of MOORE AISC Auditing and Informatic Services Company Limited

Comparative figures on the Statement of Income, Cash Flow Statement, and related notes are the figures from the interim financial statements for the 6-month financial period ended 30 June 2025 reviewed by Branch of MOORE AISC Auditing and Informatic Services Company Limited.

X.5. 2. Retrospective application of changes in accounting policies, accounting estimates, and errors

As presented in Note V.19, starting from 01 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Corporate Accounting System. The Board of General Directors has assessed the impact of applying Circular No. 99/2025/TT-BTC on the Company's financial statements. The main changes relate to the reclassification, presentation, and disclosure of certain items on the financial statements. The application of this Circular does not have a material impact on the Company's financial position, operating results, and cash flows.

The impact of applying the new accounting regulations resulting in comparative figures on the Statement of Financial Position is as follows:

Items	Line code under Circular 99/2025/TT-BTC	01/01/2026 Restated amounts	Line code under Circular 200/2014/TT-BTC	31/12/2025 Previously reported amounts
Statement of Financial Position				
Short-term held-to-maturity investments	123	246,950,410	123	-
Other short-term receivables	135	77,733,927,508	136	77,980,877,918
Dividends and profits payable	313	4,445,143,286	N/A	-
Other short-term payables	320	2,170,851,560	319	6,615,994,846

X.6. Going concern information: The Company will continue to operate in the future.

Hai Phong, 10 August 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Hoang Thi Nham



Mai The Thu



Dang Van Thieu

**VIET NAM RUBBER INDUSTRIAL ZONE AND
URBAN DEVELOPMENT JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Number: ~~292~~/GT – VRG

Hai Phong, August 10, 2026

*Reg.: Explanation of production results
And business performance in the first six months of
2026*

To: - State Securities Commission;
- Hanoi Stock Exchange;
- Dear Shareholders of the Company.

Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019;

Based on Decree 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Securities Law;

Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market;

The Viet Nam Rubber Industrial zone and Urban development Joint Stock Company would like to extend ours respectful greetings and gratitude to the State Securities Commission, the Hanoi Stock Exchange, and its esteemed shareholders for their attention and support over the past period.

The Company would like to provide an explanation for the loss and the change of 10% or more in profit after corporate income tax as reported in the Statement of Income for the reporting period, compared to the same period of the previous year, as follows:

1/ Net profit after tax for the reporting period shows a loss:

Net profit after tax for the first 6 months of 2026 is: **(4.366.814.060) VND**.

The after-tax profit for the first six months of 2026 showed a loss, primarily due to the following reasons:

In the first six months of 2026, the company had not signed any new contracts for subleasing land with infrastructure. Revenue generated during the period mainly came from subleasing of land with infrastructure arising from old contracts and allocated over several years. Simultaneously, financial income decreased due to a reduction in savings deposits resulting from the construction of project components within the Industrial Park.

2/ Net profit after tax changed by 10% or more in the financial statements for the first six months of 2026 compared to the same period of the previous year as follows:



- Net profit after tax for the first 6 months of 2025 is: (6.731.399.598) VND.
- Net profit after tax for the first 6 months of 2026 is: (4.366.814.060) VND.

The profit after corporate income tax for the first six months of 2026 differed by more than 10% compared to the same period of 2025, mainly due to the following reason:

Total revenue in the first six months of 2026 increased compared to the same period of 2025, mainly because during the first six months of 2026, the Company recognized 10% of the remaining revenue from one land lease contract associated with infrastructure under the one-time revenue recognition method. Meanwhile, the revenue generated during the first six months of 2025 mainly consisted of sublease income from land associated with infrastructure arising from previous contracts, which was recognized and allocated over the respective years.

Viet Nam Rubber Industrial zone and Urban development Joint Stock Company hereby provides clarification to the State Securities Commission, the Hanoi Stock Exchange, and its shareholders.

Best regards!

Recipients:

- As above;
- Filed at: Office.



GENERAL DIRECTOR

Dang Van Thieu

