

PERIODIC DISCLOSURE OF FINANCIAL REPORTS

Dear: Hanoi Stock Exchange

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market, Ho Chi Minh City Food Joint Stock Company (CTCP Lương thực thành phố Hồ Chí Minh) will disclose the financial report (BCTC) for the semi-annual of 2026 to the Hanoi Stock Exchange as follows:

1. Organization Name: Cong ty co phan Luong thuc Thanh pho Ho Chi Minh.

- Stock Code: FCS
- Address: 1610 Vo Van Kiet, Ward Binh Tien, Ho Chi Minh City.
- Tel: (028) 3967 2060 Fax: (028) 3967 2022
- Email: info@foodcosa.vn Website: www.foodcosa.vn

2. Content of the Disclosure Information:

- Financial Report for the semi-annual of 2026

☒ Separate Financial Report (the parent company does not have subsidiaries, and the higher-level accounting unit has subordinate units);

☐ Consolidated Financial Report (the parent company has subsidiaries);

☐ Aggregate Financial Report (the parent company has subordinate accounting units with separate accounting systems).

- Cases that require explanation of the reasons:

+ The auditing organization issued an opinion that is not an unqualified opinion on the financial report (for the audited financial report of 2025)

☐ Yes

☐ No

Explanatory document in the case of a positive balance:

☐ Yes

☐ No

+ Net profit after tax in the reporting period has a difference of 5% or more before and after the audit, shifting from a loss to a profit or vice versa (for the audited financial report of 2025)

☐ Yes

☐ No

Explanatory document in the case of a positive balance:

☐ Yes

☐ No

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the corresponding report of the previous year

☐ Yes

☐ No

Explanatory document in the case of a positive balance:

☐ Yes

☐ No

+ Net profit after tax in the reporting period incurs a loss, shifting from profit in the corresponding report of the previous year to a loss in this period or vice versa:

☒ Yes

☐ No

Explanatory document in the case of a positive balance:

☒ Yes

☐ No

This information was published on the company's electronic information page on: August 13, 2026, at the following link: <https://foodcosa.vn/cong-ty-co-phan-luong-thuc-tp-hcm-cong-bo-bao-cao-tai-chinh-ban-nien-2026-kem-giai-trinh-san-xuat-kinh-doanh-2026/>

Attached documents:

- Financial Report for the semi-annual of 2026.
- Explanatory document for the Business Operation Results of the semi-annual of 2026.

Representative of the organization
Authorized person for information disclosure


Nguyen Quang Cuong

Explanation of business performance results in
the first 6 months of 2026

12/08/2026

To: State Securities Commission of Vietnam
Hanoi Stock Exchange

Based on the requirements of the State Securities Commission and the Hanoi Stock Exchange to explain the profit results in the financial report for the first half of 2026, Ho Chi Minh City Food Joint Stock Company would like to report some reasons that led to the company's business losses, as follows:

1) Regarding the general situation

The Company's business and production activities have always been short of working capital, so the Company has temporarily made the most of existing resources and tried to maximize short-term revenue. On the other hand, one of the current difficulties the Company faces is dealing with depreciation, high fixed costs, and labor expenses...

With determination to closely follow the actual targets registered with the owner and submitted to the General Meeting of Shareholders and the Board of Directors, the company's Executive Board has found many feasible solutions to continue implementation. This includes assessing and classifying some urgent solutions that need to be carried out now, as well as solutions for the upcoming period, aiming to achieve the best possible results. Accordingly, each subsidiary of the company has been active in business operations, service exploitation, and processing... Leading to the company making a profit in the first 6 months of 2026.

2/ About the business results of the Company in the first 6 months of 2026. According to the financial report for the first 6 months of 2026, the after-tax profit of Ho Chi Minh City Food Joint Stock Company was 4,701,146,670 VND (compared to the same period in 2025 when there was a loss of 6,341,466,595 VND, so the reduction in loss compared to the same period last year is 11,042,613,265 VND).

3/ Regarding the main causes affecting the business results for the first 6 months of 2026.

In the first 6 months of 2026, the company's financial situation was still very difficult, working capital remained negative, and there was no financial support from any organization. To implement the 2026 plan, the company focused on not chasing revenue but on the business efficiency of its products (rice, consumer goods, etc.), as well as service exploitation and manufacturing activities. This led to a gross profit increase in the first 6 months of 2026 compared to the same period last year, and at the same time, reduced costs resulted in a profit increase of 11,042,613,265 VND in the first 6 months of 2026 compared to the same period in 2025.

In the first six months of 2026, the company has made great efforts and tried hard to implement solutions aimed at improving business efficiency, such as strengthening and stabilizing the trading of rice, fuel, and technology products. We also continue to enhance and make the most of our services, thoroughly reduce costs, and prevent waste. The company will strive for effective business operations in the upcoming quarters of 2026.

Best Regards

DIRECTOR


Nguyễn Văn Linh

HO CHI MINH CITY FOOD JOINT STOCK COMPANY

REVIEWED INTERIM FINANCIAL STATEMENTS

For the period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Ho Chi Minh City Food Joint Stock Company presents this report together with the Company's reviewed interim financial statements for the period ended 30 June 2026.

THE COMPANY

Ho Chi Minh City Food Joint Stock Company (hereinafter referred to as "the Company") was formerly Ho Chi Minh City Food One-Member Limited Liability Company, a subsidiary of Vietnam Southern Food Corporation (now known as Vietnam Southern Food Corporation - Joint Stock Company). The Company was initially granted Enterprise Registration Certificate No. 0300559014 by the Ho Chi Minh City Department of Planning and Investment on 31 December 2008. The certificate has been amended several times, with the most recent amendment being the 22nd revision, issued on 16 October 2025 by the Business Registration Office - Ho Chi Minh City Department of Finance, relating to the change of the Company's legal representative.

English name of the company: HO CHI MINH CITY FOOD JOINT STOCK COMPANY.

The Company's Charter capital under the Certificate of Business Registration number 0300559014 amended for the 22th time on 16 October 2025 is VND 294,500,000,000. (*In word: Two hundred and ninety-four billion and five hundred million Vietnamese Dong*).

The Company's stock is currently traded on the UpCOM Stock Exchange with stock code: FCS.

The Company's registered office is located at: No. 1610 Vo Van Kiet Street, Binh Tien Ward, Ho Chi Minh City.

BOARDS OF DIRECTORS, SUPERVISORS AND MANAGEMENT

Members of Boards of Directors, Supervisors and Management who held the Company during the year and at the date of this report are as follows:

BOARD OF DIRECTORS

Mr. Doan Quang Long	Non-executive Chairman (appointed on 27 May 2026)
Mr. Nguyen Van Linh	Member (Re-elected on 27 May 2026)
Mr. Nguyen Tai Dai	Member (Re-elected on 27 May 2026)
Ms. Phan Thi Bich Tuyen	Member (Re-elected on 27 May 2026)
Mr. Duong Tien Dung	Member (Elected on 27 May 2026)
Mr. Nguyen Van Hien	Member (Term ended and dismissed on 27 May 2026)
Ms. Pham Thi Thuy Hang	Member (Term ended and dismissed on 27 May 2026)

BOARD OF SUPERVISORS

Mr. Ngo Thanh Giao	Head of the Board (Re-elected on 27 May 2026)
Ms. Nguyen Thi Cam Nhung	Member (Re-elected on 27 May 2026)
Mr. Vuong Duc Thuan	Member (Elected on 27 May 2026)
Ms. Nguyen Ngoc Mai Trinh	Member (Term ended and dismissed on 27 May 2026)

BOARD OF MANAGEMENT

Mr. Nguyen Van Linh	General Director
Mr. Vu Ngoc Duong	Deputy General Director
Ms. Phan Thi Bich Tuyen	Deputy General Director
Mr. Duong Tien Dung	Deputy General Director (Appointed on 01 June 2026)
Ms. Pham Thi Thuy Hang	Deputy General Director (Dismissed on 01 June 2026)

SUBSEQUENT EVENTS

According to the Board of Management, in all material respects, there have been no other significant events occurring after the the Statement of Financial Position date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the interim financial statements for the period ended 30 June 2026.

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

AUDITORS

The Company's interim financial statements for the period ended 30 June 2026 have been reviewed by CPA VIETNAM Auditing Company limited - An Independent Member Firm of INPACT.

RESPONSIBILITY OF THE BOARD OF MANAGEMENT

The Company's Board of Management is responsible for preparing the interim financial statements, which give a true and fair view of the financial position of the Company as at 30 June 2026 as well as of its income and cash flows statements for the year then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of interim financial statements. In preparing these interim financial statements, the Board of Management is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the interim financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the interim financial statements.

For and on behalf of the Board of Management,



Nguyễn Văn Linh

Nguyen Van Linh
General Director

Ho Chi Minh City, 08 July 2026

Head Office in Hanoi:

8th floor, VG Building, No. 235 Nguyen Trai Str.,
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No: 186/2026/BCSX-CPA VIETNAM-HCM

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: Shareholders
Boards of Directors, Supervisors and Management
Ho Chi Minh City Food Joint Stock Company

We have reviewed the accompanying financial statements of Ho Chi Minh City Food Joint Stock Company, prepared on 08 July 2026, from pages 06 to pages 42, including the interim Statement of Financial Position as at 30 June 2026, interim Statement of Income, interim Statement of Cash Flows for the 6-month period then ended and Notes to the interim financial statements.

Responsibilities of the Board of Management

The Company's Board of Management is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements, and for the internal control as the Board of Management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of Auditors

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

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

Auditors' Conclusion

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

Emphasis of matters

We would like to draw the readers' attention of the interim financial statements to the following notes:

- As disclosed in Section d of Note 5.18, in 2017, the Company's General Meeting of Shareholders approved the plan to reduce the charter capital (State-owned capital portion) under Resolution No. 02/NQLT-ĐHĐCĐ dated 29 September 2017. The amount of charter capital to be reduced is VND 39,362,000,000 (equivalent to a reduction of 3,936,200 State-owned shares) pursuant to Decision No. 67/QĐ-HĐTV dated 22 August 2017 of the Members' Council of Southern Food Corporation – One Member Limited Liability Company (now Southern Food Corporation – Joint Stock Company) regarding the approval of the second enterprise valuation results and the State capital at the time of conversion into a joint stock company (on 1 September 2016) of Ho Chi Minh City Food Company Limited. As at the financial statement date, the Company is in the process of completing procedures to amend its business registration certificate, but the approval from the competent authority has not yet been obtained.

- As disclosed in Note 5.8, as at 30 June 2025, the Company is monitoring the carrying value of the land use rights for four land lots in Ho Chi Minh City as well as the obligation payable to the State under the line items “Intangible fixed assets” and “Other long-term payables” amounting to VND 561,416,855,000 pursuant to Decision No. 67/QĐ-HĐTV dated 22 August 2017 of the Members’ Council of Southern Food Corporation – One Member Limited Liability Company (now Southern Food Corporation – Joint Stock Company) regarding the approval of the second enterprise valuation results and the State capital payable at the time of conversion into a joint stock company (1 September 2016) of Ho Chi Minh City Food Company Limited. The value of the land use rights and the utilization plan for these land lots may change upon receipt of the official opinion from the Ho Chi Minh City People’s Committee.
- As disclosed in Note 7.1, the Ho Chi Minh City People’s Committee has not yet issued an official decision regarding whether the land lot at 270-277 Tran Van Kieu Street, Ward 3, District 6, Ho Chi Minh City will be allocated or leased to the Company. Accordingly, the Company has no basis to determine the land use right value for recognizing the difference in compensation and relocation support for this land lot.
- As disclosed in Note 7.4, as at 30 June 2026, the Company recorded accumulated losses of VND 189,395,797,056, and its short-term liabilities exceeded its short-term assets by VND 21,553,303,792. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company’s ability to continue as a going concern.

Our unqualified audit conclusion is not modified in respect of these matters.



Nguyen Thi Mai Hoa

Deputy General Director

Audit Practising Registration

Certificate No:2326-2023-137-1

Letter of Authorization No: 08/2026/UQ-CPA VIETNAM dated 02 January 2026 of Chairman

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED

A MEMBER FIRM OF INPACT

Hanoi, 10 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	ASSETS	Code	Notes	30/6/2026	01/01/2026
				VND	VND
A -	CURRENT ASSETS (100=110+130+140+160)	100		42,599,098,194	57,308,455,530
I.	Cash and cash equivalents	110	5.1	18,771,442,551	30,121,684,489
1.	Cash	111		18,771,442,551	30,121,684,489
III.	Short-term receivables	130		13,478,455,243	10,786,163,226
1.	Short-term receivables from customers	131	5.2	661,235,301	574,486,461
2.	Prepayments to sellers in short-term	132	5.3	3,715,645,386	92,380,600
3.	Other short-term receivables	135	5.4	11,963,336,898	12,981,058,507
4.	Short-term allowances for doubtful debts	136	5.6	(2,861,762,342)	(2,861,762,342)
IV.	Inventories	140	5.5	8,439,198,369	14,496,693,671
1.	Inventories	141		8,439,198,369	14,496,693,671
VI.	Other current assets	160		1,910,002,031	1,903,914,144
1.	Short-term deferred expenses	161	5.9	523,464,901	478,737,408
2.	Deductible value added tax	162		200,324,892	208,448,854
3.	Tax and other receivables from government budget	163	5.13	1,186,212,238	1,216,727,882
B -	LONG-TERM ASSETS (200=220+250+260+270)	200		656,388,181,598	661,093,558,314
II.	Fixed assets	220		632,708,811,467	637,237,575,755
1.	Tangible fixed assets	221	5.7	64,581,377,358	68,965,653,849
-	Historical costs	222		612,344,596,725	612,344,596,725
-	Accumulated depreciation	223		(547,763,219,367)	(543,378,942,876)
2.	Intangible fixed assets	227	5.8	568,127,434,109	568,271,921,906
-	Historical costs	228		574,834,403,793	574,834,403,793
-	Accumulated amortization	229		(6,706,969,684)	(6,562,481,887)
V.	Long-term assets in progress	250		5,700,500	5,700,500
1.	Construction in progress	252		5,700,500	5,700,500
VI.	Long-term investments	260	5.10	18,957,480,092	18,951,059,256
1.	Investments in joint ventures and associates	262		5,853,508,822	5,853,508,822
2.	Investments in equity of other entities	263		13,769,085,107	13,769,085,107
3.	Allowances for long-term investments	264		(665,113,837)	(671,534,673)
VIII.	Other Long-term assets	270		4,716,189,539	4,899,222,803
1.	Long-term deferred expenses	271	5.9	4,716,189,539	4,899,222,803
TOTAL ASSETS (270 = 100+200)		270		698,987,279,792	718,402,013,844

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

RESOURCES	Code	Notes	30/6/2026	01/01/2026
			VND	VND
C - LIABILITIES (300=310+330)	300		633,245,076,848	657,360,957,570
I. Short-term liabilities	310		64,152,401,986	87,893,682,708
1. Short-term trade payables	311	5.11	1,578,146,558	26,246,758,742
2. Short-term prepayments from customers	312	5.12	406,175,610	812,192
3. Short-term Taxes and other payables to State budget	314	5.13	816,743,077	795,296,559
4. Short-term accrued expenses	316	5.14	26,333,352,571	27,070,137,077
5. Short-term deferred revenues	319	5.15	1,020,000,000	540,000,000
6. Other short-term payments	320	5.16	33,095,384,170	32,338,078,138
7. Short-term borrowings and finance lease liabilities	321	5.17	900,000,000	900,000,000
8. Bonus and welfare funds	323		2,600,000	2,600,000
II. Long-term liabilities	330		569,092,674,862	569,467,274,862
1. Other long-term payables	338	5.16	569,092,674,862	569,467,274,862
D - OWNERS' EQUITY	400	5.18	65,742,202,944	61,041,056,274
1. Contributed capital	411		255,138,000,000	255,138,000,000
- Ordinary shares with voting rights	411a		255,138,000,000	255,138,000,000
2. Undistributed profit after tax	420		(189,395,797,056)	(194,096,943,726)
- Undistributed profit after tax brought forward	420a		(194,096,943,726)	(194,327,990,019)
- Undistributed profit after tax for the current year	420b		4,701,146,670	231,046,293
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		698,987,279,792	718,402,013,844

Ho Chi Minh City, 08 July 2026

Preparer/ Chief Accountant

Pham Thi Phuong Lan

General Director

Nguyen Van Linh



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INTERIM STATEMENT OF INCOME

For the period ended 30 June 2026

ITEMS	Code	Notes	For the period ended 30 June 2026	For the period ended 30 June 2025
			VND	VND
1. Revenues from sales and services rendered	01	6.1	168,691,882,394	147,379,141,065
2. Revenue deductions	02	6.1	1,080,000	1,232,500
3. Net revenues from sales and services rendered (10 = 01-02)	10	6.1	168,690,802,394	147,377,908,565
4. Cost of goods and services	11	6.2	134,899,272,869	115,035,741,417
5. Gross revenues from sales and services rendered (20 = 10-11)	20		33,791,529,525	32,342,167,148
6. Gain/(loss) on sale and disposal of investment properties	21		-	-
7. Financial income	22	6.3	13,718,507	21,859,433
8. Financial expenses	23	6.4	(6,420,836)	(319,827)
<i>In which, borrowing costs</i>	24		-	-
8. Selling expenses	25	6.5	3,451,188,232	3,451,540,740
9. General administrative expenses	26	6.5	25,763,381,802	35,836,533,121
10. Net profits from operating activities {30 = 20+21+(22-23)-(25+26)+27}	30		4,597,098,834	(6,923,727,453)
11. Other income	31	6.6	292,500,804	625,591,904
12. Other expenses	32	6.7	188,452,968	43,331,046
13. Other profits (40 = 31-32)	40		104,047,836	582,260,858
14. Total net profit before tax (50 = 30+40)	50		4,701,146,670	(6,341,466,595)
15. Current corporate income tax expenses	51	6.9	-	-
16. Deferred corporate income tax expenses	52		-	-
17. Profits after corporate income tax (60 = 50-51-52)	60		4,701,146,670	(6,341,466,595)
18. Basic earnings per share	70	6.10	184	(249)

Ho Chi Minh City, 08 July 2026

Preparer/ Chief Accountant



Pham Thi Phuong Lan

General Director




 Nguyen Van Linh

INTERIM STATEMENT OF CASH FLOWS

(Indirect method)

For the period ended 30 June 2026

ITEMS	Code	Notes	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
I. Net cash flows from operating activities				
1. Profit before tax	01		4,701,146,670	(6,341,466,595)
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		4,528,764,288	4,945,183,319
- Provisions	03		(6,420,836)	(1,424,263,389)
- Gains, losses on investing activities	05		(13,718,507)	(22,404,888)
3. Operating profit before changes in working capital	08		9,209,771,615	(2,842,951,553)
- Increase, decrease in receivables	09		(2,653,652,411)	(2,874,891,796)
- Increase, decrease in inventories	10		6,057,495,302	2,928,516,523
- Increase, decrease in payables	11		(24,115,880,722)	3,720,272,401
- Increase, decrease deferred expenses	12		138,305,771	(169,823,049)
Net cash flows from operating activities	20		(11,363,960,445)	761,122,526
II. Cash flows from investing activities			-	-
1. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	545,455
2. Proceeds from interests, dividends and distributed profits	27		13,718,507	21,859,433
Net cashflow from investing activities	30		13,718,507	22,404,888
III. Cash flows from financing activities			-	-
Net cashflow from financing activities	40		-	-
Net cashflow during the period (50 = 20+30+40)	50		(11,350,241,938)	783,527,414
Cash and cash equivalents at beginning of period	60	5.1	30,121,684,489	13,218,954,984
Cash and cash equivalents at end of period (70 = 50+60+61)	70	5.1	18,771,442,551	14,002,482,398

Preparer/ Chief Accountant



Pham Thi Phuong Lan

Ho Chi Minh City, 10 August 2026

General Director




NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the year period ended 30 June 2026

1. COMPANY INFORMATION

1.1 Structure of ownership

Ho Chi Minh City Food Joint Stock Company was formerly Ho Chi Minh City Food One-Member Limited Liability Company, a subsidiary of Vietnam Southern Food Corporation (now known as Vietnam Southern Food Corporation - Joint Stock Company). The Company was initially granted Enterprise Registration Certificate No. 0300559014 by the Ho Chi Minh City Department of Planning and Investment on 31 December 2008. The certificate has been amended several times, with the most recent amendment being the 22nd revision, issued on 16 October 2025 by the Business Registration Office – Ho Chi Minh City Department of Finance, relating to the change of the Company's legal representative.

English name of the company: HO CHI MINH CITY FOOD JOINT STOCK COMPANY.

The Company's Charter capital under the Certificate of Business Registration number 0300559014 amended for the 22th time on 16 October 2025 is VND 294,500,000,000. (In word: Two hundred and ninety-four billion and five hundred million Vietnamese Dong).

The Company's stock is currently traded on the UpCOM Stock Exchange with stock code: FCS.

The Company's registered office is located at: No. 1610 Vo Van Kiet Street, Binh Tien Ward, Ho Chi Minh City.

The total number of the Company's employees as at 30 June 2026 is 77 (as at 31 December 2025: 95).

1.2 Operating industries and principle activities

Business lines of the Company according to the Business Registration Certificate include:

- Production, processing, and trading of food, foodstuffs, and technological products;
- Petroleum retail agency; retail of consumer goods;
- Warehousing and storage of goods;
- And other businesses as per the Business Registration Certificate.

Main activities of the Company during the year: Production, processing, and trading of food; operation of supermarkets; Consignment goods exploitation.

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

The Company's associate and subordinate units as of 30 June 2026 include:

Name	Place of incorporation and operation	Main business operation	Voting ratio	Equity owned ratio	Interest ratio
Phu Tam Khoi Joint Stock Company	Ho Chi Minh City	Wholesale of food and household appliances	40.00%	40.00%	40.00%

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

1.4 The Company structure (Continued)

Subordinate units including:

No.	Name of Subsidiary / Affiliated Unit	Place of incorporation and Operation
1.	Foodcomart Sai Gon Branch	Ho Chi Minh City
2.	Foodcomart Tay Ninh Branch	Tay Ninh
3.	Foodcomart Dak Nong Branch	Lam Dong
4.	Saigon Satake Food Factory	Ho Chi Minh City
5.	Cuu Long Food Factory	Can Tho City
6.	Thoi An Food Factory	Can Tho City
7.	Phuc Loc Food Factory	Can Tho City
8.	Thanh Anh Food Factory	Can Tho City
9.	My Thoi Food Factory	An Giang
10.	Tri Ton Food Factory	An Giang

1.5 Statement of information comparability on the interim financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime. This Circular replaces the Corporate Accounting Regime promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 1 January 2026.

The Company has applied the guidance under Circular No. 99/2025/TT-BTC from 1 January 2026. In cases where the application of this Circular results in changes to the presentation of the financial statements, the Company will restate or reclassify comparative figures in accordance with the regulations. Accordingly, the accounting information and figures presented in the separate interim financial statements are comparable, as they have been calculated and presented consistently.

2. FISCAL YEAR AND ACCOUNTING CURRENCY**Fiscal year**

The Company's fiscal year applicable for the preparation of its interim financial statements starts on 1 January and ends on 31 December of solar year.

The interim financial statements have been prepared for the period ended on 30 June 2026.

Accounting currency

The accompanying interim financial statements are expressed in Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM**Accounting System**

The Company applies the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

Statements for the compliance with Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Financial Statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Company in the preparation of the interim financial statements:

Basis of preparation of the interim financial statements

The attached interim financial statements are expressed in Vietnamese Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim financial statements.

The Company's interim financial statements are prepared based on the consolidation of the interim financial statements of its affiliated units and the interim financial statements of the Company's Head Office. Transactions and balances between the Head Office and the affiliated units, as well as among the affiliated units themselves, have been eliminated in the presentation of the Company's interim financial statements.

The accompanying interim financial statements are not intended to present the consolidated financial position, results of operations and cash flows in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

Accounting estimates

The preparation of the interim financial statements in conformity with Vietnamese Accounting Standards requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Financial investments***Investments in subsidiaries, associates and other investments***

Investments in associates and joint ventures over which the Company has significant influence are stated at cost method in the interim financial statements.

Profit distributions that Company received from the accumulated profits of the associates after the Company obtains control right are recognized in separate income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

Investments in subsidiaries, joint ventures, associates and other investments are presented at cost less allowance for diminution in value (if any) in the the Statement of Financial Position.

Other investments: Are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Provision for devaluation of investments

Provision for devaluation of investments in equity instruments of other entities are recognized when there is reliable evidence showing the devaluation of these investments at the end of the fiscal year.

For investees that are parent Companies, the basis for recognizing an investment loss provision is the investee's consolidated financial statements.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Inventories**

Inventories are measured at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Food products: The cost of inventories includes direct materials, direct labor, and manufacturing overheads incurred to bring the inventories to their present location and condition.
- Petroleum products and consumer goods: The cost of inventories includes purchase costs and other directly attributable expenses related to the acquisition of the inventories.

The net realizable value is measured as the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated marketing, selling, and distribution expenses incurred.

Inventories are measured at cost using the monthly weighted average method

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at cost and presented at cost less accumulated depreciation. The cost of tangible fixed assets comprises all expenditures incurred by the Company to bring the asset to the location and condition necessary for it to operate as intended by the Company.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

	<u>Useful lives (years)</u>
Buildings, structures	10 - 55
Machinery and equipment	05 - 20
Motor vehicles	05 - 10
Office equipment	05 - 10
Other tangible fixed assets	04 - 25

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

The Company's intangible assets, including land use rights, accounting software and other intangible fixed assets, are stated at history cost less accumulated amortization.

The cost of intangible fixed assets comprises all expenditures incurred by the Company to bring the intangible asset to the location and condition necessary for it to operate as intended by the Company.

Intangible fixed assets are land use rights for definite term, which are amortized on a straight-line basis over the validity period of the land use right certificates.

Land use rights for indefinite term is not amortized.

The historical cost of intangible fixed assets as land use rights is temporarily recognized at the value approved in Decision No. 67/QĐ-HĐTV dated 22 August 2017, by the Members' Council of Vietnam Southern Food Corporation - One Member Company Limited (now Vietnam Southern Food Corporation - Joint Stock Company). This value of the land use rights may be changed upon receiving the official opinion from the People's Committee of Ho Chi Minh City.

Computer software is amortized using the straight-line method over its estimated useful life from 05 to 10 years.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
For the year period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Business cooperation contract (BCC)

The Company as capital contributor

Cash and asset contributions under BCC are recognized as a receivables in the interim financial statements.

Revenue and expense recognition according to BCC: The BCC stipulates that other parties participating in the BCC are entitled to a fixed profit.

Deferred expenses

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's deferred expenses includes:

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 03 years.

Fixed assets repair costs

Fixed assets repair costs that have a significant amount are allocated to expenses using straight-line method over a period of 36 months or less.

The cost of acquiring land use rights

The cost of acquiring land use rights represents the transfer payment made for the land the Company is using. The transfer payment for land use rights is allocated to expenses on a straight-line method corresponding to the lease term (548 months).

Goodwill

Goodwill is recorded based on the figures stated in the Minutes of Entity Valuation as of 01 September 2016. Goodwill is allocated to expenses on a straight-line method over 10 years.

Construction in progress

Assets under construction for production, leasing, administrative purposes, or any other purposes are recorded at cost. Such cost includes service expenses and related borrowing costs.

Payables

Payables to suppliers and other payables (excluding dividends and profit distributions payable) are monitored in detail by maturity, counterparties, currency type, and other factors as required for the Company's management purposes.

These payables are measured when their amounts and settlement timing are virtually certain and are recognized at no less than the obligation to be settled. They are classified as follows:

- Payables to suppliers: These include trade payables arising from transactions for the purchase of goods, services, and assets from suppliers or sellers (independent entities from the buyer). Payables to suppliers also include amounts payable between the parent company and its subsidiaries, joint ventures, and associates.
- Other payables: These include non-trade payables that are not related to transactions for the purchase or supply of goods and services.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Loans and finance lease liabilities**

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

The Company recognizes Accrued expenses as follows:

- House and land rental expenses payable: Accrued based on the contractual period.
- Late payment interest: Accrued based on the outstanding principal and the overdue period.
- Other expenses: Accrued based on the approved cost estimates and the volume of completed work.

Unearned revenues

Unrealized revenue includes: revenue received in advance such as: The amount of money that customers have paid in advance for one or more accounting periods for asset leasing; interest received in advance for lending capital or purchasing debt instruments.

Periodically, the Company calculates, determines and recognizes the unearned revenue in revenue in the year.

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Revenue and other income

The Company's revenue includes revenue from the sale of rice products, technological products, petroleum, and revenue from rendering services.

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Company has transferred substantially all the risks and rewards of ownership of the products or goods to the buyer;
- The Company 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 Company; and
- Costs related to transactions can be determined.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income (Continued)

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the the Statement of Financial Position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Identify the completed work as at the the Statement of Financial Position date; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that services.

Revenue from interest income, other income:

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

Cost of goods sold or services rendered including the cost of products, goods, services during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

Financial expenses

Financial expenses reflect expenses incurred during the period, mainly including borrowing costs, exchange rate losses when re-evaluating monetary items denominated in foreign currencies at the end of the period or when paying debts, pay, or collect receivables.

Current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expenses: Is total current and deferred income tax expenses in determining profit or loss of a period.

Current income tax expenses: Are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the year.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Related parties**

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reports

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Management believes that the Company operates in business segments, which include trading of rice, technological products, petrol and other goods or services and operates in one only geographical area of Vietnam. Segment reports are prepared in accordance with business segments.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM STATEMENT OF FINANCIAL POSITION**5.1 Cash and cash equivalents**

	30/6/2026 VND	01/01/2026 VND
Cash on hand	1,464,854,000	1,572,128,000
Bank deposits (i)	17,306,588,551	28,549,556,489
Total	18,771,442,551	30,121,684,489

(i) Details of demand deposits are as follows:

	30/6/2026 VND	01/01/2026 VND
Saigon Treasure Commercial Joint Stock Bank - Sai Gon Branch	3,200,548,879	629,350,871
Sai Gon - Ha Noi Commercial Joint Stock Bank - Sai Gon Branch	12,354,623,844	24,814,806,654
Deposits at other banks and credit institutions	1,751,415,828	3,105,398,964
Total	17,306,588,551	28,549,556,489

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.2 Short-term receivables from customers

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Pouyuen Vietnam Co., Ltd.	-	-	382,725,000	-
Green Environment Vietnam Food Co., Ltd.	141,619,600	-	-	-
San Ha Co., Ltd.	109,150,672	-	40,377,500	-
World Vision International (WVI) U.S. – Vietnam Representative Office	148,300,100	-	-	-
Minh Tri XNK Co., Ltd.	134,000,000	(93,800,000)	134,000,000	(93,800,000)
Others	128,164,929	-	17,383,961	-
Total	661,235,301	(93,800,000)	574,486,461	(93,800,000)

5.3 Prepayments to suppliers in short-term

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Ngoi Sao Viet Construction Architecture Investment Consultancy Co., Ltd.	-	-	34,234,000	-
Richiva Co., Ltd.	-	-	58,146,600	-
Vietnam Southern Food Corporation - JSC	3,638,276,386	-	-	-
Others	77,369,000	-	-	-
Total	3,715,645,386	-	92,380,600	-

*In which: Repayments to
suppliers from related
parties
(Details in Note 7.1)*

3,638,276,386

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.4 Other short-term receivables

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Receivables from employees	483,308,000	-	2,743,452,856	-
Others	11,480,028,898	(2,767,962,342)	10,237,605,651	(2,767,962,342)
Capella Group Holdings Company (a.k.a Ben Thanh Land Investment Corporation) (i)	6,724,911,399	-	6,724,911,399	-
+ Compensation for Goods Loss at Store 1060 Au Co – Foodcomart Saigon (ii)	2,767,962,342	(2,767,962,342)	2,767,962,342	(2,767,962,342)
Others	1,987,155,157	-	744,731,910	-
Total	11,963,336,898	(2,767,962,342)	12,981,058,507	(2,767,962,342)

- (i) Primarily includes the receivable for land rental refunds arising from 2022 to 30 June 2026 at the premises located at 400 Nguyen Duy, Hung Phu Ward, Ho Chi Minh City.
- (ii) The receivable relating to the compensation obligation of the defendant, Mr. Tran Quang Viet, under First-instance Judgment No. 755/2025/HS-ST dated 1 December 2025. This receivable was reclassified by the Company from the item “pending resolution shortages” as the Company received the court’s ruling during the prior year. In addition, the Company’s Board of Directors assessed the recoverability of this receivable under Resolution No. 17/NQ-LT-HĐQT dated 30 December 2025 and fully provided for it in the prior year.

5.5 Inventories

	30/6/2026 (VND)		01/01/2026 (VND)	
	Original value	Provisions	Original value	Provisions
Raw material	226,127,239	-	301,684,026	-
Tool, supplies	331,715,277	-	300,411,449	-
Finish good	3,247,741	-	27,304,660	-
Good	7,878,108,112	-	13,867,293,536	-
Total	8,439,198,369	-	14,496,693,671	-

HO CHI MINH CITY FOOD JOINT STOCK COMPANY
 No. 1610 Vo Van Kien Street,
 Binh Tien Ward, Ho Chi Minh City

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.6 Short-term allowances for doubtful debts

		30/06/2026 (VND)			01/01/2026 (VND)		
	Overdue periods	Original value (+)	Allowance (-)	Recoverable amount (-)	Overdue periods	Original value (+)	Recoverable amount (-)
Short-term receivables from customers		134,000,000	(93,800,000)	40,200,000		134,000,000	(93,800,000)
Minh Tri XNK Co., Ltd.	From 2 to 3 years	134,000,000	(93,800,000)	40,200,000	From 2 to 3 years	134,000,000	(93,800,000)
Other short-term receivables		2,767,962,342	(2,767,962,342)	-		2,767,962,342	(2,767,962,342)
Receivable for the Compensation of Goods Loss at Store 1060 Au Co – Foodcomart Saigon	Over 3 years	2,767,962,342	(2,767,962,342)	-	Over 3 years	2,767,962,342	(2,767,962,342)
Total		2,901,962,342	(2,861,762,342)	40,200,000		2,901,962,342	(2,861,762,342)

HO CHI MINH CITY FOOD JOINT STOCK COMPANY
No. 1610 Vo Van Kien Street,
Binh Tien Ward, Ho Chi Minh City

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.7 Increase, decrease in tangible fixed assets

	Buildings and Structures	Machinery, equipment	Vehicles	Office tools and equipment	Others	Total
HISTORY COST						
Balance as at 1 January 2026	396,992,912,156	192,212,881,966	7,490,319,586	12,309,531,077	3,338,951,940	612,344,596,725
Balance as at 30 June 2026	396,992,912,156	192,212,881,966	7,490,319,586	12,309,531,077	3,338,951,940	612,344,596,725
ACCUMULATED DEPRECIATION						
Balance as at 1 January 2026	337,416,909,497	182,972,889,319	7,490,319,586	12,286,865,500	3,211,958,974	543,378,942,876
Depreciation	2,789,214,495	1,552,520,157	-	9,436,022	33,105,817	4,384,276,491
Balance as at 30 June 2026	340,206,123,992	184,525,409,476	7,490,319,586	12,296,301,522	3,245,064,791	547,763,219,367
NET BOOK VALUE						
Balance as at 1 January 2026	59,576,002,659	9,239,992,647	-	22,665,577	126,992,966	68,965,653,849
Balance as at 30 June 2026	56,786,788,164	7,687,472,490	-	13,229,555	93,887,149	64,581,377,358

The cost of tangible fixed assets that have been fully depreciated but are still in use as of 30 June 2026 is VND 238,568,233,883 (as at 01 January 2026 is VND 227,875,342,254).

HO CHI MINH CITY FOOD JOINT STOCK COMPANY

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Binh Tien Ward, Ho Chi Minh City

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Issued under Circular No. 99/2025/TT-BTC

Dated 27 October 2025 by the Ministry of Finance

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.7 Increase, decrease in tangible fixed assets (Continued)

The existing tangible fixed assets with individual carrying amounts representing 10% or more of the total tangible fixed assets are as follows

Description	Category	As at 30 June 2026 (VND)			As at 1 January 2026 (VND)		
		Cost	Accumulated depreciation	Net book value	Cost	Accumulated depreciation	Net book value
Office Building - Vo Van Kiet Street	Buildings and Structures	19,701,717,011	17,105,641,778	2,596,075,233	19,701,717,011	16,977,965,948	2,723,751,063
Warehouses - Vo Van Kiet Street	Buildings and Structures	39,230,089,561	39,230,089,561	-	39,230,089,561	39,230,089,561	-
Factory - Nguyen Huu Tri Street	Buildings and Structures	23,584,012,073	23,429,858,413	154,153,660	23,584,012,073	23,363,792,563	220,219,510
Rice silo - Nguyen Huu Tri Street	Buildings and Structures	20,408,184,084	20,408,184,084	-	20,408,184,084	20,408,184,084	-
My Thoi Warehouse	Buildings and Structures	13,682,150,407	13,599,653,741	82,496,666	13,682,150,407	13,564,298,039	117,852,368
Thoi An Warehouse - Phase 3	Buildings and Structures	21,637,089,943	17,948,641,662	3,688,448,281	21,637,089,943	17,676,096,216	3,960,993,727
Tri Ton Warehouse	Buildings and Structures	33,032,042,209	18,553,218,507	14,478,823,702	33,032,042,209	17,971,186,689	15,060,855,520
Total		612,344,596,725	547,763,219,367	64,581,377,358	612,344,596,725	543,378,942,876	68,965,653,849

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.8 Increase, decrease in intangible fixed assets*Unit: VND*

	Land use rights (i)	Software	Others	Total
HISTORY COST				
Balance as at 1 January 2026	572,155,015,221	2,479,888,572	199,500,000	574,834,403,793
Balance as at 30 June 2026	572,155,015,221	2,479,888,572	199,500,000	574,834,403,793
ACCUMULATED AMORTIZATION				
Balance as at 1 January 2026	4,077,051,648	2,479,888,572	5,541,667	6,562,481,887
Depreciation	111,237,795	-	33,250,002	144,487,797
Balance as at 30 June 2026	4,188,289,443	2,479,888,572	38,791,669	6,706,969,684
NET BOOK VALUE				
Balance as at 1 January 2026	568,077,963,573	-	193,958,333	568,271,921,906
Balance as at 30 June 2026	567,966,725,778	-	160,708,331	568,127,434,109

(i) Among the land-use rights, the Company is recognizing intangible assets representing the land-use rights of four land plots, measured at the values approved under Decision No. 67/QĐ-HĐTV dated 22 August 2017 of the Members' Council of the Members' Council of Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company), regarding the approval of the second enterprise valuation results and the amount of capital payable to the State at the time of conversion into a joint stock company (1 September 2016) of Ho Chi Minh City Food One Member Limited Liability Company. The values of the land use rights and the land-use plan for these four land lots may change upon the official opinion of the Ho Chi Minh City People's Committee. Details of the four land lots are as follows:

Address of the premises	Square (m ²)	Temporary cost (VND)
No. 1610 Vo Van Kiet Street, Binh Tien Ward, Ho Chi Minh City	21,680	429,265,980,000
No. 400 Nguyen Duy, Hung Phu Ward, Ho Chi Minh City (*)	13,983	119,323,400,000
City	127	3,889,875,000
No. 175B Tran Tuan Khai Street, An Dong Ward, Ho Chi Minh City	294	8,937,600,000
Total	36,084	561,416,855,000

(*) On 12 March 2018, the Ministry of Finance issued Decision No. 323/QĐ-BTC on the withdrawal of the property located at 400 Nguyen Duy (the property at 400 Nguyen Duy has a provisional original cost of VND 119,323,400,000, forming part of the four land lots with a total provisional original cost of VND 561,416,855,000). On 17 September 2018, the Ho Chi Minh City People's Committee issued Official Letter No. 4271/UBND-KT regarding the rearrangement and handling plan for 66 out of 88 properties of Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company) within the city. As at 30 June 2026, the legal documentation has not yet been fully completed, and the handover has not been carried out; therefore, the carrying amount has not been reduced. The Company will make the necessary adjustments once all legal documents are finalized.

The cost of intangible fixed assets that have been fully depreciated but are still in-use as of 30 June 2026 is VND 2,490,988,572 (as at 01 January 2025 is VND 2,490,988,572).

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No. 1610 Vo Van Kien Street,

Binh Tien District, Ho Chi Minh City

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Issued under Circular No. 99/2025/TT-BTC

Dated 27 October 2025 by the Ministry of Finance

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.8 Increase, decrease in intangible fixed assets (Continued)

The existing intangible fixed assets with individual carrying amounts representing 10% or more of the total intangible fixed assets are as follows:

Description	Category	As at 30 June 2026 (VND)			As at 1 January 2026 (VND)		
		Cost	Accumulated amortisation	Net book value	Cost	Accumulated amortisation	Net book value
Land use right in Binh Tien Ward, Ho Chi Minh City	Land use rights	429,265,980,000	-	429,265,980,000	429,265,980,000	-	429,265,980,000
Land use right in Hung Phu Ward, Ho Chi Minh City	Land use rights	119,323,400,000	-	119,323,400,000	119,323,400,000	-	119,323,400,000
Total		548,589,380,000	-	548,589,380,000	548,589,380,000	-	548,589,380,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.9 Deferred expenses

	30/6/2026	01/01/2026
	VND	VND
Short-term	523,464,901	478,737,408
Repair and renovation costs	-	8,848,375
Insurances	49,252,456	89,429,601
Software maintenance costs	241,333	4,189,332
Others	473,971,112	376,270,100
Long-term	4,716,189,539	4,899,222,803
Repair and renovation costs	182,325,779	168,739,636
Insurances	86,115,903	110,720,451
Cost of land use right transfer (i)	4,363,804,479	4,427,670,411
Goodwill (ii)	30,377,023	121,508,092
Others	53,566,355	70,584,213
Total	5,239,654,440	5,377,960,211

(i) The cost of acquiring land use rights in Tri Ton District, An Giang Province, totaling VND 5.832 billion, with an amortization period of 548 months. The purpose is to establish the Tri Ton Food Branch for rice production. The year 2026 is the 15th year of use.

(ii) Goodwill is recognized by the Company pursuant to Decision No. 67/QĐ-HĐTV dated 22 August 2017 of the Members' Council of Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company), regarding the approval of the second enterprise valuation results and the amount of capital payable to the State at the time of conversion into a joint stock company (1 September 2016) of Ho Chi Minh City Food One Member Limited Liability Company. Goodwill was determined at VND 1.822 billion and is amortized over a period of 10 years starting from 2016.

HO CHI MINH CITY FOOD JOINT STOCK COMPANY

No. 1610 Vo Van Kien Street,
Binh Tien District, Ho Chi Minh City

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.10 Financial investments

	Ratio		30/06/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Recoverable amount	Provisions	Original cost	Recoverable amount	Provisions
Investments in Associates								
Phu Tam Khoi JSC	40.0%	40.0%	5,853,508,822	5,415,784,026	(437,724,796)	5,853,508,822	5,415,784,026	(437,724,796)
Investments in other entities								
Dong Thinh Trading Service Co., Ltd.	15.0%	15.0%	10,577,034,161	10,577,034,161	-	10,577,034,161	10,577,034,161	-
Binh Tay Packaging JSC	4.7%	4.7%	1,923,733,832	1,696,344,791	(227,389,041)	1,923,733,832	1,689,932,955	(233,809,877)
Saigon Bank For Industry And Trade (ii)	0.0%	0.0%	1,268,317,114	1,667,154,400	-	1,268,317,114	1,528,436,400	-
Total			19,622,593,929	19,356,317,378	(665,113,837)	19,622,593,929	19,211,187,542	(671,534,673)

(i) For investments in listed companies or companies whose shares are traded on the stock market, the Company has determined the recoverable amount of these investments based on the closing market price of the shares on the stock exchange and the number of shares held by the Company as at 30 June 2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.11 Short-term trade payables

	30/6/2026	01/01/2026
	VND	VND
Vietnam Southern Food Corporation - JSC	-	24,361,723,614
Branch of BCA Thang Long One Member Co., Ltd. - Petrol Trading Enterprise	1,166,700,000	1,515,160,000
Others	411,446,558	369,875,128
Total	1,578,146,558	26,246,758,742

In which,

<i>Trade payables to related parties (details in Note 7.2)</i>	-	24,361,723,614
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Details of overdue outstanding debts are as follows:

	30/6/2026	01/01/2026
	VND	VND
Vietnam Southern Food Corporation - JSC	-	24,361,723,614
Total	-	24,361,723,614

5.12 Short-term prepayments from customers

	30/6/2026	01/01/2026
	VND	VND
An Giang Food Company	402,500,000	-
Others	3,675,610	812,192
Total	406,175,610	812,192

In which,

<i>Prepayments from customers from related parties (Details in Note 7.2)</i>	402,500,000	-
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5.13 Taxes and other receivables from/payables to the government's budget in short-term

	01/01/2026	Additions	Paid	30/6/2026
	VND	VND	VND	VND
a) Payables	795,296,559	20,260,891,953	20,239,445,435	816,743,077
Value added tax	795,296,559	3,531,865,298	3,510,418,780	816,743,077
Personal income tax	-	3,988,897	3,988,897	-
Land and Housing Tax	-	16,725,037,758	16,725,037,758	-
b) Receivables	1,216,727,882	30,515,644	-	1,186,212,238
Value added tax	67,044,418	-	-	67,044,418
Corporate income tax	488,454,009	-	-	488,454,009
Personal income tax	657,056,375	30,515,644	-	626,540,731
Land and Housing Tax	4,173,080	-	-	4,173,080

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.14 Short-term accrued expenses

	30/6/2026	01/01/2026
	VND	VND
Cost of land leasing	130,670,238	-
Rent for Q3, 2025 at 57 Nguyen Thi Minh Khai Street (ii)	1,062,000,000	1,062,000,000
Interest on equitization payable (iii)	10,466,444,992	10,466,444,992
Late payment interest payable to Vietnam Southern Food Corporation - JSC (iv)	6,438,988,877	6,438,988,877
Severance pay	-	521,357,500
Payable to employees	-	993,791,250
Others	8,235,248,464	7,587,554,458
Total	26,333,352,571	27,070,137,077

*In which,**Accrued expenses payable to related parties
(Details in Note 7.2)*

16,905,433,869 16,905,433,869

- (i) Provision for rental expenses for the property at 57 Nguyen Thi Minh Khai, Ben Nghe Ward, District 1, Ho Chi Minh City (*currently at No. 57 Nguyen Thi Minh Khai Street, Sai Gon Ward, Ho Chi Minh City*), payable to Ho Chi Minh City Housing Business Management One Member Limited Liability Company under Appellate Judgment No. 1046/2016/KDTM-PT of the Ho Chi Minh City People's Court dated 13 September 2016. Details of the contingent liability arising from this appellate judgment are presented in Note 7.1.
- (ii) (ii) Late payment interest on proceeds from the equitization process payable to the Enterprise Arrangement Support Fund of Southern Food Corporation – Joint Stock Company under Resolution No. 04/NQ-LT-HĐQT dated 19 August 2020.
- (iii) Late payment interest on the purchase of rice payable to Southern Food Corporation – Joint Stock Company under Sales Contract No. 01/MB/2017 dated 17 January 2017.

5.15 Unearned revenue in short-term

	30/6/2026	01/01/2026
	VND	VND
Short-term	1,020,000,000	540,000,000
a1) Unearned revenue	1,020,000,000	540,000,000
Unearned revenue for warehousing and storage service exploitation	1,020,000,000	540,000,000
Total	1,020,000,000	540,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.16 Other payables

	30/6/2026	01/01/2026
	VND	VND
Short-term	35,771,204,032	32,338,078,138
Payable deposits (i)	10,853,059,862	7,310,006,968
Equitization payable (i)	17,222,929,928	17,222,929,928
Payable to the Ministry of Finance for basic construction funding (ii)	7,553,170,410	7,553,170,410
Others	142,043,832	251,970,832
Long-term	566,416,855,000	569,467,274,862
Deposit payable	-	3,050,419,862
Payable to Capella Group Holdings Company (a.k.a Ben Thanh Land Investment Corporation (iii))	5,000,000,000	5,000,000,000
Others (iv)	561,416,855,000	561,416,855,000
Total	602,188,059,032	601,805,353,000
<i>In which,</i>		
<i>Other payables to related parties</i> <i>(Details in Note 7.2)</i>	<i>578,639,784,928</i>	<i>578,639,784,928</i>

Details of overdue outstanding debts are as follows:

	30/6/2026	01/01/2026
	VND	VND
Equitization payable (i)	17,222,929,928	17,222,929,928
Total	17,222,929,928	17,222,929,928

- (i) Payables from equitization to be paid to the Enterprise Arrangement and Support Fund according to Decision No. 67/QĐ-HĐTV dated August 22, 2017, on approving the second determination of the value of the Entity and the State's shareholding at the point of transformation into a joint stock company (01 September 2016) issued by Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company). As of the preparation date of these interim financial statements, this debt is overdue.
- (ii) Value-added tax on investment assets using funds from the transfer payment of land use rights (basic construction investment projects funded by the State's budget), which is payable to the Ministry of Finance.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.16 Other short-term payables (Continued)

- (iii) Payable to Ben Thanh Land Investment Corporation for business cooperation under Contract No. 86/BTL-HĐKT-2010 dated 18 August 2010 regarding "Business cooperation in constructing a commercial center." Under this contract, the two parties cooperated to implement the project of a high-rise complex comprising a commercial-service center, office space for lease, and apartments at 400 Nguyen Duy, Hung Phu Ward, Ho Chi Minh City. The Company contributed capital through the value of the assets on the land and the business advantage associated with the premises at 400 Nguyen Duy, Hung Phu Ward, Ho Chi Minh City, while Land Investment Corporation contributed the entire investment capital for the project (estimated at VND 992.9 billion). The Company is entitled to a fixed profit share that is not dependent on the project's operating results; after fulfilling the obligation to pay profit to the Company, Land Investment Corporation is entitled to all profits from the operation and exploitation of the project. On 12 March 2018, the Ministry of Finance issued Official Letter No. 323/QĐ-BTC on the withdrawal and handover of the property at 400 Nguyen Duy to the Ho Chi Minh City People's Committee. On 17 September 2018, the Ho Chi Minh City People's Committee issued Official Letter No. 4271/UBND-KT regarding the rearrangement and handling plan for 66 out of 88 properties of Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company) within the city. Accordingly, the project at 400 Nguyen Duy will be withdrawn as proposed by the Ministry of Finance. As at 30 June 2026, the Company has not yet completed the required legal documentation nor handed over the premises at this location to the Ho Chi Minh City People's Committee.
- (iv) Land allocated with land use fees: The value of the land use rights, after being determined under Decision No. 50/2014/QĐ-UBND dated 24 December 2014 and Decision No. 51/2014/QĐ-UBND dated 31 December 2014 issued by the Ho Chi Minh City People's Committee on land price regulations applicable from 1 January 2015 to 31 December 2019, was provisionally recognized as an increase in liabilities upon equitization. See details in Note 5.8.

5.17 Short-term borrowings

	30/6/2026 VND	Increase during the period VND	Decrease during the period VND	01/01/2026 VND
Viet Commercial Real Estate JSC	900,000,000	-	-	900,000,000
Total	900,000,000	-	-	900,000,000

- (i) Short-term loan under loan contract No. 07/2013/HĐVT dated 28 January 2013, and Addendum No. 09/2013/PL-HĐVT dated 11 March 2013, with a total loan amount of VND 900,000,000. The purpose of the loan is to supplement working capital, the loan term is 12 months, the loan interest rate is 0%, and the form of security is an unsecured loan.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.18 Owners' equity**a. Changes in owners' equity***Unit: VND*

	Owners' equity	Retained profits	Total
Balance as at 1 January 2025	255,138,000,000	(194,327,990,019)	60,810,009,981
Profit for the previous year	-	231,046,293	231,046,293
Balance as at 1 January 2026	255,138,000,000	(194,096,943,726)	61,041,056,274
Profit for the current period	-	4,701,146,670	4,701,146,670
Balance as at 30 June 2026.	255,138,000,000	(189,395,797,056)	65,742,202,944

b. Details of owners' equity

	30/6/2026 VND	01/01/2026 VND
Vietnam Southern Food Corporation - JSC	152,509,000,000	152,509,000,000
Song Moc Investment JSC	55,418,140,000	55,418,140,000
Hydraulics Construction Corporation No.4 - JSC	43,382,000,000	43,382,000,000
Other shareholders	3,828,860,000	3,828,860,000
Total	255,138,000,000	255,138,000,000

c. Capital transactions with shareholders and appropriation of profits and dividends

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
- Shareholders' capital		
Opening balance	255,138,000,000	255,138,000,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	255,138,000,000	255,138,000,000
- Dividend, Profit distribution	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.18 Owners' equity (Continued)

d. Shares

	30/6/2026	01/01/2026
	Shares	Shares
Quantity of registered shares	25,513,800	25,513,800
Quantity of issued shares	29,450,000	29,450,000
Common shares	28,899,000	28,899,000
Preferred shares	551,000	551,000
Number of shares pending withdrawal procedures (i)		
Common shares		
Preferred shares		
Outstanding shares	25,513,800	25,513,800
Common shares	24,962,800	24,962,800
Preferred shares	551,000	551,000
Par value of outstanding shares (VND per share)	10,000	10,000

(i) This represents the number of shares to be withdrawn corresponding to the State-owned shares recorded as a reduction in ownership of Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company). In 2017, the Company's General Meeting of Shareholders approved the plan to reduce charter capital (State capital) under Resolution No. 02/NQLT-ĐHĐCĐ dated 29 September 2017. The adjusted reduction in charter capital amounted to VND 39,362,000,000 (equivalent to a reduction of 3,936,200 State-owned shares) pursuant to Decision No. 67/QĐ-HĐTV dated 22 August 2017 of the Members' Council of Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company), regarding the approval of the second enterprise valuation results and the State capital at the time of conversion into a joint stock company (1 September 2016) of Ho Chi Minh City Food One Member Limited Liability Company. As at the interim financial reporting date, the Company is in the process of completing procedures to amend its business registration certificate, but approval from the competent authority has not yet been obtained.

5.19 Off Balance Sheet Items

a. Assets under custody

As of 30 June 2026, the Company has unused assets awaiting liquidation, to be handed over to Vietnam Southern Food Corporation - One Member Company Limited (now known as Vietnam Southern Food Corporation - Joint Stock Company) according to Decision No. 67/QĐ-HĐTV dated 22 August 2017, on approving the second determination of the value of the Entity and the State's shareholding at the point of transformation into a joint stock company (01 September 2016) of Ho Chi Minh City Food One Member Company Limited. Details are as follows:

	Cost	Accumulated depreciation	Net book value
	VND	VND	VND
Machineries, equipment	41,804,306,894	41,541,017,678	263,289,216
Vehicles	412,589,720	412,589,720	-
Office equipment	1,157,761,629	1,157,581,788	179,841
Total	43,374,658,243	43,111,189,186	263,469,057

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

5.19 Off Balance Sheet Items (Continued)

b. Doubtful Debts written off

	30/6/2026 VND	01/01/2026 VND	Period of written off
Bad debts written off	115,691,157,772	115,691,157,772	Year 2021
Total	115,691,157,772	115,691,157,772	

6. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Sales of goods and products	141,031,137,582	119,449,872,344
Revenue from services rendered	27,953,832,312	27,929,268,721
Total	168,984,969,894	147,379,141,065
Revenue deductions		
Sales returns	1,080,000	1,232,500
Total	1,080,000	1,232,500
Net revenues from sales and services rendered		
Sales of goods and products	141,030,057,582	119,448,639,844
Revenue from services rendered	27,953,832,312	27,929,268,721
Total	168,983,889,894	147,377,908,565
<i>In which</i>		
<i>Revenue from related parties (Details in Note 7.1)</i>	<i>4,027,763,677</i>	<i>-</i>

6.2 Cost of goods sold

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Cost of goods sold	134,892,586,589	148,864,019,812
Cost of services rendered	6,686,280	6,064,815
Reversal of allowance for inventories	-	(1,490,943,562)
Others	-	(32,343,399,648)
Total	134,899,272,869	115,035,741,417

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

6.3 Financial income

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Interest income from deposits	13,718,507	21,859,433
Total	13,718,507	21,859,433

6.4 Financial expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Foreign exchange loss	-	(319,827)
+ <i>Realized foreign exchange loss</i>	-	(319,827)
Provision for losses on investments in other entities	(6,420,836)	-
Total	(6,420,836)	(319,827)

6.5 Selling and General and administrative expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Selling expenses	3,451,188,232	3,451,540,740
Employee expenses	1,502,402,364	1,487,811,840
Materials expenses	102,729,141	102,583,896
Office supplies expenses	126,591,575	151,777,295
Amortization and Depreciation expenses	376,822,073	443,177,686
Outsourcing expenses	887,087,218	963,820,360
Other cash expenses	455,555,861	302,369,663
General administrative expenses	25,763,381,802	35,836,533,121
Employee expenses	4,419,953,079	5,009,829,156
Materials expenses	135,929,131	140,900,349
Office supplies expenses	58,768,237	77,068,335
Amortization and Depreciation expenses	4,151,942,215	4,483,633,849
Charges and fee	15,263,222,309	24,241,084,850
Outsourcing expenses	510,624,413	780,839,934
Other cash expenses	1,222,942,418	1,103,176,648
Total	29,214,570,034	39,288,073,861

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

6.6 Other income

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Disposals of fixed assets	-	545,455
Income from business cooperation	164,728,342	
Sales bonus, support, and display	-	625,046,449
Others	127,772,462	-
Total	292,500,804	625,591,904

6.7 Other expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Others	188,452,968	43,331,046
Total	188,452,968	43,331,046

6.8 Production and business expenses by factors

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Raw material expenses	544,419,230	4,658,263,665
Employee expenses	5,992,658,243	6,577,750,996
Amortization and Depreciation expenses	4,528,764,288	4,945,183,319
Outsourcing expenses	1,466,179,830	1,544,313,144
Other cash expenses	16,878,687,349	25,860,087,161
Total	29,410,708,940	43,585,598,285

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

6.9 Current corporate income tax expense

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Total net profit before tax	4,701,146,670	(6,341,466,595)
Taxable income for corporate income tax purposes	4,701,146,670	(6,341,466,595)
Losses carried forward	(4,701,146,670)	-
Income subject to corporate income tax calculation	-	-
Current corporate income tax rate	20%	20%

6.10 Basic earnings per share

	For the period ended 30 June 2026	For the period ended 30 June 2025
Profit/(loss) after corporate income tax (VND)	4,701,146,670	(6,341,466,595)
Profit/(loss) allocated to common shares (VND)	4,701,146,670	(6,341,466,595)
Weighted average number of ordinary shares outstanding during the period	25,513,800	25,513,800
Basic earnings per share (VND/share)	184	(249)

7. OTHER INFORMATION

7.1. Contingent liabilities, commitments, and other financial information

a. Commitments

The Company signs land lease contracts in Ho Chi Minh City, An Giang Province, Can Tho City, Tien Giang Province, Lam Dong Province, Tay Ninh Province for the purpose of establishing factories, stores, and supermarkets. According to these contracts, the Company is required to pay land lease fees until the contract expiration date in accordance with current State regulations.

b. Regarding the compensation value and relocation support for the land at 270-277 Tran Van Kieu Street, Binh Tien Ward, Ho Chi Minh City

According to Decision No. 3318/QĐ-UBND dated 06 July 2015, of the People's Committee of Ho Chi Minh City, Ho Chi Minh City Food One Member Company Limited (now known as Ho Chi Minh City Food Joint Stock Company) handed over the land at 270-277 Tran Van Kieu Street, Binh Tien Ward, Ho Chi Minh City, to Viet Gia Phu Business Investment Real Estate Limited Company to invest in the construction of a commercial - service - apartment residential area. The handover of the land was carried out according to the handover and receipt record dated 31 December 2015.

To ensure the relocation of assets on the land, the parties, including Ho Chi Minh City Food Joint Stock Company, Viet Gia Phu Business Investment Real Estate Limited Company, and Viet Commercial Real Estate Joint Stock Company, signed Agreement No. 02/2015/BBTT-VCR on 04 December 2015. According to the agreement, the relocation support cost was determined to be 12.5% of the total land use rights value. The value of the land use rights is determined as follows:

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

7.1. Contingent liabilities, commitments, and other financial information (Continued)**b. Regarding the compensation value and relocation support for the land at 270-277 Tran Van Kieu Street, Binh Tien Ward, Ho Chi Minh City (Continued)**

- If the State allocates land for the project, the land use rights value is the land price approved by the People's Committee of Ho Chi Minh City for the land transfer to implement the project.
- If the State leases land for the project, the land use rights value is the land price appraised by the valuation organization hired by the parties.

In both cases, the land price must not be lower than the land use rights value of the same type according to Decision No. 51/QĐ-UBND dated 31 December 2014, of the People's Committee of Ho Chi Minh City (24.9 million VND per m²).

On 31 December 2015, Viet Commercial Real Estate Joint Stock Company transferred VND 10.799 billion to the Company, and the Company recognized this relocation support amount as other income in the 2015 Income Statement and recognized the related relocation expenses. The remaining difference will be recognized by the Company once there is an official decision from the People's Committee of Ho Chi Minh City on whether to implement the land allocation with a land use fee or land lease for the mentioned land plot.

c. Office rental fee at 57 Nguyen Thi Minh Khai Street, Sai Gon Ward, Ho Chi Minh City

From 30 September 2015, and backwards, Ho Chi Minh City Food One Member Company Limited leased premises from Ho Chi Minh City Management and Business House One Member Company Limited at 57 Nguyen Thi Minh Khai Street, Sai Gon Ward, Ho Chi Minh City, to establish its headquarters as the Company's office. According to the house lease contract between the two parties and the attached appendices expiring on 31 December 2014, the rent until the contract's expiration was VND 206 million per month.

On 12 August, 2015, Ho Chi Minh City House Trade management Company Limited issued notice No. 1886/QLKDN-KD adjusting the rent from 01 January 2015, to 31 December 2015, to VND 560 million per month due to the People's Committee of Ho Chi Minh City changing the house rental unit price according to Decision No. 35/2015/QĐ-UBND dated 14 July 2015, on the rental price adjustment coefficient for year 2015 in Ho Chi Minh City. Accordingly, Ho Chi Minh City Food One Member Company Limited was required to pay the difference between the old and new unit prices from 01 January 2015 to 30 September 2015, totalling VND 3.186 billion.

Ho Chi Minh City Food One Member Company Limited disagreed with the new rental price, leading to a lawsuit filed by Ho Chi Minh City House Trade management Company Limited at the People's Court of District 6, Ho Chi Minh City.

In the first instance judgment No. 05/2016/KDTM-ST dated 22 April 2016, the People's Court of District 6, Ho Chi Minh City, concluded: Dismissing the lawsuit request of Ho Chi Minh City Management and Business House One Member Company Limited, whereby Ho Chi Minh City Food One Member Company Limited was not required to pay the VND 3.186 billion difference.

In the appellate judgment No. 1046/2016/KDTM-PT dated 13 September 2016, the People's Court of Ho Chi Minh City concluded: Ho Chi Minh City Food One Member Company Limited was not required to pay the difference for the first and second quarters of 2015, but was required to pay Ho Chi Minh City House Trade management Company Limited the rental price difference for the third quarter of 2015, amounting to VND 1.062 billion. To ensure prudence, the Company accrued the entire cost into the 2016 business results.

Disagreeing with this judgment, on 01 October 2016, the Company submitted a request for a cassation review procedure No. 149/LT-TCHC dated 04 October 2016, requesting: Cancellation of the appellate judgment of the People's Court of Ho Chi Minh City, upholding the first instance judgment of the People's Court of District 6, Ho Chi Minh City. As of now, the Company has not received any information from the High People's Court of Ho Chi Minh City.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

7.2. Information of related parties

List of major related parties with which the Company had transactions during the period:

Related Parties	Relationship
Vietnam Southern Food Corporation - JSC	Parent Company
Song Moc Investment JSC	Major shareholder
Hydraulics Construction corporation No.4 - JSC	Major shareholder
Phu Tam Khoi JSC	Associate
Ben Tre Food Company	Dependant unit of the Parent Company
Soc Trang Food Company	Dependant unit of the Parent Company
An Giang Food Company	Dependant unit of the Parent Company
Tra Vinh Food Company	Dependant unit of the Parent Company
Dong Thap Food Company	Dependant unit of the Parent Company
Binh Dong Flour Company	Dependant unit of the Parent Company
Song Hau Food Company	Dependant unit of the Parent Company
Tra Vinh Agricultural Food Company	Dependant unit of the Parent Company
Long An Food Company	Dependant unit of the Parent Company
Bac Lieu Food Company	Dependant unit of the Parent Company
Vinh Long Food Company	Dependant unit of the Parent Company
Tien Giang Agricultural Food Company	Dependant unit of the Parent Company
Tien Giang Food Company	Dependant unit of the Parent Company
Vietnam Southern Food Corporation - JSC -	Dependant unit of the Parent Company
Thot Not Branch	
Sai Gon Food JSC	Fellow subsidiary
The Southern Central Food JSC	Fellow subsidiary
Safoco Foodstuff JSC	Fellow subsidiary
Tien Giang Packaging JSC	Fellow subsidiary
Camau Agricultural Products & Foodstuff	
Import-Export JSC	Fellow subsidiary
To Chau JSC	Fellow subsidiary
Binh Dinh Food JSC	Fellow subsidiary
Hau Giang Food JSC	Fellow subsidiary
Mechannics Construction And Foodstuff JSC	Fellow subsidiary
Quang Ngai Food Company	Fellow subsidiary
Kien Giang Import & Export JSC	Fellow subsidiary
Colusa - Miliket Foodstuff JSC	Associate of the Parent Company
Members of the Boards of Directors, Supervisors, Management, other managers, and close member within the families of these persons	Significant influence

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

7.2. Information of related parties (Continued)

- a. Income from salaries of each full-time member of the Board of Directors, each member of the Board of Management, each full-time member of the Board of Supervisors, and other managerial personnel

Name	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
		VND	VND
Mr. Doan Quang Long	Chairman of the Board of Directors		86,282,609
Mr. Nguyen Van Linh	Member of the Board of Directors cum General Director	141,000,000	144,000,000
Ms. Phan Thi Bich Tuyen	Member of the Board of Directors cum Deputy General Director	123,000,000	123,000,000
Mr. Duong Tien Dung	Member of the Board of Directors cum Deputy General Director	20,500,000	
Mr. Vu Ngoc Duong	Deputy General Director	123,000,000	20,500,000
Mr. Vo Hung Dung	Former member of the Board of Directors, former General Director		70,500,000
Ms. Tran Thi Xuan Mai	Former member of the Board of Directors, former Deputy General Director		41,000,000
Ms. Pham Thi Thuy Hang	Former member of the Board of Directors, former Deputy General Director	102,411,255	82,000,000
Mr. Ngo Thanh Giao	Head of the Board of Supervisors	124,800,000	124,800,000
Total		634,711,255	692,082,609

b. Transactions with related parties

Related parties	Relationship	Nature of transaction	For the period ended 30 June 2026	For the period ended 30 June 2025
			VND	VND
Purchasing			4,012,146,297	-
Tien Giang Food Company	Dependant unit of the Parent Company	Goods purchased	12,146,297	-
Vietnam Southern Food Corporation - JSC	Parent Company	Goods purchased	4,000,000,000	-
Selling			4,027,763,677	-
Colusa - Miliket Foodstuff Joint Stock Company.	Associate of the Parent Company	Rendering of services	2,763,677	-
An Giang Food and Foodstuff Company.	Dependant unit of the Parent Company	Selling of goods	4,025,000,000	-

HO CHI MINH CITY FOOD JOINT STOCK COMPANYNo. 1610 Vo Van Kien Street,
Binh Tien Ward, Ho Chi Minh City

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Issued under Circular No. 99/2025/TT-BTC
Dated 27 October 2025 by the Ministry of Finance**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the year period ended 30 June 2026

7.2. Information of related parties (Continued)**c. Balances with related parties**

Related parties	Relationship	30 June 2026 VND	01 January 2026 VND
Prepayments to sellers		3,638,276,386	-
Vietnam Southern Food Corporation - JSC	Parent Company	3,638,276,386	-
Trade payables		-	24,361,723,614
Vietnam Southern Food Corporation - JSC	Parent Company	-	24,361,723,614
Prepayments from customers		402,500,000	-
	Dependant unit of the		
An Giang Food Company	Parent Company	402,500,000	-
Short-term accrued expenses		16,905,433,869	16,905,433,869
Vietnam Southern Food Corporation - JSC	Parent Company	16,905,433,869	16,905,433,869
		578,639,784,928	578,639,784,928
Vietnam Southern Food Corporation - JSC	Parent Company	578,639,784,928	578,639,784,928

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HO CHI MINH CITY FOOD JOINT STOCK COMPANY
 No. 1610 Vo Van Kien Street,
 Binh Tien Ward, Ho Chi Minh City

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

7.3. Segment reporting

Segment report for the period ended 30 June 2026

FINANCIAL RESULTS OF SEGMENTS

	Rice	Technological Products	Oil and Petrol	Others	Total
Net revenue	5,458,442,920	45,227,265,041	90,051,262,121	27,953,832,312	168,690,802,394
Cost of sales	5,186,893,213	44,125,206,568	85,580,486,808	6,686,280	134,899,272,869
Gross profit from operating activities	271,549,707	1,102,058,473	4,470,775,313	27,947,146,032	33,791,529,525

Segment report for the period ended 30 June 2025

FINANCIAL RESULTS OF SEGMENTS

	Rice	Technological Products	Oil and Petrol	Others	Total
Net revenue	11,323,407,051	40,639,153,105	67,486,079,688	27,929,268,721	147,377,908,565
Cost of sales	11,567,244,271	39,637,789,142	63,824,613,292	6,094,712	115,035,741,417
Gross profit from operating activities	(243,837,220)	1,001,363,963	3,661,466,396	27,923,174,009	32,342,167,148



NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the year period ended 30 June 2026

7.4. Going concern assumption

As at 30 June 2026, the Company had accumulated losses of VND 189,395,797,056, and its current liabilities exceeded its current assets by VND 21,553,303,792. The Company's ability to continue as a going concern depends on the restructuring plan implemented by the Board of Management, under which the Company focuses on business areas that generate positive returns, disposes of non-essential assets, and maximizes the utilization of existing assets and property rights. Accordingly, the interim financial statements for the accounting period ended 30 June 2026 continue to be prepared on a going concern basis.

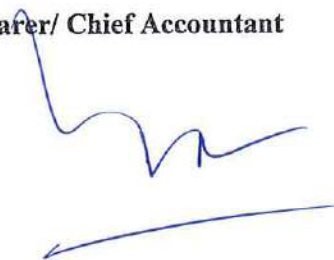
7.5. Comparative figures

Comparative information for the interim statement of financial position and the related notes is based on the audited financial statements for the year ended 31 December 2025, audited by CPA VIETNAM Company Limited – An Independent Member Firm of INPACT.

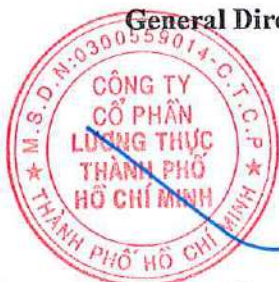
Comparative information for the interim statement of income, the interim statement of cash flows, and the related notes is based on the reviewed interim financial statements for the period ended 30 June 2025, reviewed by CPA VIETNAM Company Limited - An Independent Member Firm of INPACT.

Ho Chi Minh City, 08 July 2026

Preparer/ Chief Accountant


Pham Thi Phuong Lan

General Director


Nguyen Van Linh