

**X20 JOINT STOCK COMPANY**

---

**COMBINED FINANCIAL STATEMENTS**  
**2nd QUARTER 2025**

**Ha Noi - July 2026**



## STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

Currency: VND

| Item                                                            | Code       | Note | 30/06/2026             | 1/1/2026               |
|-----------------------------------------------------------------|------------|------|------------------------|------------------------|
| <b>A. Current assets</b>                                        | <b>100</b> |      | <b>228.959.832.336</b> | <b>243.995.936.089</b> |
| <b>I. Cash and cash equivalents</b>                             | <b>110</b> |      | <b>51.047.104.153</b>  | <b>88.847.896.326</b>  |
| 1. Cash                                                         | 111        |      | 24.047.104.153         | 38.847.896.326         |
| 2. Cash equivalents                                             | 112        |      | 27.000.000.000         | 50.000.000.000         |
| <b>II. Short - term financial investments</b>                   | <b>120</b> |      | <b>98.455.495.068</b>  | <b>25.604.122.466</b>  |
| 1. Trading securities                                           | 121        |      | 0                      | 0                      |
| 2. Allowances for decline in value of trading securities        | 122        |      | 0                      | 0                      |
| 3. Short-term held-to-maturity investments                      | 123        |      | 98.455.495.068         | 25.604.122.466         |
| 4. Allowance for short-term held-to-maturity investments (*)    | 124        |      | 0                      | 0                      |
| 5. Other short-term investments                                 | 125        |      | 0                      | 0                      |
| 6. Allowance for impairment of other short-term                 | 126        |      | 0                      | 0                      |
| <b>III. Accounts receivable - short-term</b>                    | <b>130</b> |      | <b>18.959.633.490</b>  | <b>91.895.053.885</b>  |
| 1. Short-term account receivable from customers                 | 131        |      | 13.262.318.844         | 88.359.744.297         |
| 2. Prepayments to suppliers                                     | 132        |      | 3.430.366.952          | 3.073.610.228          |
| 3. Short-term internal receivable                               | 133        |      | 0                      | 0                      |
| 4. Receivables based on stages of construction contract schedul | 134        |      | 0                      | 0                      |
| 5. Other short-term receivables                                 | 135        |      | 2.266.947.694          | 461.699.360            |
| 6. Allowance for doubtful debts                                 | 136        |      | 0                      | 0                      |
| 7. Shortage of assets awaiting resolution                       | 137        |      | 0                      | 0                      |
| <b>IV. Inventories</b>                                          | <b>140</b> |      | <b>56.829.645.994</b>  | <b>36.199.549.095</b>  |
| 1. Inventories                                                  | 141        |      | 56.867.967.885         | 36.396.984.265         |
| 2. Allowance for inventories                                    | 142        |      | -38.321.891            | -197.435.170           |
| <b>V. Short-term biological assets</b>                          | <b>150</b> |      | <b>0</b>               | <b>0</b>               |
| 1. Livestock for one-time harvest, short-term                   | 151        |      | 0                      | 0                      |
| 2. Seasonal crops or crops for one-time harvest, short-term     | 152        |      | 0                      | 0                      |
| 3. Allowance for impairment of short-term biological assets (*) | 153        |      | 0                      | 0                      |
| <b>V. Other current assets</b>                                  | <b>160</b> |      | <b>3.667.953.631</b>   | <b>1.449.314.317</b>   |
| 1. Short-term prepaid expenses                                  | 161        |      | 2.144.872.546          | 1.449.314.317          |
| 2. Deductible value added tax                                   | 162        |      | 320.766.142            | 0                      |
| 3. Taxes and others receivable from State Treasury              | 163        |      | 1.202.314.943          | 0                      |
| 4. Government bond trading transaction                          | 164        |      | 0                      | 0                      |
| 5. Other current assets                                         | 165        |      | 0                      | 0                      |
| <b>B. Long-term assets</b>                                      | <b>200</b> |      | <b>192.154.550.448</b> | <b>200.508.768.712</b> |
| <b>I. Account receivable - long-term</b>                        | <b>210</b> |      | <b>17.841.847.305</b>  | <b>17.703.900.000</b>  |
| 1. Long-term account receivable from customers                  | 211        |      | 0                      | 0                      |
| 2. Long-term prepayments to suppliers                           | 212        |      | 0                      | 0                      |
| 3. Working capital provided to sub-units                        | 213        |      | 0                      | 0                      |
| 4. Long-term internal receivable                                | 214        |      | 0                      | 0                      |
| 5. Other long-term receivables                                  | 215        |      | 17.841.847.305         | 17.703.900.000         |
| 6. Long-term allowance for doubtful debts                       | 216        |      | 0                      | 0                      |
| <b>II. Fixed assets</b>                                         | <b>220</b> |      | <b>100.114.132.834</b> | <b>103.980.466.457</b> |
| 1. Tangible fixed assets                                        | 221        |      | 89.651.154.730         | 93.708.703.890         |
| - Cost                                                          | 222        |      | 330.303.508.477        | 329.004.348.043        |
| - Accumulated depreciation                                      | 223        |      | -240.652.353.747       | -235.295.644.153       |
| 2. Finance lease fixed assets                                   | 224        |      | 0                      | 0                      |
| - Cost                                                          | 225        |      | 0                      | 0                      |
| - Accumulated depreciation                                      | 226        |      | 0                      | 0                      |
| 3. Intangible fixed assets                                      | 227        |      | 10.462.978.104         | 10.271.762.567         |
| - Cost                                                          | 228        |      | 11.786.160.220         | 11.391.160.220         |
| - Accumulated depreciation                                      | 229        |      | -1.323.182.116         | -1.119.397.653         |
| <b>III. Long-term biological assets</b>                         | <b>230</b> |      | <b>0</b>               | <b>0</b>               |
| 1. Livestock for periodic harvest                               | 231        |      | 0                      | 0                      |

| Item                                                             | Code       | Note | 30/06/2026             | 1/1/2026               |
|------------------------------------------------------------------|------------|------|------------------------|------------------------|
| a) Immature livestock for periodic harvest                       | 232        |      | 0                      | 0                      |
| b) Mature livestock for periodic harvest                         | 233        |      | 0                      | 0                      |
| - Historical Cost                                                | 234        |      | 0                      | 0                      |
| - Accumulated depreciation (*)                                   | 235        |      | 0                      | 0                      |
| 2. Livestock for one-time harvest, long-term                     | 236        |      | 0                      | 0                      |
| 3. Livestock for one-time harvest, long-term                     | 237        |      | 0                      | 0                      |
| 4. Allowance for impairment of long-term biological assets (*)   | 238        |      | 0                      | 0                      |
| <b>IV. Investment property</b>                                   | <b>240</b> |      | <b>0</b>               | <b>0</b>               |
| - Cost                                                           | 241        |      | 0                      | 0                      |
| - Accumulated depreciation                                       | 242        |      | 0                      | 0                      |
| <b>V. Long-term work in progress</b>                             | <b>250</b> |      | <b>2.625.423.407</b>   | <b>2.212.313.238</b>   |
| 1. Long-term work in progress                                    | 251        |      | 0                      | 0                      |
| 2. Construction in progress                                      | 252        |      | 2.625.423.407          | 2.212.313.238          |
| <b>VI. Long-term financial investments</b>                       | <b>250</b> |      | <b>61.755.587.545</b>  | <b>2.212.313.238</b>   |
| 1. Investment in subsidiaries                                    | 251        |      | 61.735.835.186         | 0                      |
| 2. Investment in associates                                      | 252        |      | 1.659.000.000          | 2.212.313.238          |
| 3. Equity investments in other entities                          | 253        |      | 0                      | 0                      |
| 4. Allowance for impairment of long-term investments in other    | 254        |      | -1.639.247.641         | 0                      |
| 5. Long-term held-to-maturity investments                        | 255        |      | 0                      | 0                      |
| 6. Allowance for long-term held-to-maturity investments (*)      | 256        |      | 0                      | 0                      |
| <b>VII. Other long-term assets</b>                               | <b>270</b> |      | <b>9.817.559.357</b>   | <b>13.217.253.831</b>  |
| 1. Long-term prepaid expenses                                    | 271        |      | 9.817.559.357          | 13.217.253.831         |
| 2. Deferred tax assets                                           | 272        |      | 0                      | 0                      |
| 3. Long-term equipment, supplies and spare parts for replacement | 273        |      | 0                      | 0                      |
| 4. Other long-term assets                                        | 274        |      | 0                      | 0                      |
| <b>TOTAL ASSETS</b>                                              | <b>280</b> |      | <b>421.114.382.784</b> | <b>444.504.704.801</b> |
| <b>C. LIABILITIES</b>                                            | <b>300</b> |      | <b>169.449.152.870</b> | <b>171.299.070.251</b> |
| <b>I. Current liabilities</b>                                    | <b>310</b> |      | <b>167.599.152.870</b> | <b>169.449.070.251</b> |
| 1. Short-term accounts payable to suppliers                      | 311        |      | 64.136.318.517         | 85.406.793.762         |
| 2. Short-term advances from customers                            | 312        |      | 19.282.257.010         | 593.560.976            |
| 3. Dividends and profits payable                                 | 313        |      | 17.471.700.000         | 221.700.000            |
| 4. Taxes and others payable to State Treasury                    | 314        |      | 555.887.383            | 6.920.965.846          |
| 5. Payables to employees                                         | 315        |      | 38.132.807.607         | 44.494.735.034         |
| 6. Short-term accrued expenses                                   | 316        |      | 5.517.861.683          | 4.598.760.192          |
| 7. Short-term internal payable                                   | 317        |      | 0                      | 0                      |
| 8. Payable based on stages of construction contract schedule     | 318        |      | 0                      | 0                      |
| 9. Short-term deferred revenue                                   | 319        |      | 361.363.638            | 369.000.002            |
| 10. Other short-term payables                                    | 320        |      | 1.453.470.169          | 9.125.303.688          |
| 11. Short-term borrowings                                        | 321        |      | 0                      | 0                      |
| 12. Allowance for short-term liabilities                         | 322        |      | 10.491.592.829         | 11.022.616.893         |
| 13. Bonus and welfare fund                                       | 323        |      | 10.195.894.034         | 6.695.633.858          |
| 14. Price stabilization fund                                     | 324        |      | 0                      | 0                      |
| 15. Government bond trading transaction                          | 325        |      | 0                      | 0                      |
| <b>II. Long-term liabilities</b>                                 | <b>330</b> |      | <b>1.850.000.000</b>   | <b>1.850.000.000</b>   |
| 1. Long-term accounts payable to suppliers                       | 331        |      | 0                      | 0                      |
| 2. Long-term advances from customers                             | 332        |      | 0                      | 0                      |
| 3. Long-term taxes and others payable to State                   | 333        |      | 0                      | 0                      |
| 4. Long-term payable expenses                                    | 334        |      | 0                      | 0                      |
| 5. Internal payable on capital                                   | 335        |      | 0                      | 0                      |
| 6. Long-term internal payable                                    | 336        |      | 0                      | 0                      |
| 7. Long-term deferred revenue                                    | 337        |      | 0                      | 0                      |
| 8. Other long-term payables                                      | 338        |      | 1.850.000.000          | 1.850.000.000          |
| 9. Long-term borrowings                                          | 339        |      | 0                      | 0                      |
| 10. Transition bonds                                             | 340        |      | 0                      | 0                      |
| 11. Preferred stocks                                             | 341        |      | 0                      | 0                      |
| 12. Deferred income tax liabilities                              | 342        |      | 0                      | 0                      |
| 13. Allowance for long-term liabilities                          | 343        |      | 0                      | 0                      |
| 14. Science and Technology Development Fund                      | 344        |      | 0                      | 0                      |
| <b>D. OWNER' EQUITY</b>                                          | <b>400</b> |      | <b>251.665.229.914</b> | <b>273.205.634.550</b> |
| 1. Share capital                                                 | 411        |      | 172.500.000.000        | 172.500.000.000        |

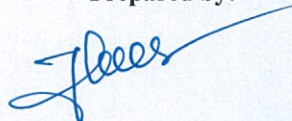
| Item                                      | Code       | Note | 30/06/2026             | 1/1/2026               |
|-------------------------------------------|------------|------|------------------------|------------------------|
| - Ordinary shares with voting rights      | 411a       |      | 172.500.000.000        | 172.500.000.000        |
| - Preferred stocks                        | 411b       |      | 0                      | 0                      |
| 2. Share premium                          | 412        |      | 0                      | 0                      |
| 3. Conversion option on convertible bonds | 413        |      | 0                      | 0                      |
| 4. Owners' other capital                  | 414        |      | 0                      | 0                      |
| 5. Treasury shares                        | 415        |      | 0                      | 0                      |
| 6. Differences upon asset revaluation     | 416        |      | 0                      | 0                      |
| 7. Foreign exchange differences           | 417        |      | 0                      | 0                      |
| 8. Investment and development fund        | 418        |      | 73.717.374.374         | 68.717.374.374         |
| 9. Other equity fund                      | 419        |      | 0                      | 0                      |
| 10. Retained profits                      | 420        |      | 5.447.855.540          | 31.988.260.176         |
| - Retained profits brought forward        | 420a       |      | 4.730.000.000          | 6.959.029.150          |
| - Retained profits for the current period | 420b       |      | 717.855.540            | 25.029.231.026         |
| <b>TOTAL RESOURCES</b>                    | <b>440</b> |      | <b>421.114.382.784</b> | <b>444.504.704.801</b> |

Ha Noi, July 24, 2026

Prepared by:

Chief Accountant

Chairman of the Board of Management



Tran Thi Thuy Hang



Ngo Thi Hoa



**CHU VĂN ĐỆ**



## STATEMENT OF INCOME

From 01/04/2026 to 30/06/2026

Currency: VND

| Item                                                    | Code      | Note | 2nd quarter            |                        | Accumulated from the beginning |                        |
|---------------------------------------------------------|-----------|------|------------------------|------------------------|--------------------------------|------------------------|
|                                                         |           |      | 2026                   | 2025                   | 2026                           | 2025                   |
| 1. Revenue from sales of goods and provision of service | 01        |      | 192.934.907.584        | 144.180.296.726        | 444.547.276.827                | 385.605.836.788        |
| 2. Revenue deductions                                   | 02        |      | 0                      | 0                      | 0                              | 0                      |
| <b>3. Net revenue</b>                                   | <b>10</b> |      | <b>192.934.907.584</b> | <b>144.180.296.726</b> | <b>444.547.276.827</b>         | <b>385.605.836.788</b> |
| 4. Cost of sales                                        | 11        |      | 173.847.151.082        | 127.744.391.761        | 397.355.743.743                | 355.915.420.268        |
| <b>5. Gross profit</b>                                  | <b>20</b> |      | <b>19.087.756.502</b>  | <b>16.435.904.965</b>  | <b>47.191.533.084</b>          | <b>29.690.416.520</b>  |
| 6. Gain/Loss on Disposal                                | 21        |      | 0                      | 0                      | 0                              | 0                      |
| 7. Financial income                                     | 22        |      | 2.686.506.712          | 898.134.862            | 3.305.261.077                  | 1.872.659.849          |
| 8. Financial expenses                                   | 23        |      | 1.641.918.177          | 21.704.693             | 1.641.918.177                  | 21.704.693             |
| <i>In which: Interest expense</i>                       | 24        |      | 0                      | 0                      | 0                              | 0                      |
| 9. Selling expenses                                     | 25        |      | 3.778.222.846          | 550.542.430            | 5.856.634.217                  | 2.088.686.053          |
| 10. General and administration expenses                 | 26        |      | 21.806.826.638         | 10.647.758.988         | 42.196.333.497                 | 23.304.569.364         |
| <b>11. Net operating profit</b>                         | <b>30</b> |      | <b>-5.452.704.447</b>  | <b>6.114.033.716</b>   | <b>801.908.270</b>             | <b>6.148.116.259</b>   |
| 12. Other income                                        | 31        |      | 83.061.475             | 73.359.065             | 85.177.518                     | 1.239.524.455          |
| 13. Other expenses                                      | 32        |      | 27                     | 220                    | 512.622                        | 281                    |
| <b>14. Results of other activities</b>                  | <b>40</b> |      | <b>83.061.448</b>      | <b>73.358.845</b>      | <b>84.664.896</b>              | <b>1.239.524.174</b>   |
| <b>15. Accounting profit before tax</b>                 | <b>50</b> |      | <b>-5.369.642.999</b>  | <b>6.187.392.561</b>   | <b>886.573.166</b>             | <b>7.387.640.433</b>   |
| 16. Income tax expense - current                        | 51        |      | -1.076.399.606         | 1.229.691.347          | 168.717.626                    | 1.444.538.614          |
| 17. Income tax expense/(benefit) - deferred             | 52        |      | 0                      | 0                      | 0                              | 0                      |
| <b>18. Net profit after tax</b>                         | <b>60</b> |      | <b>-4.293.243.393</b>  | <b>4.957.701.214</b>   | <b>717.855.540</b>             | <b>5.943.101.819</b>   |
| 19. Basic earnings per share                            | 70        |      | 0                      | 0                      |                                |                        |

Prepared by

Tran Thi Thuy Hang

Chief Accountant

Ngo Thi Hoa

Ha Noi, July 24, 2026

Chairman of the Board of Management



CHU VĂN ĐỆ



X20 JOINT STOCK COMPANY

Form No. B03 - DN  
(Issued under Circular No.99/2025/TT-BTC  
date 27/10/2025 of the Ministry of Finance)

STATEMENT OF CASH FLOWS  
(Indirect method)  
2nd quarter 2026

| Item                                                                           | Code | 1rd quarter      |                  | Accumulated from the beginning |                  |
|--------------------------------------------------------------------------------|------|------------------|------------------|--------------------------------|------------------|
|                                                                                |      | 2026             | 2025             | 2026                           | 2025             |
| <b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>                                 |      |                  |                  |                                |                  |
| 1. Profit before tax                                                           | 01   | (5.369.642.999)  | 6.187.392.561    | 886.573.166                    | 7.387.640.433    |
| 2. Adjustments for                                                             |      | -                | -                | -                              | -                |
| - Depreciation and amortisation                                                | 02   | 4.358.709.355    | 4.854.708.720    | 8.651.406.977                  | 9.886.577.623    |
| - Allowances and provisions                                                    | 03   | 1.030.217.178    | (11.075.704.377) | 949.110.298                    | (18.147.872.747) |
| - Unrealised foreign exchange losses/(gains)                                   | 04   | -                | (43.166.159)     | -                              | (43.731.660)     |
| - Profit and loss from investment and financial activities                     | 05   | (2.686.506.712)  | (845.653.510)    | (3.305.261.077)                | (1.820.178.497)  |
| - Interest expense                                                             | 06   | -                | -                | -                              | -                |
| - Other adjustments                                                            | 07   | -                | (4.642.518.048)  | -                              | (4.500.000.000)  |
| 3. Operating (loss)/profit before changes in working capital                   | 08   | (2.667.223.178)  | (5.564.940.813)  | 7.181.829.364                  | (7.237.564.848)  |
| - (Increase)/ decrease in receivables                                          | 09   | 30.037.597.926   | 11.563.598.133   | 74.849.518.614                 | 64.645.978.805   |
| - (Increase)/ decrease in inventories                                          | 10   | (24.034.840.593) | (32.438.056.830) | (20.470.983.620)               | (56.119.926.875) |
| - (Increase)/ decrease in payables                                             | 11   | 39.479.181.787   | 17.842.126.567   | (25.358.034.418)               | (83.885.917.394) |
| - (Increase)/ decrease in deferred expenses                                    | 12   | (111.084.272)    | (320.967.026)    | 2.704.136.245                  | 1.245.044.150    |
| - (Increase)/ decrease in trading securities                                   | 13   | -                | -                | -                              | -                |
| - Interest paid                                                                | 14   | -                | -                | -                              | -                |
| - Income tax paid                                                              | 15   | (2.321.516.838)  | -                | (3.673.474.945)                | (5.831.217.213)  |
| - Other revenues from operating activities                                     | 16   | -                | -                | -                              | -                |
| - Other expenses from operating activities                                     | 17   | (2.925.500.000)  | (5.427.217.485)  | (1.508.000.000)                | (5.345.217.485)  |
| Net cash (inflows)/outflows from operating activities                          | 20   | 37.456.614.832   | (14.345.457.454) | 33.724.991.240                 | (92.528.820.860) |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                |      | -                | -                | -                              | -                |
| 1. Purchases of fixed assets and other long-term assets                        | 21   | (3.600.412.834)  | (2.783.369.601)  | (4.326.874.064)                | (2.783.369.601)  |
| 2. Proceeds from disposals of fixed assets and long-term assets                | 22   | 59.518.800       | 18.358.558       | 59.518.800                     | 18.358.558       |
| 3. Loans granted, purchases of debt instruments of other entities              | 23   | (48.351.372.602) | -                | (76.351.372.602)               | -                |
| 4. Receipt of loans, proceeds from sales of debt instruments of other entities | 24   | -                | -                | 3.500.000.000                  | -                |
| 5. Payments for investments in other entities                                  | 25   | 4.199.054.310    | -                | 4.199.054.310                  | -                |
| 6. Proceeds from investment in capital contributions to other entities         | 26   | (2.167.273.118)  | -                | (2.167.273.118)                | -                |
| 7. Receipts of dividends and interest                                          | 27   | 910.627.704      | 583.068.925      | 1.529.382.069                  | 1.557.593.912    |
| Net cash (inflows)/outflows from investing activities                          | 30   | (48.949.857.740) | (2.181.942.118)  | (73.557.564.605)               | (1.207.417.131)  |
| <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>                               |      | -                | -                | -                              | -                |
| 3. Proceeds from borrowings                                                    | 33   | -                | -                | -                              | -                |
| 4. Payments to settle debts                                                    | 34   | -                | -                | -                              | -                |
| 5. Payments for financial lease principal                                      | 35   | -                | -                | -                              | -                |
| 6. Dividends paid                                                              | 36   | -                | -                | -                              | -                |
| Net cash (inflows)/outflows from financing activities                          | 40   | 2.031.781.192    | (930.200)        | 2.031.781.192                  | (930.200)        |
| Net cash (inflows)/outflows in period (50 = 20+30+40)                          | 50   | (9.461.461.716)  | (16.528.329.772) | (37.800.792.173)               | (93.737.168.191) |
| Cash and cash equivalents at beginning of period                               | 60   | 60.508.565.869   | 113.741.241.593  | 88.847.896.326                 | 190.950.080.012  |
| Effect of foreign exchange differences                                         | 61   | -                | 47.707.010       | -                              | 47.707.010       |
| Cash and cash equivalents at end of period (70 = 50+60+61)                     | 70   | 51.047.104.153   | 97.260.618.831   | 51.047.104.153                 | 97.260.618.831   |

Prepared by:

Trần Thị Thu Hiền

Chief Accountant

Ngô Thị Hoa



Hà Nội, 24 July, 2026  
General Director

Chu Văn Đệ



GENERAL DEPARTMENT OF LOGISTICS  
**X20 JOINT STOCK COMPANY**

**Form B09 – DN**

*(Issued under Circular  
No.99/2025/TT-BTC dated 27  
October 2025 of the Ministry of  
Finance)*

**NOTES TO THE FINANCIAL STATEMENTS**

2<sup>nd</sup> QUARTER 2026

**I. REPORTING ENTITY**

**1. Ownership structure**

X20 Joint Stock Company (“the Company”) is a joint stock company established based on the equitization of 20 Company under the General Department of Logistics, according to Decision No. 3967/QĐ-BQP dated December 28, 2007, of the Ministry of National Defense. The Company was incorporated under the Business Registration Certificate No. 0103034095 issued by the Hanoi Department of Planning and Investment on December 31, 2008, and registered for the 10th change under No. 0100109339 on May 13, 2020.

The charter capital according to the Company's business registration is: VND 172,500,000,000 divided into 17,250,000 shares. Specific shares according to the Business Registration are as follows:

|                                               | <u>VND</u>             | <u>Shares</u>     | <u>%</u>    |
|-----------------------------------------------|------------------------|-------------------|-------------|
| State capital                                 | 123.711.900.000        | 12.371.190        | 71,72%      |
| Shareholders are employees in the company (1) | 31.855.100.000         | 3.185.510         | 18,47%      |
| Cai Mep investment joint stock company (2)    | 5.000.000.000          | 500.000           | 2,89%       |
| Other shareholders (3)                        | 11.933.000.000         | 1.193.300         | 6,92%       |
| <b>Total</b>                                  | <b>172.500.000.000</b> | <b>17.250.000</b> | <b>100%</b> |

Note:

(1): Preferential shares for employees in the Company

(2): Shares sold to strategic investors

(3): Common shares sold to other shareholders

**2. Business field**

- Industrial production (textile, garment)
- Real estate business
- Retail and distribution

**3. Principal activities**

- Trading in textiles, dyeing, sewing, and raw materials for textiles, dyeing, and sewing.
- Trading in fuels, chemicals, and dyes for production and consumption.
- Trading in machinery, equipment, and spare parts for the textile, dyeing, and sewing industry.

- Consulting services on management and techniques in the textile, dyeing, and sewing industry.
- Manufacturing other metal products not classified elsewhere.
- Other manufacturing not classified elsewhere. Details: Manufacturing safety equipment such as fireproof clothing, safety belts, life buoys, etc.; manufacturing brooms and brushes, including brushes that are parts of machinery, hand-operated mechanical floor brushes, mops, feather dusters, paint brushes, rollers, etc.
- Construction of all types of houses.
- Training services for textile, dyeing, sewing, and labor supply.
- Advertising and advertising-related services.
- Supermarket business and store systems.
- Petrol and fuel sales agency.
- Trading in boxes, crates, and packaging of all kinds of products serving production and consumption.
- Trading in electronics, refrigeration, household appliances, and office supplies.
- Trading in agricultural products, aquatic products, seafood, and forestry products of all kinds.
- Trading in handicrafts and consumer goods.
- Trading in food, foodstuffs, and beverages serving production and consumption.

#### **4. Company structure**

##### **4.1. List of joint ventures and associates**

Company name: Joint Stock Company 199

Address: Thanh Ha - Thanh Liem - Ha Nam

Contributed capital: 1,659,000,000 VND, accounting for 33.4% of charter capital, equivalent to 165,900 shares.

##### **4.2. List of subsidiaries**

- Company name: X20 Thai Nguyen One Member Co., Ltd.

Address: Hoa Thuong Commune - Dong Hy District - Thai Nguyen Province

Contributed capital: 9,500,000,000 VND, accounting for 100% of charter capital.

- Company name: X20 Nam Dinh One Member Co., Ltd.

Address: Lot 1, Hoa Xa Industrial Park, Nam Dinh City, Nam Dinh Province.

Contributed capital: 38,235,835,186 VND, accounting for 100% of charter capital

- Company name: X20 Thanh Hoa One Member Co., Ltd.

Address: Lot 04, Tay Bac Ga Industrial Park, Dong Tho Ward, Thanh Hoa City, Thanh Hoa Province.

Contributed capital: 8,000,000,000 VND, accounting for 100% of charter capital.

- Company name: X20 Nghe An One Member Co., Ltd.

Address: No. 1 Tue Tinh Street, Hung Dung Ward - Vinh City - Nghe An Province.

Contributed capital: 6,000,000,000 VND, accounting for 100% of charter capital.

##### **4.3. List of affiliated units:**

Relatively independent accounting branches:

- Commercial enterprise: No. 35 Phan Dinh Giot, Phuong Liet Ward, Thanh Xuan, Hanoi.
- Military Tailoring Factory: Phuc Dong Ward - Long Bien - Hanoi.
- Kindergarten: No. 35 Phan Dinh Giot, Phuong Liet Ward, Thanh Xuan, Hanoi.
- Central Branch: No. 78 Tue Tinh, Loc Tho Ward, Nha Trang City, Khanh Hoa.

**5. Statement on comparability of information in Financial Statements:** Information in financial statements is completely comparable between years.

## **II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING**

**1. Accounting period:** The Company's accounting period begins on January 1 and ends on December 31 each year.

**2. Accounting currency:** The financial statements are presented in Vietnamese Dong (VND), using the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and relevant legal regulations in Vietnam.

## **III. ACCOUNTING STANDARDS AND REGIMES APPLIED**

### **1. Applicable accounting regime**

Applying accounting laws, Vietnamese accounting standards, Vietnamese accounting systems and relevant legal regulations in Vietnam.

Currently, the Company applies the enterprise accounting regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance.

### **2. Declaration on compliance with Vietnamese accounting standards and accounting regime**

X20 Joint Stock Company strictly and fully complies with the current accounting laws, accounting standards, Vietnamese enterprise accounting regime and regulations on financial management.

## **IV. ACCOUNTING POLICIES APPLIED**

### **1. Basis for preparation of Financial Statements**

The accompanying consolidated financial statements are presented in Vietnamese Dong (VND), according to the historical cost principle and in accordance with Vietnamese Accounting Standards and legal regulations related to the preparation and presentation of Financial Statements.

### **2. Exchange rates**

For transactions arising in foreign currencies: Transactions arising in foreign currencies are translated at the exchange rate applicable at the time of the transaction, the exchange rate difference arising from these transactions is recorded as financial income and expenses in the statement of income.

Revaluation of foreign currency-based monetary items: at the time of preparing the Financial Statements, the Company did not re-evaluate foreign currency-based monetary items.

### **3. Cash and cash equivalents**

Cash: Including Cash on hand, Bank deposits (no term)

Cash, Bank deposits are recorded on the basis of actual receipts and payments.

Cash equivalents: short-term investments, term deposits with a recovery or maturity of no more than 3 months from the date of investment, deposits that can be easily converted into a certain amount of cash and have no risk of conversion into cash at the time of reporting.

#### **4. Investments**

Investments in subsidiaries, joint ventures and other investments

Investments in associates and joint ventures: Investments in associates and joint ventures in which the Company has significant influence are presented using the historical cost principle.

Distributions of profits that the Company receives from the accumulated profits of the associated companies after the date the Company gains control are recorded in the Statement income for the year. Other distributions are considered as the recovery of investments and are deducted from the investment value.

Other investments: Recorded under the historical cost principle.

Allowance for losses on investments

Allowance for losses on investments in subsidiaries, joint ventures and associated companies is made when these companies suffer losses leading to the possibility of investors losing capital or the allowance is due to the decline in the value of investments in these companies (except for the case of planned losses determined in the business plan before the investment). The level of allowance is corresponding to the Company's capital contribution ratio in economic organizations according to the guidance in Circular 48/2019/TT-BTC dated August 8, 2019.

For other investments, the allowance for losses is based on the fair value of the investment at the time of allowance. In case the fair value cannot be determined, the allowance is based on the loss of the investee.

#### **5. Receivables**

Receivables are monitored in detail according to the receivable term, receivable objects, original currency and other factors according to the Company's management needs.

Receivables include receivables from customers and other receivables recorded according to the following principles:

Receivables from customers include receivables of a commercial nature arising from purchase-sale transactions between the Company and the buyer (an entity independent of the seller, including receivables between the parent company and subsidiaries, joint ventures, and associates). Commercial receivables are recorded in accordance with the Revenue Standard on the time of recording based on invoices and documents.

Other receivables include receivables of a non-commercial nature.

Internal receivables include receivables from affiliated units without legal status and dependent accounting.

Receivables are classified as Short-term and Long-term on the Balance Sheet based on the remaining term of the receivables at the date of the Financial Statements.

Allowance for doubtful debts: is made for each doubtful debt based on the overdue period of principal payment according to the original debt commitment (excluding debt extension

between the parties), or the expected loss level that may occur according to the guidance in Circular 48/2019/TT-BTC dated August 8, 2019.

## **6. Inventories**

Inventories are determined on the basis of historical cost principle, in case the historical cost principle of inventory is higher than the net realizable value, it must be calculated according to the net realizable value. The historical cost principle of inventory includes the cost of direct materials, direct labor costs and general production costs, if any, to bring the inventory to its current location and condition. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution.

Inventories are accounted for using the perpetual inventory method and are valued using the weighted average method.

The Company's allowance for inventories is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make allowance for obsolete, damaged or substandard inventories in cases where the actual value of the inventories is higher than the net realizable value at the end of the accounting period.

## **7. Fixed assets**

The Company manages, uses and depreciates fixed assets in accordance with the guidance in Circular 45/2013/TT-BTC issued on April 25, 2013 and Circular 147/2016/TT-BTC dated October 13, 2016 amending and supplementing a number of articles of Circular 45/2013/TT-BTC issued by the Ministry of Finance, Circular 28/2017/TT-BTC dated April 12, 2017 amending and supplementing a number of articles of Circular 45/2013/TT-BTC and Circular 147/2016/TT-BTC of the Ministry of Finance.

### **Accounting principles**

#### *Tangible fixed assets*

Tangible fixed assets are reflected at historical cost principle, presented at historical cost principle minus accumulated depreciation. The historical cost principle of fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the assets are ready for use.

When fixed assets are sold or liquidated, the historical cost principle and accumulated depreciation are written off and any gains or losses arising from the liquidation are included in other income or other expenses in the year.

#### *Intangible fixed assets*

Intangible fixed assets include the value of the long-term Use Rights at Garment Factory 20B according to Certificate No. B.330747 issued by the People's Committee of Thanh Hoa Province on October 28, 1994; Long-term Land Use Right at Lot 1, Alley 64/3 Phan Dinh Giot according to Land Use Right Certificate No. CT-DA00084 issued on February 25, 2016 issued by the Hanoi Department of Natural Resources and Environment on December 25, 2016. The Company depreciates the accounting software on a straight-line basis over a period of 03 years and other intangible fixed assets (land leveling costs to lease land in Nam Dinh and at Factory 20B),

## Depreciation method

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The specific depreciation periods are as follows:

|                             | Time (Years) |
|-----------------------------|--------------|
| Buildings                   | 07 – 25      |
| Machinery and equipment     | 05 - 12      |
| Motor vehicles              | 05 - 10      |
| Office equipment            | 04           |
| Other tangible fixed assets | 03           |

## 8. Prepaid expenses

Prepaid expenses reflect Accrued expenses that have been incurred but are related to the results of production and business activities of many accounting periods and the transfer of these expenses to production and business expenses of the following accounting periods.

Prepaid expenses: are recorded at historical cost principle and are classified into short-term and long-term on the Balance Sheet based on the prepayment period of each contract.

## 9. Construction in progress

Assets in the process of construction for production, rental, administration or any other purpose are recorded at historical cost principle. These costs include service expenses and related interest expenses in accordance with the Company's accounting policy. Depreciation of these assets is applied in the same way as other assets, starting when the assets are ready for use.

## 10. Payables

Payables are monitored in detail by payment term, payable objects and other factors according to the Company's management needs.

Payables include payables to sellers, payables to loans, internal payables and other payables which are payables with almost certain value and time and are recorded at no lower than the payment obligation, classified as follows:

Payables to sellers: includes payables of a commercial nature arising from transactions of purchasing goods, services, assets between the Company and the seller (an independent unit of the Company, including payables between the parent company and subsidiaries, joint ventures, and associates). These payables include payables when importing through a consignee (in consignment import transactions);

Other payables include non-commercial payables, not related to the purchase and sale, Allowance of goods and services;

## 11. Loans and financial lease liabilities

Including loans, financial lease liabilities, excluding loans in the form of issuing bonds or preferred shares with a clause requiring the issuer to repurchase at a certain time in the future.

The Company monitors loans and financial lease liabilities in detail for each debt object and classifies them as short-term and long-term according to the repayment period.

Costs directly related to loans are recorded in financial expenses, except for costs arising from loans specifically for the purpose of investing, constructing or producing unfinished assets, which are capitalized according to the Accounting Standard on Borrowing Costs.

## **12. Capitalization of borrowing costs**

All interest costs are recorded in the Statement of Business Performance when incurred, unless capitalized according to the Allowances of the accounting standard "Borrowing Costs".

## **13. Accrued expenses**

Accrued expenses that have not yet arisen but are deducted in advance from production and business expenses during the year to ensure that when Accrued expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional or reduce the expenses corresponding to the difference.

## **14. Owners' equity**

The owner's investment capital is recorded according to the actual capital contributed by the owner.

Undistributed profits are determined based on the statement income after corporate income tax and the distribution of profits or loss handling of the Company.

Net profit after tax are distributed as dividends to shareholders after being approved by the Board of Shareholders at the Company's Annual General Meeting and after setting aside reserve funds according to the Company's Charter.

Dividends are announced and paid based on the estimated profits achieved. Official dividends are declared and paid in the following fiscal year from undistributed profits based on the approval of the Shareholders' Council at the Company's Annual General Meeting.

## **15. Revenue and other income**

Revenue from sales and provision is recognized when all five (5) following conditions are simultaneously satisfied:

The Company has transferred the significant risks and rewards of ownership of the products or goods to the buyer;

The Company no longer retains management rights as the owner of the goods or control over the goods;

(c) The revenue can be measured reliably;

(d) It is probable that the economic benefits from the sale transaction will flow to the Company; and

(e) The costs related to the sale transaction can be measured reliably.

Revenue from a service transaction is recognized when the outcome of that transaction can be measured reliably. In case the service transaction involves many periods, revenue is recognized in the year according to the results of the work completed at the date of the Balance Sheet of that period. The outcome of a service transaction is recognised when all four (4) of the following conditions are met:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the entity;
- (c) The stage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

For interest, dividends and profits shared and other income: Revenue is recognised when it is probable that the economic benefits will flow to the entity and the amount of revenue can be measured reliably.

#### **16. Cost of goods and services**

Including cost of products, goods, services, investment real estate sold during the year (including depreciation costs; repair costs; operating lease costs of investment real estate, transfer and liquidation costs of investment real estate, etc.) are recorded in accordance with revenue consumed during the year.

For direct material costs consumed in excess of normal levels, labor costs, fixed general production costs not allocated to the value of products in stock are recorded immediately in cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed.

#### **17. Financial expenses**

Borrowing costs: Recorded monthly based on the loan amount, loan interest rate and actual number of loan days.

#### **18. Current and deferred income tax expenses**

Income taxes include all income tax expenses and deferred income tax expenses (or current income tax income and deferred income tax income) when determining profit or loss of a period.

Current current and deferred income tax expenses: is the amount of corporate income tax payable calculated on taxable income in the year and the current corporate income tax rate. Current income tax is calculated based on taxable income and the tax rate applied in the tax year.

The difference between taxable income and accounting profit is due to the adjustment of differences between accounting profit and taxable income according to current tax policy.

The Company is obliged to pay corporate income tax at a rate of 20% on taxable income.

Pursuant to Decision No. 2702/2004/QĐ-UB of the People's Committee of Nam Dinh Province dated October 25, 2004 on the promulgation of details on the continued implementation of the investment incentive mechanism in Hoa Xa Industrial Park. The Company is exempted from tax for 2 years and exempted from 50% of corporate income tax for the next 6 years when determining the current current and deferred income tax expenses arising at Nam Dinh Textile Enterprise.

## 19. Accounting estimates

The preparation of the Financial Statements in compliance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of Financial Statements requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of the Financial Statements as well as the reported figures on revenues and expenses during the financial year. Actual results may differ from those estimates and assumptions made.

## 20. Basic earnings per share

Basic earnings per share for ordinary shares is calculated by dividing the profit or loss attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the year. Diluted earnings per share is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of potentially dilutive ordinary shares, including convertible bonds and stock options.

## III. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

### 1. Cash and cash equivalents

|                  | 30/06/2026            | 01/01/2026            |
|------------------|-----------------------|-----------------------|
| Cash             | 5.291.041.247         | 5.335.522.295         |
| Cash in banks    | 18.756.062.906        | 33.512.374.031        |
| Cash equivalents | 27.000.000.000        | 50.000.000.000        |
| <b>Total</b>     | <b>51.047.104.153</b> | <b>88.847.896.326</b> |

### 2. Other receivables

|                                                              | 30/06/2026           | 01/01/2026         |
|--------------------------------------------------------------|----------------------|--------------------|
| Advances                                                     | 250.112.182          | 35.000.000         |
| Deposits received                                            | 29.000.000           | 10.000.000         |
| Other receivables                                            | 116.047.949          | 119.712.506        |
| - Loans to employees                                         | -                    |                    |
| - Social Insurance, Health Insurance, Unemployment Insurance | 116.047.949          | 119.712.506        |
| Receivable from other objects                                | 1.871.787.563        | 296.986.854        |
| <b>Total</b>                                                 | <b>2.266.947.694</b> | <b>461.699.360</b> |

### 3. Inventories

|                         | 30/06/2026            | 01/01/2026            |
|-------------------------|-----------------------|-----------------------|
| Raw materials           | 19.060.029.591        | 8.534.569.124         |
| Tools and supplies      | 278.540.374           | 94.461.742            |
| Work in progress        | 10.303.777.627        | 10.619.178.135        |
| Finished goods          | 23.914.744.071        | 14.091.022.172        |
| Merchandise inventories | 3.310.876.222         | 3.057.753.092         |
| <b>Total</b>            | <b>56.867.967.885</b> | <b>36.396.984.265</b> |

### 4. Prepaid expenses

|  | 30/06/2026 | 01/01/2026 |
|--|------------|------------|
|--|------------|------------|

|                                        |                       |                       |
|----------------------------------------|-----------------------|-----------------------|
| <b>Short-term</b>                      | <b>2.144.872.546</b>  | <b>1.449.314.317</b>  |
| Undistributed tools and supplies costs | 2.144.872.546         | 1.449.314.317         |
| Other short-term prepaid expense       | -                     | -                     |
| <b>Long-term</b>                       | <b>9.817.559.357</b>  | <b>13.217.253.831</b> |
| Undistributed tools and supplies costs | 9.817.559.357         | 13.217.253.831        |
| Other long-term prepaid expense        | -                     | -                     |
| <b>Total</b>                           | <b>11.962.431.903</b> | <b>14.666.568.148</b> |

#### 6. Taxes and others payable to State Treasury

|                      | 30/06/2026         | 01/01/2026           |
|----------------------|--------------------|----------------------|
| VAT output           | 458.671.539        | 5.416.138.083        |
| Corporate income tax | -                  | 1.351.958.107        |
| Personal income tax  | 78.335.303         | 141.773.533          |
| Other taxes          | 18.880.541         | 11.096.123           |
| <b>Total</b>         | <b>555.887.383</b> | <b>6.920.965.846</b> |

#### 7. Accrued expenses

|                                             | 30/06/2026           | 01/01/2026           |
|---------------------------------------------|----------------------|----------------------|
| <b>Short-term</b>                           | <b>5.517.861.683</b> | <b>4.598.760.192</b> |
| Ministry of Defense land rental             | 2.450.004.681        | 1.454.059.752        |
| Accrued on leave salary expenses            | 200.000.000          | 887.107.419          |
| Accrued on electricity, water cost expenses | 299.416.322          | 171.864.842          |
| Other accrued expenses                      | 2.568.440.680        | 2.085.728.179        |
| <b>Long-term</b>                            |                      |                      |
| <b>Total</b>                                | <b>5.517.861.683</b> | <b>4.598.760.192</b> |

#### 8. Other short-term payables

|                                      | 30/06/2026           | 01/01/2026            |
|--------------------------------------|----------------------|-----------------------|
| <b>Short-term</b>                    | <b>1.453.470.169</b> | <b>9.125.303.688</b>  |
| Trade union fees                     | 414.584.910          | 484.501.721           |
| Social insurance                     | 148.990.950          | 5.074.500             |
| Health insurance                     | 26.531.550           | 1.111.500             |
| Unemployment insurance               | 11.680.400           | 398.000               |
| Deposits received                    | 106.400.000          | 105.000.000           |
| Other payables                       | 24.385.033           | 26.821.033            |
| - Non current mid-shift meal payable | -                    |                       |
| - Severance allowance                | 24.385.033           | 24.385.033            |
| - Goods received but not invoiced    | -                    | 2.436.000             |
| Payables from other objects          | 720.897.326          | 8.502.396.934         |
| <b>Long-term</b>                     | <b>1.850.000.000</b> | <b>1.850.000.000</b>  |
| Deposits received                    | 1.850.000.000        | 1.850.000.000         |
| <b>Total</b>                         | <b>3.303.470.169</b> | <b>10.975.303.688</b> |

## 5. Asset Adjustment Report

| TT         | Item                                   | Tangible fixed assets |                         |                |                  |                             |                 | Intangible fixed assets | Total           |
|------------|----------------------------------------|-----------------------|-------------------------|----------------|------------------|-----------------------------|-----------------|-------------------------|-----------------|
|            |                                        | Buildings             | Machinery and equipment | Motor vehicles | Office equipment | Other tangible fixed assets | Total           |                         |                 |
| <b>I</b>   | <b>Increase/decrease fixed assets</b>  |                       |                         |                |                  |                             |                 |                         |                 |
| 1          | Opening balance                        | 232,915,339.894       | 64,932,628.126          | 18,596,757.431 | 7,465,330.464    | 5,094,292.127               | 329,004,348.042 | 11,391,160.220          | 340,395,508.262 |
| 2          | Additions during the period            | 2,784,186.024         | 890,167.711             | 0              | 314,693.519      | 0                           | 7,643,766.274   | 395,000.000             | 8,038,766.274   |
|            | - Transfer from completed construction | 2,784,186.024         |                         |                |                  |                             | 2,784,186.024   | 0                       | 2,784,186.024   |
|            | - Purchases                            |                       | 1,593,539.311           |                | 508,048.019      |                             | 2,101,587.330   | 395,000.000             | 2,496,587.330   |
|            | - Internal assets transfer             |                       | 2,757,992.920           |                |                  | 0                           | 2,757,992.920   | 0                       | 2,757,992.920   |
| 3          | Subtractions during the period         | 0                     | 6,344,605.841           | 0              | 0                | 0                           | 6,344,605.841   | 0                       | 6,344,605.841   |
|            | - Liquidation of fixed assets          |                       | 3,090,912.920           |                |                  |                             | 3,090,912.920   | 0                       | 3,090,912.920   |
|            | - Internal assets transfer             |                       | 3,253,692.920           |                |                  |                             | 3,253,692.920   | 0                       | 3,253,692.920   |
| 4          | Closing balance                        | 235,699,525.918       | 59,478,189.996          | 18,596,757.431 | 7,780,023.983    | 5,094,292.127               | 330,303,508.476 | 11,786,160.220          | 342,089,668.697 |
| <b>II</b>  | <b>Accumulated depreciation</b>        |                       |                         |                |                  |                             |                 |                         |                 |
| 1          | Opening balance                        | 156,330,670.616       | 55,836,177.373          | 13,099,259.840 | 5,649,243.436    | 4,380,292.127               | 235,295,643.392 | 1,119,398.412           | 236,415,041.804 |
| 2          | Additions during the period            | 2,729,111.002         | 896,213.554             | 355,798.901    | 214,612.518      | 0                           | 11,205,615.482  | 203,784.417             | 11,409,399.899  |
|            | - Depreciation during the period       | 5,511,136.003         | 1,772,371.508           | 711,597.644    | 452,517.408      |                             | 8,447,622.562   | 203,784.417             | 8,651,406.978   |
|            | - Internal assets transfer             |                       | 2,757,992.920           |                |                  |                             | 2,757,992.920   | 0                       | 2,757,992.920   |
| 3          | Subtractions during the period         | 0                     | 5,848,905.841           | 0              | 0                | 0                           | 5,848,905.841   | 0                       | 5,848,905.841   |
|            | - Liquidation of fixed assets          |                       | 3,090,912.920           |                |                  |                             | 3,090,912.920   | 0                       | 3,090,912.920   |
|            | - Internal assets transfer             |                       | 2,757,992.920           |                |                  |                             | 2,757,992.920   | 0                       | 2,757,992.920   |
| 4          | Closing balance                        | 159,059,781.618       | 50,883,485.086          | 13,455,058.741 | 5,863,855.954    | 4,380,292.127               | 240,652,353.034 | 1,323,182.829           | 241,975,535.863 |
| <b>III</b> | <b>Net book value</b>                  |                       |                         |                |                  |                             |                 |                         |                 |
|            | Opening balance                        | 76,584,669.278        | 9,096,450.753           | 5,497,497.591  | 1,816,087.028    | 714,000.000                 | 93,708,704.650  | 10,271,761.808          | 103,980,466.458 |
|            | Closing balance                        | 76,639,744.300        | 8,594,704.910           | 5,141,698.690  | 1,916,168.029    | 714,000.000                 | 89,651,155.442  | 10,462,977.391          | 100,114,132.834 |

## 9. Owners' equity

### Reconciliation table of equity fluctuations

|                                          | Owners'<br>equity      | Investment<br>and<br>development<br>fund | Retained<br>profits   | Total                  |
|------------------------------------------|------------------------|------------------------------------------|-----------------------|------------------------|
| <b>Previous period's opening balance</b> | 172.500.000.000        | 56.635.639.925                           | 47.231.477.314        | 276.367.117.239        |
| - Profits for the current period         | -                      |                                          | 28.029.231.026        | 28.029.231.026         |
| - Distributed for funds                  | -                      | 12.081.734.449                           | (23.022.448.164)      | (10.940.713.715)       |
| - Distribute dividends to shareholders   | -                      |                                          | (17.250.000.000)      | (17.250.000.000)       |
| - Other decreases                        | -                      |                                          | (3.000.000.000)       | (3.000.000.000)        |
| <b>Previous period's closing balance</b> | <b>172.500.000.000</b> | <b>68.717.374.374</b>                    | <b>31.988.260.176</b> | <b>273.205.634.550</b> |
| <b>Current period's opening balance</b>  | 172.500.000.000        | 68.717.374.374                           | 31.988.260.176        | 273.205.634.550        |
| - Profits for the current period         | -                      |                                          | 717.855.540           | 717.855.540            |
| - Distributed for funds                  | -                      | 5.000.000.000                            | (10.008.260.176)      | (5.008.260.176)        |
| - Distribute dividends to shareholders   | -                      |                                          | (17.250.000.000)      | (17.250.000.000)       |
| <b>Current period's closing balance</b>  | <b>172.500.000.000</b> | <b>73.717.374.374</b>                    | <b>5.447.855.540</b>  | <b>251.665.229.914</b> |

### Details of owners' equity

|                                           | 30/06/2026             | 01/01/2026             |
|-------------------------------------------|------------------------|------------------------|
| State capital                             | 123.711.900.000        | 123.711.900.000        |
| Shareholders are employees in the company | 31.855.100.000         | 31.855.100.000         |
| Cai Mep investment joint stock company    | 5.000.000.000          | 5.000.000.000          |
| Other shareholders                        | 11.933.000.000         | 11.933.000.000         |
| <b>Total</b>                              | <b>172.500.000.000</b> | <b>172.500.000.000</b> |

### Stocks

|                                      | 30/06/2026 | 01/01/2026 |
|--------------------------------------|------------|------------|
| Number of shares registered to issue | 17.250.000 | 17.250.000 |
| Number of shares sold to the public  | 17.250.000 | 17.250.000 |
| - Ordinary shares                    | 17.250.000 | 17.250.000 |
| - Preference shares                  |            |            |
| Quantity of shares                   | 17.250.000 | 17.250.000 |
| - Ordinary shares                    | 17.250.000 | 17.250.000 |
| - Preference shares                  |            |            |

Current par value of shares: 10.000 VNĐ

## IV. Additional information for items presented in the Statement of Income report

### 1. Revenue from sales of goods and provision of services

| 2nd QUARTER<br>2026 | 2nd<br>QUARTER<br>2025 | Cumulative<br>from the<br>beginning of the | Cumulative from<br>the beginning of<br>the year to the end |
|---------------------|------------------------|--------------------------------------------|------------------------------------------------------------|
|---------------------|------------------------|--------------------------------------------|------------------------------------------------------------|

|                                                         |                        |                        | year to the end of<br>the 2nd<br>QUARTER 2026 | of the 2nd<br>QUARTER 2025 |
|---------------------------------------------------------|------------------------|------------------------|-----------------------------------------------|----------------------------|
| Revenue from merchandise<br>inventories, finished goods | 187.459.359.299        | 138.465.317.582        | 434.394.817.877                               | 375.847.213.575            |
| Revenue from renting premises<br>and factories          | 5.475.548.285          | 5.714.979.144          | 10.152.458.950                                | 9.758.623.213              |
| <b>Total</b>                                            | <b>192.934.907.584</b> | <b>144.180.296.726</b> | <b>444.547.276.827</b>                        | <b>385.605.836.788</b>     |

## 2. Cost

|                                                     | 2nd QUARTER<br>2026    | 2nd<br>QUARTER<br>2025 | Cumulative<br>from the<br>beginning of the<br>year to the end of<br>the 2nd<br>QUARTER 2026 | Cumulative from<br>the beginning of<br>the year to the end<br>of the 2nd<br>QUARTER 2025 |
|-----------------------------------------------------|------------------------|------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Costs of finished goods,<br>merchandise inventories | 170.609.282.096        | 124.335.869.582        | 391.767.363.777                                                                             | 349.453.909.557                                                                          |
| Costs of renting premises and<br>factories          | 3.396.982.265          | 3.874.486.040          | 5.747.493.245                                                                               | 6.927.474.572                                                                            |
| Provision for devaluation of<br>inventories         | (159.113.279)          | (465.963.861)          | (159.113.279)                                                                               | (465.963.861)                                                                            |
| <b>Total</b>                                        | <b>173.847.151.082</b> | <b>127.744.391.761</b> | <b>397.355.743.743</b>                                                                      | <b>355.915.420.268</b>                                                                   |

## 3. Financial income

|                                                          | 2nd QUARTER<br>2026  | 2nd<br>QUARTER<br>2025 | Cumulative<br>from the<br>beginning of the<br>year to the end of<br>the 2nd<br>QUARTER 2026 | Cumulative from<br>the beginning of<br>the year to the end<br>of the 2nd<br>QUARTER 2025 |
|----------------------------------------------------------|----------------------|------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Bank deposit interest                                    | 2.576.184.794        | 703.941.780            | 3.081.916.021                                                                               | 1.557.593.912                                                                            |
| Profits from subsidiaries                                | -                    | -                      | -                                                                                           | -                                                                                        |
| Loan interest                                            | 110.321.918          | 122.787.671            | 219.431.507                                                                                 | 244.226.027                                                                              |
| Exchange difference gain from<br>- year end re-valuation | -                    | 71.405.411             | 3.913.549                                                                                   | 70.839.910                                                                               |
| Exchange difference gain in the<br>year                  | -                    | -                      | -                                                                                           | -                                                                                        |
| <b>Total</b>                                             | <b>2.686.506.712</b> | <b>898.134.862</b>     | <b>3.305.261.077</b>                                                                        | <b>1.872.659.849</b>                                                                     |

## 4. Financial expenses

|                                                 | 2nd QUARTER<br>2026 | 2nd<br>QUARTER<br>2025 | Cumulative<br>from the<br>beginning of the<br>year to the end of<br>the 2nd<br>QUARTER 2026 | Cumulative from<br>the beginning of<br>the year to the end<br>of the 2nd<br>QUARTER 2025 |
|-------------------------------------------------|---------------------|------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Allowances for loss of financial<br>investments | 1.639.247.641       | -                      | 1.639.247.641                                                                               | -                                                                                        |
| Loss of exchange rate<br>differences arises     | 2.670.536           | 21.704.693             | 2.670.536                                                                                   | 21.704.693                                                                               |
| Exchange difference gain in the<br>year         | -                   | -                      | -                                                                                           | -                                                                                        |
| <b>Total</b>                                    |                     |                        |                                                                                             |                                                                                          |

|               |            |               |            |
|---------------|------------|---------------|------------|
| 1.641.918.177 | 21.704.693 | 1.641.918.177 | 21.704.693 |
|---------------|------------|---------------|------------|

## 5. Selling and general administration expenses

|                                    | 2nd QUARTER<br>2026   | 2nd<br>QUARTER<br>2025 | Cumulative<br>from the<br>beginning of the<br>year to the end of<br>the 2nd<br>QUARTER 2026 | Cumulative from<br>the beginning of<br>the year to the end<br>of the 2nd<br>QUARTER 2025 |
|------------------------------------|-----------------------|------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Selling expenses                   | 3.778.222.846         | 550.542.430            | 5.856.634.217                                                                               | 2.088.686.053                                                                            |
| General administration<br>expenses | 21.806.826.638        | 10.647.758.988         | 42.196.333.497                                                                              | 23.304.569.364                                                                           |
| <b>Total</b>                       | <b>25.585.049.484</b> | <b>11.198.301.418</b>  | <b>48.052.967.714</b>                                                                       | <b>25.393.255.417</b>                                                                    |

## 6. Other income

|                                                                    | 2nd QUARTER<br>2026 | 2nd<br>QUARTER<br>2025 | Cumulative<br>from the<br>beginning of the<br>year to the end of<br>the 2nd<br>QUARTER 2026 | Cumulative from<br>the beginning of<br>the year to the end<br>of the 2nd<br>QUARTER 2025 |
|--------------------------------------------------------------------|---------------------|------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Income from liquidation of<br>fixed assets, tools and<br>equipment | 55.110.000          | 18.358.558             | 55.110.000                                                                                  | 18.358.558                                                                               |
| Other income                                                       | 27.951.475          | 55.000.507             | 30.067.518                                                                                  | 1.221.165.897                                                                            |
| <b>Total</b>                                                       | <b>83.061.475</b>   | <b>73.359.065</b>      | <b>85.177.518</b>                                                                           | <b>1.239.524.455</b>                                                                     |

## 7. Other Expenses

|                | 2nd QUARTER<br>2026 | 2nd<br>QUARTER<br>2025 | Cumulative<br>from the<br>beginning of the<br>year to the end of<br>the 2nd<br>QUARTER 2026 | Cumulative from<br>the beginning of<br>the year to the end<br>of the 2nd<br>QUARTER 2025 |
|----------------|---------------------|------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Other Expenses | 27                  | 220                    | 512.622                                                                                     | 281                                                                                      |
| <b>Total</b>   | <b>27</b>           | <b>220</b>             | <b>512.622</b>                                                                              | <b>281</b>                                                                               |

## V. Comperision information

Comparative information is the figures on the audited financial statements for the fiscal year ending December 31, 2025 by Vietnam Auditing and Evaluation Co., Ltd. (VAE).

Ha Noi, July 24, 2026

Prepared by



*Tran Thi Thuy Hang*

Chief Accountant



*Ngo Thi Hoa*

X20 joint stock company

Chairman of Board of Management



**CHU VĂN ĐỆ**