

Số/No. 23./2026/CBTT - BVLIFE

Hà Nội, ngày 30 tháng 07 năm 2026

Hanoi, July 30, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE ON FINANCIAL STATEMENTS

Kính gửi/Tới: Sở giao dịch chứng khoán Hà Nội/ Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần BV Life thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý II/2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, BV Life Joint Stock Company hereby discloses the Financial Statements (FS) Q2/2026 to the Hanoi Stock Exchange as follows:

1. **Tên tổ chức/ Organization name:** Công ty Cổ phần BV Life/ *BV Life Joint Stock Company*
 - Mã chứng khoán/Stock code: **VCM**
 - Địa chỉ/ *Head office:* Tầng 4, Tòa nhà Rivera Park, Số 69 Đường Vũ Trọng Phụng, Phường Thanh Xuân, TP Hà Nội, Việt Nam/*4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City, Vietnam*
 - Điện thoại/Phone: 024.62511300 Website: www.bvlife.com.vn
2. **Nội dung thông tin công bố/Information disclosure content:**
 - BCTC Quý II/2026/ *Financial Statements for QII/2026*
 - ☒ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị phụ thuộc)/ *Separate Financial Statements (applicable to listed organizations without subsidiaries and to superior accounting units with dependent units)*
 - ☒ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (applicable to listed organizations with subsidiaries)*



☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Financial Statements (applicable to listed organizations with affiliated accounting units that maintain separate accounting systems)*

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases subject to explanation of causes:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/được kiểm toán):

The auditing organization issues an opinion other than an unqualified opinion on the Financial Statements (for financial statements that have been reviewed/audited):

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☒ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước là sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC đã được soát xét/được kiểm toán):

Profit after tax in the reporting period differs by 5% or more between the pre-audit and post-audit figures, or changes from a loss to a profit or vice versa (for financial statements that have been reviewed/audited):

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

Profit after tax in the reporting period records a loss, or changes from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☐ Không/No

Thông tin này được công bố trên trang điện tử Công ty vào ngày 30/07/2026 tại đường dẫn <https://bvlife.com.vn/muc-quan-he-co-dong/bao-cau-tai-chinh-vi/>

This information was published on the company's website on: 30/07/2026 at the link: <https://bvlife.com.vn/muc-quan-he-co-dong/bao-cau-tai-chinh-vi/>

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

We hereby certify that the above-disclosed information is true and accurate, and we take full legal responsibility for the contents of this disclosure.

Nơi nhận/ Recipient:

- Như Kính gửi/ As Dear;
- Lưu VP.HĐQT/
Save BOD Assistant Office.

Đại diện tổ chức

Organization representative

Người UQ CBTT

Person authorized to disclose information



TỔNG GIÁM ĐỐC/CEO

NGUYỄN VŨ THIÊN

MR. NGUYEN VU THIEN





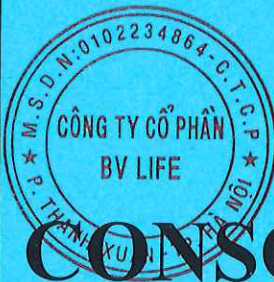
BV LIFE JOINT STOCK COMPANY

**Address: 4th Floor, Rivera Park Building, No. 69 Vu Trong
Phung Street, Thanh Xuan Ward, Hanoi City**

Phone: 024.62511300

Fax: 024.62511302

Website: www.bvlife.com.vn



CONSOLIDATED FINANCIAL STATEMENTS

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

Hà noi, July 2026

BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park Building, No. 69 Vu Trong Phung Street
Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Form No. B 01 - DN/HN

CONSOLIDATED FINANCIAL STATEMENT
As at 30/06/2026

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		182.933.268.395	162.131.019.302
I. Cash and cash equivalents	110	V.1	9.572.722.711	17.326.549.648
1. Cash	111		2.372.722.711	2.826.549.648
2. Cash equivalents	112		7.200.000.000	14.500.000.000
II. Short-term financial investments	120	V.2	51.807.423.181	33.000.000.000
1. Investments held to maturity	123		51.807.423.181	-
III. Short-term accounts receivable	130		43.984.624.734	65.645.697.936
1. Short-term trade receivables	131	V.3	28.906.431.155	38.176.472.942
2. Short-term advances to suppliers	132	V.4	16.077.873.475	16.550.763.925
3. Other receivables	135	V.5	1.284.098.050	14.759.238.713
4. Provisions for short-term bad debts (*)	136	V.6	(2.283.777.946)	(3.840.777.646)
IV. Inventories	140	V.7	74.418.081.605	45.591.692.113
1. Inventories	141		74.418.081.605	45.591.692.113
V. Other current assets	160		3.150.416.164	567.079.605
1. Short-term deferred expenses	161	V.8	1.081.295.423	505.793.341
2. VAT deductible	162		1.987.543.496	20.255.092
3. Taxes and other receivables from the State	163	V.14	81.577.245	41.031.172
B. NON - CURRENT ASSETS	200		124.935.163.281	125.139.889.650
I. Long-term receivables	210		1.042.683.200	1.447.200.000
1. Other long-term receivables	215	V.5	1.369.683.200	1.774.200.000
2. Provisions for long-term bad debts (*)	216	V.6	(327.000.000)	(327.000.000)
II. Fixed assets	220		33.843.923.913	40.441.112.855
1. Tangible fixed assets	221	V.9	33.843.923.913	40.441.112.855
- Cost	222		64.900.847.851	90.775.926.361
- Accumulated depreciation (*)	223		(31.056.923.938)	(50.334.813.506)
III. Investment properties	240	V.10	63.079.358.479	55.081.377.386
- Cost	241		91.517.010.327	82.697.479.826
- Accumulated depreciation (*)	242		(28.437.651.848)	(27.616.102.440)
IV. Long-term financial investments	260	V.2	600.000.000	600.000.000
1. Investments in joint-ventures, associates	262		946.275.000	946.275.000
2. Provision for devaluation of long-term financial investments (*)	264		(346.275.000)	(346.275.000)
V. Other long-term assets	270		26.369.197.689	27.570.199.409
1. Long-term deferred expenses	271	V.8	10.510.817.001	10.877.167.105
2. Goodwill	279	V.11	15.858.380.688	16.693.032.304
TOTAL ASSETS(270=100+200)			307.868.431.676	287.270.908.952

BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park Building, No. 69 Vu Trong Phung Street
Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Form No. B 01 - DN/HN

CONSOLIDATED FINANCIAL STATEMENT

As at 30/06/2026
(Continuous)

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
C. LIABILITIES	300		68.158.708.108	50.733.663.008
I. Current liabilities	310		45.901.223.287	26.979.097.320
1. Short-term Trade payables	311	V.12	14.357.217.490	10.431.526.491
2. Short-term Advances from customers	312	V.13	404.900.000	1.718.398.450
3. Dividends and profits must be paid			41.216.868	
4. Tax payables and statutory obligations	314	V.14	3.415.026.280	5.201.180.904
5. Payables to employees	315		1.397.963.323	3.253.425.002
6. Short-term Accrued expenses	316	V.15	195.362.500	105.673.449
7. Short-term deferred revenue	319	V.16	1.445.992.159	533.263.818
8. Short-term other payables	320	V.17	1.887.143.482	1.163.651.445
9. Short-term loans and debts	321	V.18	14.127.887.981	-
10. Bonus and welfare fund	323		8.628.513.204	4.571.977.761
II. Long-term liabilities	330		22.257.484.821	23.754.565.688
1. Other long-term payables	338	V.17	12.874.638.882	12.486.912.137
2. Deferred income tax payables	341	V.20.	7.923.876.469	9.808.684.081
3. Provision for long-term payables	342	V.19	1.458.969.470	1.458.969.470
D. OWNER'S EQUITY	400		239.709.723.568	236.537.245.944
I. Equity	410	V.21	239.709.723.568	236.537.245.944
1. Contributed capital	411		120.000.000.000	120.000.000.000
- Ordinary shares with voting rights	411a		120.000.000.000	120.000.000.000
2. Share capital surplus	412		(322.839.049)	(322.839.049)
3. Investment and development fund	418		5.900.000.000	5.900.000.000
4. Undistributed earnings	420		37.412.471.325	36.610.124.696
- Undistributed profit after tax of previous period	420a		32.618.945.605	5.261.876.004
- Undistributed profit after tax of current period	420b		4.793.525.720	31.348.248.692
5. Non-controlling interest	429		76.720.091.292	74.349.960.297
TOTAL RESOURCES(440=300+400)			307.868.431.676	287.270.908.952

Prepared by



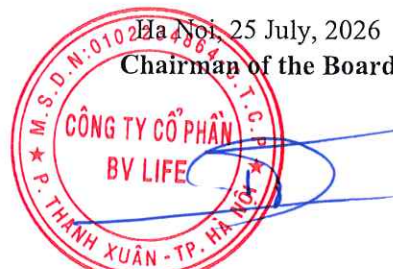
Nguyen Thi Thuy Huong

Chief Accountant


Nguyen Thi Thuy
Huong

Hanoi, 25 July, 2026

Chairman of the Board



Luu Vu Truong Dam

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Quarter II 2026

ITEMS	Code	Note	QII FY26	QII FY25	Accumulated total from beginning of FY26	Accumulated total from beginning of FY25
1. Revenue from sale of goods and rendering of services	01	VI.1	116.027.384.514	41.588.814.602	271.374.196.135	67.630.314.189
2. Deductible items	02		49.179.032	-	117.114.861	-
3. Net revenue from sale of goods and rendering of services (10=01-02)	10		115.978.205.482	41.588.814.602	271.257.081.274	67.630.314.189
4. Cost of sales	11	VI.2	104.317.627.221	38.012.996.786	243.781.380.712	62.380.653.466
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		11.660.578.261	3.575.817.816	27.475.700.562	5.249.660.723
6. Profit/loss from the sale and liquidation of investment properties	21	VI.3	-	-	(2.825.482.479)	-
7. Revenue from financial activities	22	VI.4	1.212.171.285	340.238.513	1.944.698.268	878.014.452
8. Finance costs	23	VI.5	368.069.577	132.172.442	723.779.022	295.595.623
<i>-In which: Interest expenses</i>	24		21.928.947	132.172.442	153.293.812	242.880.823
9. Selling expenses	25	VI.6	5.002.102.414	434.234.652	10.076.034.549	834.384.561
10. General Administrative expenses	26	VI.6	3.548.822.931	1.096.571.652	6.456.496.690	2.359.440.068
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	30		3.953.754.624	2.253.077.583	9.338.606.090	2.638.254.923
12. Other income	31	VI.7	656.938.933	5	1.325.122.622	5
13. Other expense	32	VI.8	290.757.646		531.293.776	
14. Other profit (loss) (40=31-32)	40		366.181.287	5	793.828.846	5
15. Total profit before tax (50=30+40)	50		4.319.935.911	2.253.077.588	10.132.434.936	2.638.254.928
16. Current corporate income tax expenses	51	VI.9	1.208.233.512	450.721.518	4.197.289.666	450.721.518
17. Deferred corporate income tax expenses	52		(215.607.200)	-	(1.884.807.612)	-
18. Profit after tax (60=50-51-52)	60		3.327.309.599	1.802.356.070	7.819.952.882	2.187.533.410
19. Net profit after tax of the parent company	61		2.413.684.646	1.786.228.877	4.793.525.720	2.022.132.998
20. Net profit after tax attributable to non-controlling shareholders	62		1.599.743.700	-	3.026.427.162	-
21. Earnings per Share	70	VI.10	144	298	399	337
22. Diluted earnings per Share	71	VI.11	144	149	399	169

Prepared by

Nguyen Thi Thuy Huong

Chief Accountant

Nguyen Thi Thuy Huong

Chairman of the Board



Luu Vu Trung Dam

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
I. Cash flows from operating activities				
1. Profit before tax		01	10.132.434.936	2.624.327.735
2. Adjustment for				
- Depreciation and amortisation		02	4.734.251.316	835.552.543
- Provisions		03	(1.556.999.700)	(93.963.946)
- Gain/loss from unrealized foreign exchange difference		04		
- Gain/loss from investment activities		05	645.921.342	(875.487.339)
- Interest expense		06	153.293.812	242.880.823
3. Profit from operating activities before changes in working capital		08	14.108.901.706	2.730.782.703
- Increase/Decrease in receivables		09	21.033.774.168	(7.509.187.782)
- Increase/Decrease in inventories		10	(28.826.389.492)	3.630.764.159
- Increase/Decrease in payables (excluding interest payables/ enterprise income tax payables)		11	2.785.466.936	(6.681.395.834)
- Increase/Decrease in prepaid expenses		12	(209.151.978)	(179.254.777)
- Interest expenses paid		14	(153.293.812)	(243.411.782)
- Corporate Income taxes paid		15	(5.857.327.313)	(352.488.578)
- Other expenses on operating activities		17	(590.939.815)	(10.000.000)
Net cash flows from operating activities		20	2.291.040.400	(8.614.191.891)
II. Cash flows from investing activities				
1. Purchase of fixed assets and other long-term assets		21	(12.800.102.371)	(37.581.818)
2. Proceeds from disposals of fixed assets and other long-term assets		22		
3. Loans to other entities and purchase of debt instrumen		23	(18.807.423.181)	
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities		24	-	28.500.000.000
5. Interest, dividends and profit received		27	2.525.679.325	875.487.339
Net cash flows from investing activities		30	(24.172.755.318)	29.337.905.521

Form No. B 03 - DN/HN

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

(Continuous)

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
III. Cash flows from financing activities				
1. Proceeds from short - term, long - term borrowings		33	17.816.913.828	12.772.739.165
2. Loan repayment		34	(3.689.025.847)	(14.230.620.312)
Net cash flows from financing activities		40	14.127.887.981	(1.457.881.147)
Net decrease/increase in cash and cash equivalents		50	(7.753.826.937)	19.265.832.483
Cash and cash equivalents at beginning of the year		60	17.326.549.648	2.028.260.488
Impact of foreign exchange fluctuation		61		
Cash and cash equivalents at end of the year		70	9.572.722.711	21.296.620.084

Prepared by



Nguyen Thi Thuy Huong

Chief Accountant


Nguyen Thi Thuy
HuongHanoi, 25 July, 2026
Chairman of the Board


Luu Vu Truong Dam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**The period from 01/01/2026 to 30/06/2026****I. Background****1. Forms of Ownership**

BV Life Joint Stock Company.

The company operates under Business Registration Certificate no. 0102234864, registered for the first time on 03/05/2007, registered for the 14th change on 10/04/2026 issued by the Department of Finance of Ha Noi city.

Head office: 4th floor, Rivera Park Building, No. 69 Vu Trong Phung Street Thanh Xuan Ward, Hanoi City.

The Company's charter capital according to the 14th change in the business registration certificate: 120.000.000.000 VND.

Total number of shares: 12.000.000 shares.

Charter capital of the Company as of 30/06/2026: 120.000.000.000 VND.

2. Business field

The Company's business is Construction, Investment and Real Estate Business.

- Providing services to send workers to work abroad;
- Organize vocational and foreign language training;
- Sales and installation of electrical supplies and;
- Commercial space for rent.

3. Business activities

According to the Business registration certificate, principal activities of the Company are:

- Service activities of sending workers to work abroad;
 - Organizing vocational training: Carpentry, masonry, welding, iron, mechanics - steel structure, electricity, aluminum, glass, machine operation, industrial sewing, fashion design, housekeeping, housekeeping, bridge and tunnel workers, mining and shipbuilding workers (enterprises only operate after competent State agencies grant permission);
- Foreign language training: English, Japanese, Korean, Taiwanese, Chinese (enterprises only operate after permission from competent State agencies);
- Import and export business of materials, machinery and equipment, spare parts, production materials, consumption materials, technology and automation lines, construction materials, handicrafts, agricultural and forestry products (except forestry products banned by the State), aquatic products, consumer goods, motorbikes and means of transport;
- Import-export business, transportation, import-export entrusted services, acting as a sales agent for production and consumption goods for domestic and foreign firms;
- Commercial space for rent.

4. The Company's normal business period

The Company's normal business period is 12 months.

5. Business structure**5.1. Total number of subsidiaries**

Number of consolidated subsidiaries: 01 companies

Number of subsidiaries not allowed to consolidate: No.

5.2. The list of consolidated subsidiaries

Number	Subsidiary name	Rate of interest	Rate of voting rights	Head office	Principle activities
1	Dong Nai Production, Trading and Service Joint Stock Company	58,75%	58,75%	No. 197 Ha Huy Giap, Tran Bien Ward, Dong Nai Province, Vietnam.	Commercial business (Honda dealers) and services (property rental, kiosk rental at central markets of Dong Nai province,...).

5.3. List of significant affiliates reflected in the Consolidated Financial Statements using the original price method

Number	Associates name	Rate of interest	Rate of voting rights	Head office	Principle activities
1	Rang Dong Food Co., Ltd.	49,75%	31,15%	01A, Hanoi Highway, Long Binh Ward, Dong Nai Province, Vietnam	Providing catering services, processing products for employees' meals; trading in food of all kinds through processing, slaughtering and trading in fresh food
2	Anh Nhat Anh Duong Co., Ltd.	34,76%	20,42%	No. 71 Ha Huy Giap, KP 3, Tran Bien Ward, Dong Nai Province, Vietnam	Center for Foreign Languages and Informatics. Previously, this establishment was a subsidiary of the Company, now this company does not operate at the business registration address.

The associated company uses the cost method because the equity method is no longer appropriate as associated companies operate under strict long-term regulations that create significant obstacles to the transfer of capital to investors.

Total number of employees

As at 30/06/2026, the Company have 18 employees (as at 01/01/2026, have 18 employees).

6. Statement of ability to compare information on Financial Statements

The financial statements of the Company are prepared to ensure comparability.

II. Accounting period and accounting monetary unit**1. Accounting period**

Annual accounting period commences from 1st January and ends on 31st December.

2. Accounting monetary unit

Monetary unit used in accounting is Viet Nam Dong (National symbol is “đ”; International symbol is “VND”).

III. Accounting standards and Accounting system**1. Accounting System**

The company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance guiding the Corporate Accounting System, and Circular 43/2026/TT-BTC dated April 20, 2026 guiding the method of preparing and presenting consolidated financial statements..

2. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. Accounting policies**1. Exchange rates applied in accounting system**

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the exchange rate on the transaction date, which is the average buying and selling transfer rate of the commercial bank where the enterprise regularly conducts transactions [or: an approximate rate close to the average buying and selling transfer rate on the transaction date of the commercial bank where the enterprise regularly conducts transactions (difference not exceeding 1% compared to the average buying and selling transfer rate on the transaction date)].

The actual exchange rate used when revaluing monetary items denominated in foreign currencies at the time of preparing the financial statements is determined according to the following principle:

- For monetary items denominated in foreign currencies: apply the average buying and selling exchange rate of the commercial bank where the company regularly conducts transactions.
- For demand deposits in foreign currency: the average buying and selling exchange rate of the bank where the company has its account will be applied.

2. Recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

When arising transactions in foreign currencies, foreign currencies shall be converted into Vietnam dong under the principle: Debit transactions are applied with actual exchange rates; Credit transactions are applied with weighted average exchange rates in book.

When preparing financial statements, in accordance with the law, balances in foreign currencies are re-evaluated at actual buying exchange rates of the commercial banks.

The actual exchange rate applied when re-evaluating the cash in hand, cash in bank in foreign currency is actual buying exchange rates of the commercial banks with which the company regularly transacts.

3. Financial investment

Held-to-maturity investments

Include term deposits at bank (including debentures, promissory notes), bonds, preferred stock. Party required to buy back at a certain time in the future and held-to-maturity loans for the purpose of earning periodically interests and interest on investments held to maturity date.

For investments held to maturity, if not already provision for bad debts in accordance with law and accounting assessing recoverability, accountants conduct reviews of the ability to recall. Where there is strong evidence suggesting that part or all of the investment may not be recoverable, the accountants shall record the periodical losses in financial expenses. In case of loss cannot be reliably determined, accountants conduct the accounting disclosures in financial statements about the recoverability of investments.

Loans

Loans under escrow between the parties but are not allowed to be bought and sold on the market like securities. Depending on each contract, escrow loans can be withdrawn once at maturity or gradually withdrawn from time to period.

For loans, if a provision for bad debts has not been made in accordance with the law, the accountant shall conduct an assessment of the recoverability. In case there is solid evidence that part or all of the loan may not be recoverable, the accountant shall record the loss in financial expenses in the period. In case the amount of loss cannot be reliably determined, the accountant shall explain in the financial statements the recoverability of the loan.

Investment in subsidiaries; joint-ventures, associates

Investments in subsidiaries over which the Company has control rights are stated at original cost. Distributions from accumulated net profits from subsidiaries arising subsequent to the date of acquisition are recognized in the Statement of comprehensive income. Other distributions received (in excess of such profits) are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates over which the Company has significant influence are stated at original cost. Distributions from accumulated net profits from associates arising subsequent to the date of acquisition are recognized in the Statement of comprehensive income. Other distributions received (in excess of such profits) are considered a recovery of investment and are deducted to the cost of the investment.

Investment in a joint venture entity is accounted by cost method and kept unadjusted thereafter for the post acquisition change in the venture's share of net assets of the joint venture entity. The Statement of comprehensive income reflects the venture's share of the net accumulated profits of the joint venture entity arising as from the contribution date.

Provision for devaluation of investment is made at the end of the year. The level of provision is determined based on the financial statements at the time of provisioning of the economic organization.

Invest in other company's capital tools

Investments in other Company's capital instruments are presented at cost.

Provision for devaluation of investment is made at the end of the year, which is the difference between the original cost recorded on the accounting book is greater than their market value at the time of making provisions. Or the provision is determined based on the financial statements at the time of provision of the economic organization when the market value cannot be determined.

4. Receivables

Receivable are monitored in detail by maturity receivable, objects to be recovered and the type of original currency receivables, and other factors under the management of the Company.

Receivables in foreign currencies need to be re-evaluated at the end of the year when preparing financial statements. Actual transacted exchange rate when re-evaluating receivables in foreign currencies at the time of preparing financial statements is the published exchange rate of the commercial bank with which the Company often have transactions (selected by the Company when transacts with receivable subject).

The identification of necessary provision for doubtful debts is based on the items that are classified as short-term, long-term receivables on Balance Sheet. Provision for doubtful debts is made for each one based on the age of overdue debts or the estimated losses that may occur.

5. Inventory**Principles of recognizing inventories**

The Company's inventories are assets bought to manufacture or sell in normal business period.

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The costs of inventories comprise the purchase price, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

Method of calculating inventories

The cost of inventory at the year-end is calculated by weighted average method.

Method for valuation of work in process: works in progress is obtained for each construction unfinished or related revenue unrecognised.

Method of accounting inventories

Inventory is recorded by perpetual.

Method of setting up provision for devaluation of inventories

Provisions for devaluation of inventories made at the end of the year are the excess of original cost of inventory over their net realizable value.

6. Fixed assets and depreciation of fixed assets**Fixed assets**

Fixed assets (tangible and intangible) are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Depreciation is provided on a straight-line basis. Depreciation period applicable under Circular 45/2013/TT-BTC dated 25/04/2013 of the Ministry of Finance guiding the management, use and depreciation of fixed assets.

-	Buildings	08 - 20 years
-	Machine, equipment	05 - 08 years
-	Transportation equipment	05 - 08 years
-	Office equipment and furniture	03 - 05 years

Gain or loss on the liquidation fixed assets is recognized as income or expense in the statement of comprehensive income.

Investment property

Investment property is recognised at historical cost. During the period of waiting for capital appreciation or of operating lease, investment property is recorded at cost, accumulated depreciation and net book value.

Investment properties for operating leases are amortized and recognized into business expenses during the period (including during the period of hiring). The company relies on owner real estate to use the same type to estimate depreciation period and determine depreciation method of investment property.

Investment property held for price increase The company does not depreciate. In case there is strong evidence that the investment property is discounted against the market value and the discount is determined reliably, the Company will reduce the cost of the investment property and record it. receive loss of cost of goods sold (similar to making provision for real estate goods).

Expenses incurred after the investment property held for lease have been put into operation such as repair and maintenance costs are recorded in the consolidated statement of business results for the year in which these expenses are incurred. In cases where it can be clearly demonstrated that these costs increase the anticipated future economic benefit derived from the use of the property held for lease in excess of the standard operating level as originally assessed, these costs are capitalized as an additional cost of investment real estate.

When the investment real estate is sold, the historical cost and accumulated depreciation are written off and any profits and losses incurred are accounted for in income or expenses in the year.

The transfer from owner-occupied real estate or inventory to investment real estate only when the owner ceases to use the property and begins to lease operations to another party or at the end of the construction phase. The transfer from investment property to owner-occupied real estate or inventory only when the owner begins to use the property or begins to deploy it for sale purposes. The transfer from investment real estate to real estate used by the owner or inventory does not change the historical cost or residual value of the real estate on the date of conversion.

Investment real estate used for lease is depreciated in a straight line based on an estimated useful life of 15 years to 50 years.

7. Deferred income tax

Deferred tax is provided using the balance sheet liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purpose. Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

8. Accounting principles for deferred expenses

Deferred expenses that relate only to the operating costs of a single fiscal year or business cycle are recognized as short-term deferred expenses and are included in the operating costs of the fiscal year.

Expenses incurred during the fiscal year but related to the business results of multiple accounting periods are accounted for as long-term deferred expenses to be gradually allocated to the business results in subsequent accounting periods.

The calculation and allocation of long-term deferred expenses to the cost of production and business operations in each accounting period is based on the nature and extent of each type of expense to select an appropriate allocation method and criteria. Deferred expenses are gradually allocated to the cost of production and business operations using the straight-line method.

9. Payables

Payables are monitored in detail by maturity receivable, objects to be recovered and the type of original currency receivables, and other factors under the management of the Company.

When preparing financial statements, accountants base on remaining term of payables to classify them into short-term or long-term.

When there are evidences that a loss likely occurs, accountants need to immediately record a payable according to the precautionary principle.

Payables in foreign currencies need to be re-evaluated at the year end when preparing financial statements. Actual transacted exchange rate when re-evaluating payables in foreign currencies at the time of preparing financial statements is the published exchange rate of the commercial bank with which the Company often have transactions (selected by the Company when transacting with payable subjects).

10. Recognition of borrowings

Borrowings whose maturity time is over 12 months from the date of financial statements are presented as long-term borrowings and financial lease liabilities. Borrowings whose maturity time is within 12 months from the date of financial statements are presented as short-term borrowings and financial lease liabilities to prepare settlement plan.

When preparing financial statements, borrowings' balances in foreign currencies are re-evaluated in actual transacted exchange rate at the time of preparing financial statements.

Differences of exchange rate arising from payments and re-evaluation at the year end are recorded into financial incomes or expenses.

11. Recognition and capitalization of borrowing costs

Borrowing costs are recognized into operating costs during the period, except for which directly attributable to the acquisition, construction or production of a qualifying asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in SAV No. 16 "Borrowing costs".

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset that takes more than 12 months to put into use under certified purposes or for sale should be included (capitalized) in the cost of that asset, including interest on borrowings, amortization of discounts or premiums relating to issuing bonds and ancillary costs incurred in connection with the arrangement of borrowings.

For private loans for the construction of fixed assets and investment real estate, the loan interest is capitalized even if the construction period is less than 12 months.

12. Accrued expenses

Payables for goods and services that are already received from suppliers or already supplied to buyers in the reported period but not actually paid due to shortage of bills or accounting files and documents are recognized as operating expenses of the reported period.

Recognizing accrued expenses into operating expenses in the period needs to be performed according to the matching principle between revenues and expenses incurred in the period.

Accrued expenses shall be balanced with actual incurred expenses. The difference between accrued and actual expenses shall be reversed.

13. Provision for payables

The amount recognised as a provision shall be the best estimate of the expenditure required to settle the present obligation at the end of year.

Only expenditures that relate to the original payables provision are set against it.

In case provision set for the previous period but not used up exceeds the one set for the current period, the difference is recorded as decrease in production and operation expenditures. The bigger difference of the payables provision on insuring the construction is Payables are recognized when the following conditions are satisfied:

- The Company has a current debt obligation (legal obligation or joint obligation) as a result of an event that occurred;
- The decline in economic benefits may occur leading to the requirement to pay debt obligations; and
- Provide a reliable estimate of the value of that debt obligation.

14. Principle of recognizing unearned revenue

Unallocated revenue includes revenue received in advance such as: Amounts paid in advance by customers for one or more accounting periods for property leases; Interest received in advance on loans or the purchase of debt instruments; and other unallocated revenue such as: The difference between the agreed-upon installment or deferred payment selling price and the cash selling price; revenue corresponding to the value of goods, services, or discounts granted to customers in traditional customer programs.

Revenue awaiting allocation does not include:

- Advance payment from buyers whose enterprises have not provided products, goods and services;
- The revenue has not yet been collected from asset leasing activities, providing multi-period services.

Each accounting period, unrealized revenue is transferred into revenue in the period.

15. Owner's equity

Principles of recognizing owner's equity, share premium, convertible bonds and other owner's equity

Owner's equity is stated at actually contributed capital of owners.

Premium reserve is recorded by the difference (over/under) between the selling price and the par value of treasury stocks when stocks are firstly or additionally issued or reissued. Direct expenses related to the additional issuance of shares or reissuing treasury stock is recorded to reduce the surplus capital stock.

The option to convert bonds into shares is the value of the capital component of the convertible bond and is determined as the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of the convertible bond at the time of issuance.

Other capital of owner is the fair value of assets offered to the company by other entities or individuals less payable taxes (if any) imposed on these assets; and the amount added from income statement.

Recognition Undistributed profit

Profit after tax retained is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous years. The profit is available for appropriation to investors after approval by Board of Management and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

16. Revenue**Sale of goods**

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The entity has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The entity retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that The economic benefits associated with the transaction will flow to the entity;
- The cost incurred or to be incurred in respect of the transaction can be measured reliable.

Rendering of services

When the outcome of a transaction involving the rendering of services can be estimated reliable, revenue associate with the transaction shall be recognised by reference to the stage of completion of the transaction at the end of reporting period. The outcome of a transaction can be estimated reliable when all the following conditions are satisfied:

- The amount of the revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The stage of the completion of the transaction at the end of the reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliable.

The stage of the completion of the transaction may be determined by surveys of work completed methods.

Real estate sales

Real estate sales are recognized when all of the following conditions are satisfied:

- The property has been fully completed and handed over to the buyer, the Company has transferred the risks and benefits associated with the ownership of the property to the buyer;
- The company no longer holds the right to manage real estate such as real estate owner or property control;
- The revenue can be measured reliably;
- The company has obtained or will obtain economic benefits from the sale of real estate;
- Determine the costs associated with the sale of real estate.

In case of selling real estate products in the form of self-improvement or completed by customers according to customers' requests, the turnover shall be recorded when the rough construction parts are handed over to customers.

For real estate plots for sale that have been transferred to customers, the Company is entitled to record revenue with the sold land when the following conditions are satisfied at the same time:

- Transfer of risks and benefits associated with land use rights to buyers;
- Revenue is determined relatively certainly;

- Determine the costs related to the sale of land.
- The company has collected or certainly obtained economic benefits from the sale of the land.

Revenue from construction contract

In case the construction contract stipulates that the contractor shall be paid according to the planned schedule, when the result of the construction contract performance is reliably estimated, the revenue of the construction contract shall be recorded in proportion to the completed work determined by the Company on the date of making the financial statement without depending on the invoice whether the payment is made according to the plan schedule and how much is the amount written on the invoice.

In case the construction contract stipulates that the contractor is paid according to the value of the performance volume, when the result of the construction contract performance is reliably determined and certified by the customer, the revenue and expenses related to the contract shall be recorded corresponding to the completed work confirmed by the customer in the above reporting period invoices made.

Financial income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The amount of the revenue can be measured reliably.

Dividends shall be recognised when the shareholder's right to receive payment is established.

Common Stocks and Dividends paid by Stocks: No record earnings when the right to receive bonus shares or dividend shares is established, the number of bonus shares and dividend shares received disclosure in Financial Statements.

Other revenues

Recognition of other revenues beside the entity's business activities includes:

- Revenue from liquidation of fixed assets;
The difference between the fair value of the property divided from the business cooperation contract is higher than the
- cost of investment in the construction of the co-controlled property;
The difference in interest due to the revaluation of materials, goods and fixed assets is used to contribute capital to joint
- ventures or investments in other long-term associated or investment companies;
- Income from the sale and sublease of assets;
- Taxes payable when selling goods or providing services but then reduced or refunded (export tax refunded, VAT, SCT and environmental protection tax payable but then reduced);
- Revenue from fines paid by customers for breaching contracts;
- Revenue from the third party's compensation for a loss of property (e.g. insurance compensation, compensation for relocating business office and other similar revenues);
- Collection of bad debts which have been written off;
- Revenue from payables which is not identified;
- Bonuses of customers related to the consumption of goods, products and services are not included in the turnover (if any);
- Income from gifts and gifts in cash and in-kind from organizations and individuals donated to enterprises;
- The value of the promotional goods does not have to be returned;
- Other revenues than those listed above.

17. Deductibles from revenue

Deductibles adjusted to revenues from sale of goods and rendering of services arising in the period include: Sale discounts, sale rebates and sale returns.

Trade discounts, discounted sales, sales generated bounces same period consumption of products, goods and services are adjusted periodically generated revenue;

In case that products, goods and services have already been consumed since the previous period, but until the subsequent period, sale discounts, sale rebates or sale returns incur, then the Company recognizes deductibles from revenue according to the following

- If products, goods and services have already been consumed since the previous period and need to be discounted, rebated, returned in the subsequent period but before the time of issuing financial statements, accountants recognize it as an event that needs to be adjusted arising after the date of Balance Sheet and deduct revenues of the period's financial statements (the previous period).
- In case that products, goods and services need to be discounted, rebated, returned after the time of issuing financial statements, the entity needs to deduct revenues of the arising period (the subsequent period).

18. Cost of goods sold

Reflecting the cost value of products, goods and services sold in the period.

The provision for devaluation of inventories is included in the cost of goods sold on the basis of the number of inventories and the difference between the net realizable value is less than the cost of inventories.

When selling products and goods with equipment and spare parts, the value of equipment and spare parts is recorded into cost of goods sold.

As for the value of inventory shrinkage and loss, accountants immediately count towards cost of goods sold (after deducting the compensation, if any).

As for the cost of direct materials consumed in excess of normal level, labour cost, fixed general operation unallocated to the value of products stocked, accountants immediately count them towards in cost of goods sold (after deducting the compensation, if any) even if the products and goods have not been determined to be consumed.

Import duties, special consumption taxes and environmental protection taxes have been included in the value of purchased goods, and when the goods are sold, those taxes are refunded, the decrease of the cost of goods sold is recorded.

As for costs of goods sold unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

19. Financial expenses

Reflecting financial expenses including expenses or losses related to financial investment activities, expenses of lending and borrowing equity, expenses of contributing in joint ventures, associates, losses of transferring short-term securities, expenses of selling securities transactions; Provision for devaluation of trading securities, provision for loss of investments in other entities, losses of selling foreign currencies, losses of exchange rate...

As for financial expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

20. Selling expenses and administrative expenses

Expenses recognized as selling expenses include: Expenses actually arising in process of selling products, goods and rendering services including expenses for offering, introducing, advertising products, sale commissions, expenses for products' warranty, storage, packing, transporting, ...

Expenses recognized as administrative expenses include: Expenses for administrative labour (salaries, wages, allowances,...); social insurance, health insurance, union fund, unemployment insurance of administrative staffs; expenses of office commodities, working tools, depreciation of fixed assets used for administration; land rent, excise; provision for doubtful receivables; outside purchasing costs (electricity, water, telephone, fax, asset insurance, fire insurance...); other costs in cash (guest receptions, customer conferences...).

As for selling expenses and administrative expenses unrecognized as corporate income taxable expenses under the regulations of Tax law but with full of invoices and documents and accounted reasonably under Accounting system, the Company does not reduce accounting expenses but adjusts in the corporate income tax settlement to increase corporate income tax payable.

21. Principles and methods of recognizing current corporate income tax and differed corporate income tax charge

Current corporate income tax charge

Current corporate income tax expense is the amount of corporate income tax payable counted on taxable income in the period and prevailing tax rate.

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted by the balance sheet date.

Deferred income tax

Deferred income tax expense is the amount of corporate income tax payable in the future arising from:

- Recognition of deferred income tax payable during the year;

- Deferred tax assets have been recognized from previous years.

Principles and methods of preparation of consolidated financial statements

Consolidated financial statements are consolidated from the Financial Statements of the Parent Company and the subsidiaries over which the Parent Company holds control prepared for the same audited accounting period.

When consolidating the Financial Statements, the Financial Statements of the Parent Company and its subsidiaries will be consolidated itemized by adding the equivalents of assets, liabilities, equity, revenue, other income, and expenses.

Balance of items on the Balance Sheet of internal transactions is excluded. The book value of the parent company's investment in each subsidiary and the parent company's capital portion in the equity of the subsidiary must be excluded.

The non-controlling shareholder's interest in the consolidated subsidiary's net assets is defined and presented on the Consolidated Balance Sheet as an indicator of the equity portion to reflect the value of the non-controlling shareholder's interest in the Subsidiaries.

Transactions between units in the same Company, including revenues, expenses, and dividends are excluded. Unrealized gains from internal transactions that are within the residual value of the asset, such as inventory and fixed assets are also excluded. Unrealized losses arising from internal transactions that have been deducted when determining the book value of assets are also eliminated.

23. Other accounting principles and methods**23.1. Basis for consolidating financial statements**

Consolidated financial statements are prepared based upon consolidating separate financial statements of the Company and its subsidiaries under its control as at 31 December annually. Control rights is in practice when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.

Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.

Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.

Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of comprehensive income.

23.2. Goodwill

Goodwill presented on consolidated financial statements is the surplus between its purchase cost and benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date. Goodwill is treated as intangible fixed assets, amortized under straight-line basis with estimated useful life not beyond 10 years.

When selling subsidiaries, associates and joint ventures, the carrying amount of goodwill which is not fully amortised is accounted into profit/loss of the selling transaction.

23.3. Related parties

Enterprises and individuals that directly or indirectly through one or more intermediaries, have control on or are under control of the Company, or are under common control with the Company, including parent companies, subsidiaries and associates are related parties. Associates and individuals that directly or indirectly hold voting right of the Company and have a significant impact on the Company, key management personnel including Board of Directors and employees of the Company, closed family members of these individuals or these associates or companies associated with these individuals are also considered as related parties.

In considering each relationship of related parties, it is necessary to pay attention to the nature of the relationship, not only its legal form.

V. Descriptive information in addition to items presented in the Balance sheet

Unit: VND

BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park Building, No. 69 Vu Trong Phung Street
Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

1. Cash and cash equivalents

	30/06/2026	01/01/2026
Cash on hand	37.198.753	19.164.717
Demand deposits	2.335.523.958	2.807.384.931
Cash equivalents (i)	7.200.000.000	14.500.000.000
	9.572.722.711	17.326.549.648
(i) Comprise:		
Military Commercial Joint Stock Bank- Son Tay Branch	-	7.500.000.000
Joint Stock Commercial Bank for Investment and Development of Vietnam- Bien Hoa Branch	-	7.000.000.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam Dong Nai Branch	7.200.000.000	-
	7.200.000.000	14.500.000.000

2. Financial investments**Investments held to maturity**

	30/06/2026		01/01/2026	
	Original cost	Book value	Giá gốc	Book value
Short-term				
Term deposits (i)	37.172.718.310	37.172.718.310	26.000.000.000	26.000.000.000
Joint Stock Commercial Bank for Investment and Development of Vietnam- Bien Hoa Branch	8.500.000.000	8.500.000.000	3.000.000.000	3.000.000.000
EVN Finance Joint Stock Company	-	-	23.000.000.000	23.000.000.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam Thanh Cong Branch	2.000.000.000	2.000.000.000		
Joint Stock Commercial Bank for Investment and Development of Vietnam- Thang Long Branch	70.371.174	70.371.174		
Stock Bank - Transaction Office Branch	102.347.136	102.347.136		
Military Commercial Joint Stock Bank- Son Tay Branch	26.500.000.000	26.500.000.000	-	-
Short-term loans (ii)	14.634.704.871	14.634.704.871	7.000.000.000	7.000.000.000
TG Capital Joint Stock Company	7.000.000.000	7.000.000.000	7.000.000.000	7.000.000.000
Phu Tho Property Invest Joint Stock Company (ii.2)	3.000.000.000	3.000.000.000		
My Lam Tea Joint Stock Company (ii.3)	3.500.000.000	3.500.000.000		
Accrued interest on savings and loans	1.134.704.871	1.134.704.871	-	-
Interest from savings deposits	831.104.871	831.104.871	-	-
Loan interest	303.600.000	303.600.000		
	51.807.423.181	51.807.423.181	33.000.000.000	33.000.000.000

(i) This includes term deposit contracts with maturities of 1 months, 6 months, 12 months at the bank, with interest rates ranging from 7,8%/year to 8,5%/year.

(ii.1) Loan agreement No. 2912/HĐ-DONATRACO dated December 29, 2025 signed between Dong Nai Trading and Service Joint Stock Company and TG Capital Joint Stock Company. Loan amount: VND 7,000,000,000. Loan purpose: to serve production and business activities. Loan term: 12 months. Interest rate: 7.4%/year. Interest payment term: end of term

(ii.2) Loan agreement No. 2505/2026/HĐ-DONATRACO dated May 25, 2026 signed between Dong Nai Trading and Service Joint Stock Company and Phu Tho Property Invest Joint Stock Company. Loan amount: VND 3,000,000,000. Loan purpose: to serve production and business activities. Loan term: 12 months. Interest rate: 9.0%/year. Interest payment term: end of term

(ii.3) Loan agreement No. 1606/2026/HĐ-DONATRACO dated June 16, 2026 and No. 2306/2026/HĐ-DONATRACO dated June 23, 2026 signed between Dong Nai Trading and Service Joint Stock Company and My Lam Tea Joint Stock Company. Loan amount: VND 3,500,000,000. Loan purpose: to serve production and business activities. Loan term: 3 months. Interest rate: 7.7%/year. Interest payment term: end of term

(iii) Reclassifying the Short-term Loan indicator

For the fiscal year ending December 31, 2025, the Company's short-term loans were presented on the Balance Sheet under the item "Receivables from short-term loans". From January 1, 2026, in accordance with Circular 99/2025/TT-BTC, the Company reclassified this item and presented it under the item "Short-term financial investments" on the Statement of Financial Position.

This change in classification is solely intended to comply with current regulations on financial reporting, and does not alter the economic nature of the transaction or affect total assets.

Equity investments in other entities

	30/06/2026		01/01/2026	
	Original cost	Provisions	Original cost	Provisions
Investments in associates				
Rang Dong Food Co., Ltd. (i)	600.000.000	-	600.000.000	-
Anh Nhat Anh Duong Co., Ltd. (ii)	346.275.000	346.275.000	346.275.000	346.275.000
	946.275.000	346.275.000	946.275.000	346.275.000

(i) The investment of Dong Nai Production, Trading and Service Joint Stock Company in Rang Dong Food Co., Ltd., this investment accounts for 24% of the contributed capital of Rang Dong Food Co., Ltd. The main activities of Rang Dong Food Co., Ltd. are to provide catering services, process products for employees' meals; trading in food of all kinds through processing, slaughtering and trading in fresh food.

(ii) The investment of Dong Nai Production, Trading and Service Joint Stock Company in Anh Nhat Anh Duong Co., Ltd., this investment accounts for 34.76% of the contributed capital of Anh Nhat Anh Duong Co., Ltd. The main activity of Anh Nhat Anh Duong Co., Ltd. is a foreign language center, computer science. Previously, this facility was a subsidiary of the Company. Currently, this company does not operate at the business registration address.

The Company has not determined the fair value of these financial investments for explanation on the Consolidated Financial Statements because these investments do not have listed prices on the market and the Vietnam Accounting Standards, Vietnam Enterprise Accounting Regime and legal regulations related to the preparation and presentation of reports finance has no detailed guidance on how to calculate fair value. The fair value of these financial investments may differ from the book value.

3. Receivables

	30/06/2026	01/01/2026
Short-term		
Other parties	28.906.431.155	38.176.472.942
Honglam Xuanthanh Joint Stock Company		
Tien Hung Investment And Trading Joint Stock Company	325.520.000	1.325.520.000
Vina2 Investment And Construction Joint Stock Company	2.282.386.000	3.327.025.700
Urban Infrastructure Development Investment Corporation	583.784.120	583.784.120
Viet Han Trading-Advertising-Construction- Real estate Joint Stock	3.077.397.185	5.563.919.637
Sel Co.,LTD	1.362.468.540	2.268.787.606
Viet Nam Construction And Import - Export Joint Stock Corporation	815.882.287	3.127.918.290
BV Land joint Stock Company	4.092.573.387	2.169.754.146

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Hawee mechanical and electrical joint stock company	-	1.584.502.338
Other Customers	9.899.828.913	11.758.670.382
Related parties	-	-
	28.906.431.155	38.176.472.942
4. Advances for suppliers	30/06/2026	01/01/2026
Short-term		
Other parties	15.874.983.057	16.550.763.925
Haeco Electrical Mechanical Joint Stock Company	-	
The Vinh Trading And Investment Company Limited	2.887.939	2.887.939
Bambo Industrial Supplies Joint Stock Company	165.647.383	165.647.383
Ha Noi Branch- Daikin air Conditioning (Vietnam) Joint stock company	2.616.061.581	-
Bravat Mien Bac Co., JSC	3.845.217.215	-
Honda Vietnam Company LTD	6.327.671.079	5.185.457.966
Vu Le Import Export Trading&Service Company Limited	-	10.071.795.000
Other Customers	2.917.497.860	1.124.975.637
Related parties	202.890.418	-
My Lam Tea Joint Stock Company	202.890.418	
	16.077.873.475	16.550.763.925
5. Other receivables	30/06/2026	01/01/2026
	Value Provision	Value Provision
5.1. Short-term		
Other parties	1.284.098.050 -	14.759.238.715 -
Advances	829.798.645 -	190.884.078 -
Receivable interest on deposits and loans	- -	580.981.057 -
Deposits, mortgages and collateral	201.027.107 -	13.553.344.327 -
Other receivables	253.272.298 -	434.029.253 -
Related parties	- -	- -
	1.284.098.050 -	14.759.238.715 -
5.2. Long-term		
Collateral deposits	1.369.683.200 (327.000.000)	1.774.200.000 -
	1.369.683.200 (327.000.000)	1.774.200.000 -
6. Bad debt	30/06/2026	01/01/2026
	Original value Recoverable amount	Original value Recoverable amount
Total value of receivables and loans that are past due or not yet due but unlikely to be recovered.	3.828.023.120 1.113.405.174	5.672.662.820 1.504.885.174
Vina2 Investment And Construction Joint Stock Company	2.482.386.000 842.125.174	3.327.025.700 842.125.174
Tien Hung Investment and trading Joint Stock Company	325.520.000 271.280.000	1.325.520.000 662.760.000
Construction Enterprise No. 3 - Urban	73.000.000 -	73.000.000 -
Infrastructure Development Investment Corporation UDIC -		
Urban Infrastructure Development Investment Corporation	583.784.120 -	583.784.120 -

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Rhodium Artificial Intelligence Development Joint Stock Company	11.800.000	-	11.800.000	-
Quang Anh Trading And Technical Company Limited	24.533.000	-	24.533.000	-
Sac Viet Ltd Company	327.000.000	-	327.000.000	-
	3.828.023.120	1.113.405.174	5.672.662.820	1.504.885.174

7. Inventories

	30/06/2026		01/01/2026	
	Original value	Provision	Original value	Provision
Tools, supplies	-	-	-	-
Unfinished production and business expenses (i)	57.500.000	-	154.863.154	-
Finished goods (ii)	-	-	-	-
Merchandise (ii)	55.680.178.786	-	45.436.828.959	-
Real estate goods	18.680.402.819	-	-	-
	74.418.081.605	-	45.591.692.113	-

(i) Details of unfinished production and business expenses:

	30/06/2026	01/01/2026
Project 90 Lang Road	-	154.863.154
Others	57.500.000	-
	57.500.000	154.863.154

(ii) Value of motorcycles, spare parts, and other goods

8. Deferred expenses

	30/06/2026	01/01/2026
Short-term		
Expenses for allocating tools	1.081.295.423	505.793.341
Total	1.081.295.423	505.793.341
Long-term		
Expenses for allocating tools and repairing	99.843.585	10.877.167.105
Land lease value (i)	2.362.256.654	2.936.966.645
	10.510.817.001	10.877.167.105

(i) Value of land lease rights with annual payments (assessed at fair value)

9. Tangible fixed assets

Appendix No. 01

10. Investment properties

Investment property for rent

Items	House and Land use rights	Total
Original cost		
As at 01/01/2026	- 82.697.479.826	82.697.479.826
Increase	- 10.860.293.365	10.860.293.365
Decrease	- (3.980.571.870)	(3.980.571.870)
As at 30/06/2026	- 89.577.201.321	89.577.201.321
Accumulated depreciation		
As at 01/01/2026	- 27.616.102.440	27.616.102.440
Depreciation in period	- 1.680.367.298	1.680.367.298
Decrease	- (858.817.890)	(858.817.890)
As at 30/06/2026	- 28.437.651.848	28.437.651.848

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Net carrying amount

As at 01/01/2026	-	55.081.377.386	55.081.377.386
As at 30/06/2026	-	61.139.549.473	61.139.549.473

Ending net book value of Investment properties pledged as loan securities: 17.537.478.783
Cost of fully depreciated investment property but is still rented or holding waiting for price increase 2.256.622.220
The Company and its subsidiaries have not yet determined the fair value of all investment properties as of June 30, 2026, due to insufficient market information to support fair value determination..

11. Goodwill	30/06/2026	01/01/2026
- Balance At the beginning of the year	-	-
- Increase in period due to consolidation	16.693.032.304	-
- Allocation in the year	-	-
- Year-end balance	834.651.616	-
	15.858.380.688	-

12. Payables to suppliers

	Value and Realizable value	
	30/06/2026	01/01/2026
Short-term		
Other parties	14.138.157.094	10.212.515.235
Vu Le Import Export Trading&Service Company Limited	3.457.080.000	-
Vina2 Fire Prevention And Water Electric Joint Stock Company	2.801.483.321	3.101.483.321
BIV Group Joint Stock Company	3.095.314.785	-
Dong Duong Mechanical electrical engineering corporation	-	1.252.800.000
Euro green plastic Joint Stock Company	-	960.400.347
The Vinh Trading And Investment Company Limited	129.545.107	165.079.800
Iov Joint Stock Company	272.870.000	272.870.000
An Phat construction and electric mechanical joint stock company		
Vinagenset Joint Stock Company		
Honda Vietnam Company LTD		
Other Customers	1.904.845.843	1.204.224.875
Related parties		219.011.256
My Lam Tea Joint Stock Company	219.060.396	219.011.256
	14.357.217.490	10.431.526.491

13. Advances from customers

	30/06/2026	01/01/2026
Short-term		
Other parties	404.900.000	1.718.398.450
Gia Phuc Trading and Service Co.,Ltd	247.800.000	-
Mai Duyen Automobile and Motorcycle Import-Export Co.,Ltd		1.000.000.000
Phuc Loc Motor Co., Ltd.		230.000.000
Others	157.100.000	488.398.450
Related parties		-
	404.900.000	1.718.398.450

14. Taxes and payables to the state budget**14.1. Payables**

	30/06/2026	Payables	Already paid	01/01/2026
Value-added tax	-	6.627.715.824	6.742.334.637	114.618.813
Business income tax (*)	3.365.244.417	4.208.459.876	5.857.327.313	5.014.111.854
Personal income tax	66.162.301	180.305.085	186.593.021	72.450.237
Natural resource tax	-	-	-	-
Property tax and land rental	(16.380.438)	648.754.687	665.135.125	-
	3.415.026.280	11.665.235.472	13.451.390.096	5.201.180.904

In which

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- Payable tax amount:	
+ Corporate income tax expense incurred during the period at BV Life:	337.757.459
+ Donatraco's corporate income tax expense:	3.870.702.417
	4.208.459.876

14.2. Receivables

	30/06/2026	Receivables	Received/ Compensation payable	01/01/2026
Business income tax	18.491.768	18.491.768	-	-
Personal income tax	63.085.477	63.085.477	41.031.172	41.031.172
Natural resource tax	-	-	-	-
	81.577.245	81.577.245	41.031.172	41.031.172

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

15. Accrued expenses

	30/06/2026	01/01/2026
Short-term		
Interest expenses	-	-
Other advance deductions	195.362.500	105.673.449
	195.362.500	105.673.449

16. Unallocated revenue

	30/06/2026	01/01/2026
Short-term		
Revenue received in advance of property lease	1.445.992.159	533.263.818
	1.445.992.159	533.263.818

17. Other payables

	30/06/2026	01/01/2026
17.1. Short-term		
Other parties		
Trade Union Fees	387.456.358	298.600.010
Social insurance, Health insurance, Unemployment insurance	-	-
Profit to the joint venture party	1.243.639.499	757.190.397
Dividends payable	-	41.216.868
Other receivables	256.047.625	66.644.170
Related parties	-	-
	1.887.143.482	1.163.651.445
17.2. Long-term		
Other parties	12.874.638.882	12.486.912.137
Long-term deposits, collateral received	5.264.598.545	4.876.871.800
Other payables and payables (business cooperation):	7.610.040.337	7.610.040.337
+ Do Hoang Minh thanh (i)	7.610.040.337	7.610.040.337
Related parties	-	-
	12.874.638.882	12.486.912.137

(i) Business cooperation contract No. 01/HDHTKD/2022 dated 01/04/2022 between Dong Nai Commercial Production and Service Joint Stock Company (party A) and Mr. Do Hoang Minh Thanh (party B) on the investment and development of Honda Dinh Quan motorcycle company. The total initial investment capital is 21,034,613,152 VND, of which Party A contributes 15,775,959,863 VND, accounting for 75% of the total initial contributed capital, Party B contributes 5,258,653,289 VND, accounting for 25% of the total initial contributed capital. Based on the business situation and investment development orientation, the parties will agree and contribute additional capital in each period. The term of cooperation is 05 years from the date of signing the contract. Method of dividing business cooperation results: according to business results.

(ii) Joint Venture Agreement No. 10/2021/TTDL dated 05/10/2021 between Areca Vietnam Investment and Service Joint Stock Company (Areca), BV Land Joint Stock Company (BV Land), Bach Viet Group Joint Stock Company (BV Group) and TMG Infrastructure Development Joint Stock Company (TMG), whereby the members voluntarily form a joint venture to participate in the bidding for the new urban area project on the Tay Dinh Tri, Bac Giang city, abbreviation: Areca - BV joint venture (Areca is the head unit of the Joint Venture). On November 30, 2021, the Joint Venture was selected as the investor of the new urban area project in the west of Dinh Tri, Bac Giang city. The total contributed capital of the joint venture parties according to Appendix No. 05/PL-TTLD dated 10/06/2024 is 230 billion VND, of which the contributed capital of the joint venture parties Areca - BV Group - BV Land - TMG is 73.6 billion, 39.1 billion, 71.3 billion and 46 billion VND, respectively, at the rate of 32%, 17%, 31% and 20%. At the time of issuance of BV Land's consolidated financial statements, the parties have fully contributed capital with bank deposits according to the appendix to the agreement.

18. Loans and debts

Short-term loans and debts

	30/06/2026	Increase	Decrease	Value and able to pay 01/01/2026
Banks	14.127.887.981	17.816.913.828	3.689.025.847	-
Joint Stock Commercial Bank for Investment and Development of Bien Hoa Branch (i)	3.832.957.383	7.505.957.383	3.673.000.000	-
Vietnam Bank for Agriculture and Rural Development - South Dong Nai (ii)	6.200.000.000	6.216.025.847	16.025.847	-
Bank for Foreign Trade of Vietnam - Thang Long Branch (iii)	2.871.566.742	2.871.566.742	-	-
Orient Commercial Joint Stock Bank - Hanoi Branch	1.223.363.856	1.223.363.856	-	-
	14.127.887.981	17.816.913.828	3.689.025.847	-

Information related to short-term loans as of 30/06/2026

(i) Credit line contract No. 24/2026/1311584/HĐTD dated 13/02/2026, limit of VND 29,500,000,000, purpose of additional working capital for production and business activities, loan term of 5 months, loan interest rate: 7.5%/year and will be adjusted when the interest rate is announced. Loan security measure: according to the Mortgage Contract of Land-attached Assets 141A/2020/131584/HĐTC and the Mortgage Contract of Means of Transport No. 277/2022/131584/HĐTC. Collateral includes: Bien Hoa Market covered hall, Anh Duong private preschool Office in Quyet Thang Ward and office in Trung Dung Ward

(ii) Credit line contract No. 5911-LAV-202401533 dated 31/07/2024, limit of VND 40,000,000,000, purpose of additional working capital for production and business activities, loan term of 5 months, loan interest rate: 6.9%/year and will be adjusted when the interest rate is announced. Loan security measure: according to the Mortgage Contract of Land-attached Assets No. 01-06/2023/HĐTCTS-DONATRACO/HĐSD and the Mortgage Contract of Means of Transport No. 01/2025/HĐSDBS-DONATRACO dated 11/08/2025. Collateral includes: Office in Thong Nhat Ward .

(iii) Credit line contract No. 22/26/CTD/BVLIFE dated 26/03/2026, limit of VND 20,000,000,000, purpose of additional working capital for production and business activities, loan term of 149 days, loan interest rate: 8.2%/year and will be adjusted when the interest rate is announced. Loan security measure: according to the Mortgage Contract of Land-attached Assets No. 03/26/TC/QTD/BVLIFE dated 26/03/2026. Collateral includes: Floor 6, Ha Dong Shopping Center, No. 8 Quang Trung, Ha Dong Ward, Hanoi .

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(iv) Credit Agreement No. 234780.24.827.883883.TD between Military Commercial Joint Stock Bank and BV Life Joint Stock Company signed on August 13, 2025.

- Short-term loan limit, payment guarantee, L/C limit: 35,000,000,000 VND; Other credit limit : 30,000,000,000 VND;

- Purpose of credit: to support the trading of construction materials and the supply and installation of machinery and equipment..

- Duration of the credit limit: From the date of signing until August 9, 2026. The amount, interest rate, and loan term are detailed for each disbursement and debt acknowledgment.

- Collateral: According to Mortgage Agreement No. 326500.25.827.883883.BD

+ All goods that have been, are being, and will be formed from the plan financed by the bank during the production and business process of the mortgagor.

+ The rights to receivables that have been, are being, and will be formed from the plan financed by the bank.

All amounts/balances and interest accrued in account number 3332288888 opened at the bank by the mortgagor.

The loan was fully repaid within the year.

19. Provision for payables

	30/06/2026	01/01/2026
Long-term		
Provision for land rent in Donatraco	1.458.969.470	1.458.969.470
Provision for warranty of Construction	-	-
	1.458.969.470	1.458.969.470

20. Deferred tax assets and Deferred income tax payables

Deferred tax assets	30/06/2026	01/01/2026
CIT rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets related to the deductible temporary difference	-	-
	-	-
Deferred income tax payables	30/06/2026	01/01/2026
CIT rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets related to the deductible temporary difference	7.923.876.469	9.808.684.081
	7.923.876.469	9.808.684.081

21. Owner's equity**21.1. Increase and decrease in owner's equity****Appendix No. 02**

21.2. The details of the owner's equity	30/06/2026		01/01/2026	
	Rate (%)	Value	Rate (%)	Value
Bach Viet Group Joint Stock Company	14,02%	16.824.000.000	14,02%	16.824.000.000
Nguyen Thanh Huong	11,10%	13.319.000.000	11,10%	13.319.000.000
Nguyen Thi Ha Giang	10,00%	12.001.400.000	10,00%	12.001.400.000
Bui Manh Hung	14,28%	17.138.000.000	14,28%	17.138.000.000
Tran Quang Vu	13,51%	16.210.000.000	13,51%	16.210.000.000
Other subjects	37,09%	44.507.600.000	37,09%	44.507.600.000
	100,00%	120.000.000.000	100,00%	120.000.000.000

21.3. Capital transactions with owners and distribution of dividends and profits

30/06/2026 01/01/2026

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Owner's Equity		
Opening balance	120.000.000.000	120.000.000.000
Increase in the period	-	-
Decrease in the period	-	-
Closing balance	120.000.000.000	120.000.000.000
21.4. Stock	30/06/2026	01/01/2026
Quantity of registered issuing stocks	12.000.000	12.000.000
Quantity of Authorized issuing stocks		
Common stocks	12.000.000	12.000.000
Preferred stock (classified as equity)	-	-
Common stocks		
Common Stocks		
Preferred stock (classified as equity)		
Quantity of Outstanding Stocks		
Common stocks	12.000.000	12.000.000
Preferred stock (classified as equity)		
Par value of Stocks	10.000	10.000
21.5. Funds in Company	30/06/2026	01/01/2026
Development and Investment Fund	5.900.000.000	5.900.000.000

VI. Descriptive information in addition to the items presented in the Income statement

Unit: VND

1. Total revenues from sale of goods and rendering of services**Revenue from sale of goods**

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Revenue from sale of goods	-	330.302.629
Revenue from sale and installation of machinery and equipment, and trading of goods	259.215.380.457	64.135.466.701
Revenue from real estate business	1.441.191.973	3.164.544.859
Revenue from rendering of services	10.717.623.705	-
	271.374.196.135	67.630.314.189

2. Cost of good sold

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Cost of providing labor export and training services	-	431.810.878
Cost of sale and installation of machinery and equipment	242.326.541.705	60.774.702.420
Cost of rental	682.866.343	1.174.140.168
Other cost prices	802.472.664	-
Cost of real estate business		-
	243.811.880.712	62.380.653.466

3. Profit/loss from the sale and liquidation of investment properties

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Revenue from sale and liquidation investment properties	296.271.501	-
Remaining value of investment properties	3.121.753.980	-
Cost of selling and liquidating investment properties		
Profit/loss from the sale and liquidation of investment properties	(2.825.482.479)	-

4. Financial incomes

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	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Interests of bank deposits and loans	1.944.698.268	875.487.339
Profits from securities sales	-	2.527.113
Profit is divided from idle money of Tay Dinh Tri project	-	-
	1.944.698.268	878.014.452
5. Financial expenses		
	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Loan interest	153.293.812	242.880.823
Exchange rate difference loss in the period	-	52.714.800
Payment Discounts	-	-
Cost of selling securities	570.485.210	-
	723.779.022	295.595.623
6. Selling and general administrative expenses		
	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Selling expenses		
Labour expenses	6.039.133.874	806.239.106
Outside purchase services cost	107.311.658	-
Office supplies costs	480.960.916	-
Depreciation	768.114.916	-
Warranty Cost	1.773.066.710	-
Other expenses by cash	907.446.475	28.145.455
	10.076.034.549	834.384.561
General administrative expenses		
Management staff	2.966.644.358	1.753.622.146
Cost of raw materials and supplies	31.539.861	-
Office supplies costs	179.902.607	-
Depreciation	2.556.642.682	-
Cost – Taxes, fees and charges	337.392.912	3.358.600
Provision expenses	(1.556.999.700)	(93.963.946)
Outside purchase services cost	826.070.276	568.243.850
Other expenses by cash	280.652.078	128.179.418
Goodwill allocation	834.651.616	-
	6.456.496.690	2.359.440.068
7. Other income		
	Từ 01/01/2026 đến 31/03/2026	Từ 01/01/2025 đến 31/03/2025
Handling of debts payable but not payable	-	-
Other revenues from asset leasing activities	-	-
Other income	1.325.122.622	2.200.005
	1.325.122.622	2.200.005
8. Other expense		
	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Penalties	-	16.127.193
Other expense	531.293.776	-

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	531.293.776	16.127.193
9. Income Tax		
	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
BV Life Joint Stock Company	332.045.249	602.194.737
Dong Nai Production, Trading and Service Joint Stock Company	3.865.244.417	-
	4.197.289.666	602.194.737
10. Earnings per Share		
	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Profit after CIT of shareholders of the parent company	4.793.525.721	2.022.132.998
Deduction of reward and welfare funds	-	-
	399	337
11. Diluted earnings per Share		
Profit after CIT of shareholders of the parent company	4.793.525.721	2.022.132.998
Average outstanding common shares in the period	12.000.000	6.000.000
Diluted earnings per Share	-	6.000.000
	399	169

VII. Other information

Unit: VND

1. Potential debts, commitments, and other financial information

There are no potential liabilities arising from events that may affect the information presented in the Consolidated Financial Statements over which the Company has no control or has not been recorded.

There are no events that arise after the end of the fiscal year that require adjustments or explanations in the Consolidated Financial Statements.

3. Information on related parties**3.1. List of related parties**

<u>Related parties</u>	<u>Relationship</u>
Lychee F&B	Together with members of the Board of Management
Dong Nai Producing Trading Services JSC	Together with members of the Board of Management
My Lam Tea Joint Stock Company	Together with members of the Board of Directors
Vina-Mec HR Manpower and Trading Joint Stock Company	Together with members of the Board of Directors
BACH VIET GROUP Joint Stock Company	Together with key management members
Member of Board of Directors, Board of Management	Key Management

3.2. During operation, there are a number of transactions between the company and related parties as follows:

<u>Contents/ Related parties</u>	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
My Lam Tea Joint Stock Company		
Purchase of goods and services	219.060.396	-
	-	-
Vina-Mec HR Manpower and Trading Joint Stock Company		
Collecting Sales and Providing Services	231.016.500	-
	-	-

3.3. Outstanding balances with related parties up to the reporting date are as follows

Balances with related parties at the balance sheet date are presented in Note V.

3.4. Transactions with other related parties are as follows

Income of the Board of Directors, the Board of Directors and the Supervisory Board

Ordinals	Name	Duty	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
		Income of the Board of Directors and the Board of Directors	716.022.727	1.000.833.000
			<u>716.022.727</u>	<u>1.000.833.000</u>

4. Segment statements

Segment information is presented by business sector and geographic region. General expenses are allocated to each department as a percentage of each department's revenue.

Main segment reporting - under business fields:

The company consists of divisions divided by main business activities: real estate business, construction and installation, sale of goods and provision of services.

5. Comparative information

Comparative figures are figures on the Financial Statements for the fiscal year ending December 31, 2025 audited by AVA Auditing and valuation Company Limited.

Comparative figures on the Income Statement, Cash Flow Statement and related notes are figures on the Financial Statements for the accounting period from January 1, 2025 to June 30, 2025, which have been reviewed by Vietnam Auditing and valuation Company Limited (AVA).

6. Other information

There are no events that cause serious doubts about its ability to continue its operations and the Company has no intention nor is it forced to cease operations, or to significantly reduce the size of its operations.

Prepared by



Nguyen Thi Thuy Huong

Chief Accountant



Nguyen Thi Thuy Huong



BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park Building, No. 69 Vu Trong Phung Street
Thanh Xuan Ward, Hanoi City

Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Appendix No. 01

9. Tangible fixed assets

Items	Buildings	Machinery, Equipment	Mean of Transportation	Office equipment and furniture	Other fixed assets	Total
Original cost						
As at 01/01/2026	68.150.250.574	14.224.168.511	7.803.010.669	546.496.607	52.000.000	90.775.926.361
Increase in period	-	-	-	-	-	-
Finished construction investment	-	-	-	-	-	-
Other increase	-	-	-	-	-	-
Transferring into investment prop	13.284.659.127	12.405.419.383	185.000.000	-	-	25.875.078.510
Liquidating, disposed	11.262.736.582	10.234.385.388	-	-	-	21.497.121.970
Other decrease	2.021.922.545	2.171.033.995	185.000.000	-	-	4.377.956.540
As at 30/06/2026	54.865.591.447	1.818.749.128	7.618.010.669	546.496.607	52.000.000	64.900.847.851
Accumulated depreciation						
As at 01/01/2026	31.728.268.997	11.863.878.751	6.249.233.979	471.765.119	21.666.660	50.334.813.506
Increase in period	2.097.108.692	26.630.692	75.531.720	11.294.634	8.666.664	2.219.232.402
Depreciation in period	2.097.108.692	26.630.692	75.531.720	11.294.634	8.666.664	2.210.565.738
Transferring into investment prop	-	-	-	-	-	-
Liquidating, disposed	(11.262.736.582)	(10.234.385.388)	-	-	-	(21.497.121.970)
Other decrease	(11.262.736.582)	(10.234.385.388)	-	-	-	(21.497.121.970)
As at 30/06/2026	22.562.641.107	1.656.124.055	6.324.765.699	483.059.753	30.333.324	31.056.923.938
Net carrying amount						
As at 01/01/2026	36.421.981.577	2.360.289.760	1.553.776.690	74.731.488	30.333.340	40.441.112.855
As at 30/06/2026	32.302.950.340	162.625.073	1.293.244.970	63.436.854	21.666.676	33.843.923.913

Ending net book value of tangible fixed assets pledged as loan securities:

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

-
19.597.754.229

BV LIFE JOINT STOCK COMPANY

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Consolidated Financial statements
for the period from 01/01/2026 to 30/06/2026

Appendix No. 02

21. Owner's equity

21.1. Increase and decrease in owner's equity

	Owner's Equity	Share capital surplus	Development and Investment Fund	Retained earnings	Non-controlling interest	Total
As at 01/01/2025	60.000.000.000	(63.500.000)	5.900.000.000	5.608.808.801	-	71.445.308.801
Increase in period	-	-	-	2.022.132.998	-	2.022.132.998
<i>Capital Increase</i>	-	-	-	-	-	-
<i>Profit/(loss) in period</i>	-	-	-	2.022.132.998	-	2.022.132.998
<i>Other increase</i>	-	-	-	-	-	-
<i>Increase due to consolidation</i>	-	-	-	-	-	-
<i>Distribution of funds</i>	-	-	-	(346.932.797)	-	(346.932.797)
<i>Other decrease</i>	-	(55.000.000)	-	-	-	(55.000.000)
<i>Other decrease</i>	-	-	-	-	-	-
As at 30/06/2025	60.000.000.000	(118.500.000)	5.900.000.000	7.284.009.002	-	73.065.509.002
As at 01/01/2026	120.000.000.000	(322.839.049)	5.900.000.000	36.610.124.696	74.349.960.297	236.537.245.944
Increase in period	-	-	-	4.793.525.721	3.026.427.161	7.819.952.882
<i>Capital Increase (i)</i>	-	-	-	-	-	-
<i>Profit/(loss) in period</i>	-	-	-	4.793.525.721	3.026.427.161	7.819.952.882
<i>Other increase</i>	-	-	-	-	-	-
<i>Other increase</i>	-	-	-	-	-	-
Decrease in period	-	-	-	(3.991.179.092)	(656.296.166)	(4.647.475.258)
<i>Dividend Distribution (ii)</i>	-	-	-	-	-	-
<i>Deduction from the Investment</i>	-	-	-	(3.991.179.092)	(656.296.166)	(4.647.475.258)
<i>Other decrease</i>	-	-	-	-	-	-
<i>Other decrease</i>	-	-	-	-	-	-
As at 30/06/2026	120.000.000.000	(322.839.049)	5.900.000.000	37.412.471.325	76.720.091.292	239.709.723.568