

THE VEGETEXCO PORT JOINT STOCK COMPANY

Reviewed interim financial statements
For the six-month period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of The Vegetexco Port Joint Stock Company (hereinafter called "the Company") presents this report together with the interim financial statements of the Company for the six-month period ended 30 June 2026.

GENERAL INFORMATION

The Vegetexco Port Joint Stock Company was transformed from Fruit and Vegetable Warehousing Handling Enterprise (a State-owned enterprise under Vietnam Fruit and Vegetable Corporation) pursuant to Decision No. 20/02/2001/QĐ-TTg dated 20 February 2001 issued by the Prime Minister.

The Company operates under Business Registration Certificate No. 0302336158, initially issued on 25 May 2001 and amended for the 14th time on 08 May 2026 by the Department of Planning and Investment of Ho Chi Minh City.

The Company's shares are listed on the Hanoi Stock Exchange with the stock code VGP.

THE MEMBERS OF THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS, AND THE BOARD OF MANAGEMENT

The members of the Board of Directors, the Board of Supervisors, and the Board of Management during the accounting period and to the date of this report are as follows:

The Board of Directors

Full name	Position	Date of appointment/dismissal
Mr. Hoang Hai	Chairman	Reappointed on 24 April 2026
Mr. Pham Ngoc Quynh	Member of the Board of Directors	Reappointed on 24 April 2026
Ms. Nguyen Thi Khanh Hai	Member of the Board of Directors	Reappointed on 24 April 2026

The Board of Supervisors

Full name	Position	Date of appointment/dismissal
Mr. Nguyen Manh Hoang	Head of the Board of Supervisors	Reappointed on 24 April 2026
Ms. Tran Thi Mai Huong	Member	Reappointed on 24 April 2026
Ms. Do Thi Chi	Member	Appointed on 24 April 2026
Ms. Ho Duc Thuy Linh	Member	Dismissed on 24 April 2026

The Board of Management

Full name	Position
Mr. Pham Ngoc Quynh	Director

Legal representative

The legal representative of the Company during the accounting period and to the date of this report is Mr. Pham Ngoc Quynh - Director.

AUDITOR

International Auditing and Valuation Company Limited was appointed as the auditor to perform a review of the Company's interim financial statements for the six-month period ended 30 June 2026.

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the financial statements, which give a true and fair view of the Company's financial position as at 30 June 2026, and its financial performance and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises and relevant legal regulations on financial reporting. In preparing these financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize risks and fraud.

The Board of Management of the Company 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 that the financial statements comply with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises and relevant legal regulations on financial reporting. The Board of Management is also responsible for safeguarding the Company's assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

APPROVAL OF THE FINANCIAL STATEMENTS

The Board of Management approved the attached financial statements. The financial statements give a true and fair view of the Company's financial position as at 30 June 2026, as well as its financial performance and cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises and relevant legal regulations on financial reporting.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of Management confirms that the Company has complied with Decree No. 155/2020/ND-CP dated 31 December 2020 detailing the implementation of certain articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025 of the Government. The Company has not breached its information disclosure obligations under Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the securities market, as amended and supplemented by Circular No. 68/2024/TT-BTC dated 18 September 2024, Circular No. 18/2025/TT-BTC dated 26 April 2025 and Circular No. 08/2026/TT-BTC dated 3 February 2026 of the Minister of Finance.

THE VEGETEXCO PORT JOINT STOCK COMPANY

No. 01 Nguyen Van Quy, Phu Thuan Ward, Ho Chi Minh City

For and on behalf of the Board of Management,



Pham Ngoc Quynh

Director

Ho Chi Minh City, 14 August 2026

THÀNH PHỐ HỒ CHÍ MINH
14/8/2026

No: 2505/2026 /BCSX/IAV

INTERIM FINANCIAL INFORMATION REVIEWED REPORT

To: **The shareholders**
 The Board of Directors, the Board of Supervisors, and the Board of Management
 The Vegetexco Port Joint Stock Company

We have reviewed the accompanying interim financial statements of The Vegetexco Port Joint Stock Company (hereinafter referred to as "the Company"), prepared on 14 August 2026, as set out from pages 05 to 35, which comprise the Interim Statement of Financial Position as at 30 June 2026, the Interim Statement of Income, the Interim Statement of Cash Flows for the six-month period then ended, and the Notes to the Interim Financial Statements.

The Board of Management's Responsibility

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises and relevant legal regulations on financial reporting and for such 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.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard 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 material 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 do not give a true and fair view, in all material respects, of the financial position of the Company as at 30 June 2026 and of its interim results of operations and interim cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises and relevant statutory requirements applicable to interim financial reporting.



NGUYEN PHUONG THUY

Deputy Director

Audit Practising Registration Certificate No.: 4567-2022-283-1

For and on behalf of

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Ha Noi, 14 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	Closing balance	Opening balance (Restated)
			VND	VND
A. SHORT-TERM ASSETS	100		6,316,807,533,231	5,608,646,673,735
I. Cash and cash equivalents	110	4.1	13,524,229,747	42,687,386,133
1. Cash	111		8,324,229,747	29,037,386,133
2. Cash equivalents	112		5,200,000,000	13,650,000,000
II. Short-term financial investments	120		-	11,100,000,000
1. Held-to-maturity investments	123	4.9	-	11,100,000,000
III. Short-term receivables	130		6,302,671,000,596	5,417,523,748,590
1. Short-term trade receivables	131	4.2	5,933,617,358,128	5,075,322,255,823
2. Short-term advances to suppliers	132	4.3	548,638,009	569,827,609
3. Other short-term receivables	135	4.4	411,132,449,118	384,259,109,817
4. Short-term allowance for doubtful debts	136	4.8	(42,627,444,659)	(42,627,444,659)
IV. Inventories	140	4.5	2,247,471	137,019,885,271
1. Inventories	141		2,247,471	137,019,885,271
V. Other short-term assets	160		610,055,417	315,653,741
1. Short-term prepaid expenses	161	4.6	294,401,676	-
2. Taxes and other receivables from the State budget	163	4.14	315,653,741	315,653,741
B. LONG-TERM ASSETS	200		38,305,118,172	29,083,851,347
I. Long-term receivables	210		10,052,000,000	-
1. Other long-term receivables	215	4.4	10,052,000,000	-
II. Fixed assets	220		6,515,374,456	7,303,822,954
1. Tangible fixed assets	221	4.10	6,515,374,456	7,303,822,954
- Cost	222		46,877,224,299	46,877,224,299
- Accumulated depreciation	223		(40,361,849,843)	(39,573,401,345)
III. Long-term financial investments	250		21,737,743,716	21,683,447,428
1. Construction in progress	252	4.7	21,737,743,716	21,683,447,428
IV. Other long-term assets	270		-	96,580,965
1. Long-term prepaid expenses	271	4.6	-	96,580,965
TOTAL ASSETS (280 = 100 + 200)	280		6,355,112,651,403	5,637,730,525,082

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

RESOURCES	Code	Note	Closing balance	Opening balance (Restated)
			VND	VND
C. LIABILITIES	300		6,099,002,213,414	5,389,196,699,174
I. Short-term liabilities	310		6,099,002,213,414	5,389,196,699,174
1. Short-term trade payables	311	4.11	3,920,951,952,107	2,999,199,386,199
2. Short-term advances from customers	312		2,300,000	-
3. Dividends payable	313		130,370,920	130,370,920
4. Taxes and amounts payable to the State budget	314	4.14	2,115,289,942	2,718,287,492
5. Payables to employees	315		-	547,000,000
6. Short-term accrued expenses	316	4.12	15,004,149,858	11,531,773,353
7. Other short-term payables	320	4.13	1,429,482,375,768	1,434,747,238,591
8. Short-term borrowings and finance lease liabilities	321	4.15	731,200,000,000	940,217,637,800
9. Bonus and welfare fund	323		115,774,819	105,004,819
II. Long-term liabilities	330		-	-
D. OWNERS' EQUITY	400	4.16	256,110,437,989	248,533,825,908
I. Owners' equity	410		256,110,437,989	248,533,825,908
1. Owner's contributed capital	411		82,146,920,000	82,146,920,000
- Ordinary shares with voting rights	411a		82,146,920,000	82,146,920,000
2. Share premium	412		32,390,192,180	32,390,192,180
3. Other equity funds	414		8,992,842,084	8,992,842,084
4. Treasury shares	415		(8,157,331,384)	(8,157,331,384)
5. Investment and development fund	418		36,917,711,068	36,917,711,068
6. Retained earnings	420		103,820,104,041	96,243,491,960
- Retained earnings of the prior period	420a		96,013,491,960	78,999,056,212
- Retained earnings of the current period	420b		7,806,612,081	17,244,435,748
TOTAL RESOURCES (440=300+400)	440		6,355,112,651,403	5,637,730,525,082

Preparer

Truong Thi Hai Yen

Chief Accountant

Truong Thi Hai Yen

Director

Pham Ngoc Quynh

Ho Chi Minh City, Vietnam

14 August 2026

INTERIM STATEMENT OF PROFIT AND LOSS

For the six-month period ended 30 June 2026

ITEMS	Code	Note	Current period	Prior period (Restated)
			VND	VND
1. Gross revenue from goods sold and services rendered	01	5.1	6,648,075,713,968	5,572,829,897,774
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered (10=01-02)	10		6,648,075,713,968	5,572,829,897,774
4. Cost of goods sold and services rendered	11	5.2	6,632,318,443,098	5,555,250,879,969
5. Gross profit/ (losses) from goods sold and services rendered (20=10-11)	20		15,757,270,870	17,579,017,805
6. Gain/loss on disposal of investment properties	21		-	-
7. Financial income	22	5.3	259,887,650,775	178,955,570,353
8. Financial expenses	23	5.4	261,147,248,663	183,509,978,214
In which: Interest expense	24		120,777,941,907	94,126,727,432
9. Selling expenses	25	5.5	2,575,306,071	1,182,482,661
10. General and administration expenses	26	5.6	2,284,079,538	2,579,529,276
11. Net operating profit (30=20+(21-22)-(25+26))	30		9,638,287,373	9,262,598,007
12. Other income	31	5.7	119,977,730	394,269,535
13. Other expenses	32	5.8	2	51,426
14. Other profit (40=31-32)	40		119,977,728	394,218,109
15. Accounting profit before tax (50=30+40)	50		9,758,265,101	9,656,816,116
16. Current corporate income tax expense	51	5.9	1,951,653,020	1,931,363,223
17. Deferred corporate income tax expense	52		-	-
18. Net profit after corporate income tax (60=50-51-52)	60		7,806,612,081	7,725,452,893
19. Basic earnings per share	70	5.10	968	987
20. Diluted earnings per share	71	5.10	968	987



Preparer

Truong Thi Hai Yen

Chief Accountant

Truong Thi Hai Yen

Director

Pham Ngoc Quynh

Ho Chi Minh City, Vietnam

14 August 2026

INTERIM STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2026

(Indirect method)

ITEMS	Code	Note	Current period	Prior period
			VND	(Restated) VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. <i>Profit before tax</i>	01		9,758,265,101	9,656,816,116
2. <i>Adjustments for:</i>				
- Depreciation and amortisation of fixed assets and investment properties	02		788,448,498	829,457,796
- (Foreign exchange)/losses arising from translating foreign currency items	04		(713,590,082)	1,307,777,824
- (Gains)/losses from investing activities	05		(412,585,127)	(429,596,730)
- Interest expense	06		120,777,941,907	94,126,727,432
3. <i>Operating profit before changes in working capital</i>	08		130,198,480,297	105,491,182,438
- Change in receivables	09		(895,199,252,006)	(254,292,110,862)
- Change in inventories	10		137,017,637,800	143,182
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		916,586,550,937	493,582,455,180
- Change in prepaid expenses	12		(197,820,711)	2,037,385,406
- Interest paid	14		(117,305,565,402)	(95,406,086,980)
- Corporate income tax paid	15		(2,484,608,340)	(2,335,793,004)
- Other expense from operating activities	17		(219,230,000)	(174,000,000)
Net cash flows from operating activities	20		168,396,192,575	248,903,175,360
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(54,296,288)	(54,525,828)
2. Cash outflow for lending, buying debt instruments of other entities	23		-	(10,500,000,000)
3. Cash recovered from lending, selling debt instruments of other entities	24		11,100,000,000	13,700,000,000
4. Interest earned, dividends and profits received	27		412,585,127	429,596,730
Net cash flows from investing activities	30		11,458,288,839	3,575,070,902

INTERIM STATEMENT OF CASH FLOWS (Continued)

For the six-month period ended 30 June 2026

(Indirect method)

Items	Code	Note	Current period	Prior period (Restated)
			VND	VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	6.1	864,100,000,000	1,596,000,000,000
2. Repayment of borrowings	34	6.2	(1,073,117,637,800)	(1,874,400,000,000)
Net cash flows from financing activities	40		(209,017,637,800)	(278,400,000,000)
Net cash flows during the period	50		(29,163,156,386)	(25,921,753,738)
Cash and cash equivalents at the beginning of the period	60		42,687,386,133	106,786,723,702
Cash and cash equivalents at the end of the period	70		13,524,229,747	80,864,969,964

Preparer

Truong Thi Hai Yen

Chief Accountant

Truong Thi Hai Yen

Director

Pham Ngoc Quynh

Ho Chi Minh City, Vietnam

14 August 2026



SELECTED FINANCIAL STATEMENTS NOTES

For the six-month period ended 30 June 2026

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

1. GENERAL INFORMATION

1.1 Structure of ownership

The Vegetexco Port Joint Stock Company was transformed from Fruit and Vegetable Warehousing Handling Enterprise (a State-owned enterprise under Vietnam Fruit and Vegetable Corporation) pursuant to Decision No. 20/02/2001/QĐ-TTg dated 20 February 2001 issued by the Prime Minister.

The Company operates under Business Registration Certificate No. 0302336158, initially issued on 25 May 2001 and amended for the 14th time on 08 May 2026 by the Department of Planning and Investment of Ho Chi Minh City.

The Company's shares are listed on the Hanoi Stock Exchange with the stock code VGP.

The Company's charter capital under the 14th amended Business Registration Certificate is VND 82,146,920,000.

As at 30 June 2026, the Company had 21 employees (31 December 2025: 21 employees).

1.2 Business area

The Company operates in direct support activities for waterway transportation and wholesale trading of agricultural products.

1.3 Business activities

Direct support services for waterway transportation; Real estate business, including ownership, land use rights and leased properties; Wholesale of machinery, equipment and other spare parts; Agency, brokerage and auction services; Wholesale of food products; Other specialised wholesale not elsewhere classified; Wholesale of automobiles and other motor vehicles; Cargo handling services; Packing services; Other transportation support activities; Other financial support services not elsewhere classified; Real estate consulting, brokerage and land use rights auction services; Construction of other civil engineering projects; Tour operation services; Processing and preservation of fruits and vegetables; Wholesale of unprocessed agricultural and forestry products (excluding timber, bamboo and rattan) and live animals; Wholesale of construction materials and other installation equipment; Wholesale of other household goods; Wholesale of metals and metal ores; Manufacture of building materials from clay; Manufacture of other ceramic products (not operated at the registered address); Manufacture of cement, lime and gypsum (not operated at the registered address); Mining of stone, sand, gravel and clay (not operated at the registered address); Afforestation and forest care (not operated at the registered address); Logging; Sawmilling, planing and preservation of wood (not operated at the registered address); Retail of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lighting equipment and other household goods not elsewhere classified in specialised stores; Retail of other new goods in specialised stores; Manufacture of animal, poultry and aquatic feed (not operated at the registered address); Manufacture of plastic products (not operated at the registered address); Manufacture of primary-form plastics and synthetic rubber; Road freight transport; Coastal and ocean freight transport; Inland waterway freight transport; Leasing of machinery, equipment and other tangible goods.

1.4 Normal production and business cycle

The Company's normal production and business cycle is not more than 12 months.

1.5 The Company's operations during the accounting period affecting the financial statements

During the first six months of 2026, there were no activities that had a significant effect on the items presented in the Company's financial statements.

1.6 Statement of comparability of the financial statements

The figures presented in the interim financial statements for the accounting period ended 30 June 2026 are comparable with the corresponding figures for the same period of the previous year.

The corresponding figures for the prior period are comparable with those of the current period. During the period, the Company applied for the first time the Vietnamese accounting regime for enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the financial statements have been reclassified and renamed in accordance with the new regulations. The "Opening balance" and "Prior period" columns in the interim financial statements have been restated using the classifications and names prescribed by Circular 99 to ensure comparability. These changes do not affect the total assets, total liabilities, owners' equity or profit after tax of the Company.

2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1. Basis of preparation of the financial statements

The accompanying financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises and relevant legal regulations on financial reporting.

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

2.2. Going concern assumption

There are no events that cause significant doubt about the Company's ability to continue as a going concern and the Company has neither the intention nor the requirement to cease operations or significantly curtail the scale of its operations.

2.3. Financial year

The Company's financial year begins on 1 January and ends on 31 December each year.

For the six-month accounting period ended 30 June 2026, the Company prepared its interim consolidated financial statements in accordance with applicable regulations.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Accounting estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises and relevant legal regulations on financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and the disclosure of contingent liabilities and assets at the date of the financial statements, as well as the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are made to the best of the Board of Management's knowledge, actual results may differ from those estimates and assumptions.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term investments that are highly liquid, readily convertible into cash and subject to an insignificant risk of changes in value.

3.3 Financial investments

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has the positive intention and ability to hold it to maturity. The Company's held-to-maturity investments comprise term deposits held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

Held-to-maturity investments are initially recognised at cost, including the purchase price and transaction costs directly attributable to the acquisition of the investments. Subsequent to initial recognition, these investments are measured at recoverable amount. Interest income from held-to-maturity investments after acquisition is recognised in the Statement of Income on an accrual basis. Interest received before the Company acquires the investments is deducted from cost at the acquisition date.

When there is reliable evidence that part or all of an investment may not be recoverable and the amount of the loss can be reliably determined, the loss is recognised in finance costs for the year and directly deducted from the carrying amount of the investment.

3.4 Receivables

Receivables represent amounts recoverable from customers or other counterparties. Receivables are presented at their carrying amounts less allowances for doubtful debts.

An allowance for doubtful debts is made for each doubtful receivable based on the overdue age of the receivable or the estimated level of loss that may arise, or for receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties.

3.5 Inventories

Inventories are measured at the lower of cost and net realisable value. The cost of inventories comprises direct materials, direct labour and, where applicable, production overheads incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined using the weighted average method and accounted for using the perpetual method.

Net realisable value is the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale and distribution.

The Company's allowance for decline in value of inventories is made in accordance with prevailing accounting regulations. Accordingly, the Company may make an allowance for obsolete, damaged and substandard inventories and when the cost of inventories exceeds their net realisable value at the end of the accounting year.

3.6 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of fixed assets acquired through purchase comprises the purchase price and all other costs directly attributable to bringing the assets to the location and condition necessary for them to be capable of operating. For fixed assets constructed through investment in construction under a contractor arrangement or self-constructed and manufactured, cost comprises the final settlement value of the construction project in accordance with prevailing regulations on investment and construction management, directly attributable costs and registration fees (if any). Where a project has been completed and put into use but its final settlement has not yet been approved, the cost of the fixed asset is recognised at a provisional amount based on the actual costs incurred to acquire the asset. The provisional cost will be adjusted according to the final settlement approved by the competent authorities.

Tangible fixed assets are depreciated using the straight-line method.

Depreciation is charged using the straight-line method over the estimated useful lives in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013, as amended and supplemented by Circular No. 147/2016/TT-BTC dated 13 October 2016 and Circular No. 28/2017/TT-BTC dated 12 April 2017 guiding the management, use and depreciation of fixed assets. Details are as follows:

	<u>Years</u>
Buildings and structures	05 - 30
Machinery and equipment	10 - 11
Motor vehicles and transmission equipment	04 - 11
Office equipment	05 - 10
Other fixed assets	05 - 11

Gains or losses arising from the disposal or sale of assets are the difference between the proceeds from disposal and the disposal costs and are recognised in the Statement of Income.

3.7 Construction in progress

Assets under construction for real estate business, leasing, administration or any other purpose are recognised at cost. Such cost comprises construction costs and other related costs in accordance with the Company's accounting policies. Depreciation of these assets is applied in the same manner as for other assets, commencing when the assets are ready for use.

3.8 Prepaid expenses pending allocation

Prepaid expenses pending allocation comprise actual costs incurred that relate to the results of operations of several accounting periods. The Company's prepaid expenses comprise the following:

Tools and equipment

Tools and equipment put into use are allocated to expenses on a straight-line basis over a period not exceeding three years.

Other expenses

Other expenses are allocated to expenses on a straight-line basis over a period not exceeding three years.

3.9 Payables and accrued expenses

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

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables reflect trade-related payables arising from transactions for the purchase of goods, services and assets from suppliers that are independent of the Company.
- Accrued expenses reflect payables for goods and services received from suppliers or rendered to customers but not yet paid because invoices or sufficient accounting documents have not been received, as well as amounts payable to employees for annual leave and production and business costs that are required to be accrued. When such costs are actually incurred, if there is a difference from the amount accrued, accounting records an additional expense or reduction in expense corresponding to the difference.
- Other payables reflect non-trade payables and deferred payment interest when the Company has not yet paid suppliers.

3.10 Borrowings and finance lease liabilities

Borrowings are monitored by each lender, each loan agreement and the repayment term of each borrowing. Borrowings denominated in foreign currencies are monitored in the original currency.

3.11 Borrowing costs

Borrowing costs are recognised in production and business expenses in the period in which they are incurred, except where capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets until the assets are ready for use or sale. Income earned from the temporary investment of borrowings is deducted from the cost of the related assets. For specific borrowings used to finance the construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is less than 12 months.

3.12 Owners' equity

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

Share premium reflects the difference between the par value and issue price of shares (including cases of re-issuing treasury shares) and may be positive (where the issue price is higher than par value) or negative (where the issue price is lower than par value).

Treasury shares are shares issued by the Company and subsequently repurchased by the Company. These shares are not cancelled and may be reissued within the period prescribed by securities regulations. Treasury shares are recognised at the actual repurchase price and presented in the Statement of Financial Position as a deduction from owners' contributed capital. The cost of treasury shares upon reissue or use for dividend or bonus payments is determined using the weighted average method.

3.13 Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriation to funds in accordance with the Company's Charter and applicable regulations and as approved by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into consideration non-cash items included in retained earnings that may affect cash flows and the Company's ability to pay dividends, such as gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders and the list of shareholders entitled to receive dividends has been finalised.

3.14 Revenue and income recognition

Revenue from sales of goods

Revenue from sales of goods and finished products is recognised when all of the following conditions are satisfied:

- The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods and finished products;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from services rendered

Revenue from a service transaction is recognised when the outcome of the transaction can be measured reliably. Where services are performed over several periods, revenue is recognised in the period based on the outcome of the work completed at the end of the accounting period. The

outcome of a service transaction can be measured reliably when all of the following conditions are satisfied:

- Revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The stage of completion of the transaction at the end of the financial year can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Finance income

Interest income

Interest income is recognised on an accrual basis, determined based on the balances of deposit accounts and the effective interest rates for each period.

3.15 Cost of goods sold and services rendered

The cost of services rendered comprises the total costs incurred for services rendered during the period and is recognised in accordance with the matching principle and the prudence principle.

3.16 General and administrative expenses

General and administrative expenses comprise actual costs incurred in the general management of the Company, mainly including management staff salaries; social insurance, health insurance, trade union fees and unemployment insurance of management staff; office supplies; depreciation; provisions; purchased services and other expenses.

3.17 Corporate income tax

Corporate income tax represents the total amount of current tax payable. Current tax payable is calculated based on taxable income for the period. Taxable income differs from profit before tax presented in the Statement of Income because taxable income excludes income or expenses that are taxable or deductible in other years (including tax losses carried forward, if any), and also excludes items that are non-taxable or non-deductible.

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

3.18 Segment reporting

A business segment is a separately identifiable component that is engaged in producing or providing products or services and has risks and economic benefits that are different from those of other business segments.

A geographical segment is a separately identifiable component that is engaged in producing or providing products or services within a particular economic environment and has risks and economic benefits that are different from those of business segments operating in other economic environments.

3.19 Related parties

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

In considering related party relationships, the substance of the relationship is given greater emphasis than its legal form.

4. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash	9,475,451	21,463,223
Demand deposits in banks (*)	8,314,754,296	29,015,922,910
Cash equivalents (**)	5,200,000,000	13,650,000,000
	13,524,229,747	42,687,386,133

(*) Details of bank deposits are as follows:

	Closing balance VND	Opening balance VND
Saigon Hanoi Commercial Joint Stock Bank – An Giang Branch	7,980,067,145	27,938,345,894
Other banks	334,687,151	1,077,577,016
	8,314,754,296	29,015,922,910

(**) These are term deposits with maturities of less than three months at Saigon - Hanoi Commercial Joint Stock Bank - An Giang Branch, bearing interest at 3.2% per annum.

4.2 Short-term trade receivables

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Tin Phat Investment, Construction and Trading JSC	1,963,944,540,935	-	1,955,158,253,931	-
Hoan Kiem Investment JSC	1,874,582,037,063	-	1,531,517,753,993	-
Chipsgood - Vegetexco JSC	1,460,684,194,441	-	939,064,721,855	-
Others	634,406,585,689	(28,627,444,659)	649,581,526,044	(28,627,444,659)
	5,933,617,358,128	(28,627,444,659)	5,075,322,255,823	(28,627,444,659)

4.3 Advances to suppliers

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
NPT Steel LLC	345,570,337	-	345,570,337	-
Triple-S Steel Supply	202,675,272	-	202,675,272	-
Others	392,400	-	21,582,000	-
	548,638,009	-	569,827,609	-

4.4 Other receivables
4.4.1 Other short-term receivables

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Deposits and collateral	-	-	-	-
Advances	1,603,252,000	-	11,620,992,000	-
Ho Chi Minh City Cashew Nut and Agricultural Products Import Export JSC (*)	14,000,000,000	(14,000,000,000)	14,000,000,000	(14,000,000,000)
Receivables from interest on deferred payment sales (**)	395,513,744,303	-	358,629,468,627	-
Chipsgood - Vegetexco JSC	116,392,825,157	-	80,113,401,043	-
Hanoi Packaging Production and Import Export JSC	5,362,797,716	-	13,690,561,791	-
Tin Phat Investment, Construction and Trading JSC	111,857,356,420	-	133,605,482,187	-
Handicraft Import Export JSC	13,728,032,979	-	28,186,636,931	-
Vegetables and Fruit Import Export JSC No. 1	21,287,873,616	-	15,369,524,874	-
Hoan Kiem Investment JSC	126,884,858,415	-	87,663,861,801	-
Others	15,452,815	-	8,649,190	-
	411,132,449,118	(14,000,000,000)	384,259,109,817	(14,000,000,000)

(*) This receivable arises under the Business Cooperation Contract signed in 2017 and its appendix signed in 2018, with a cooperation term of 12 months from 1 April 2018. The total contract value is VND 40 billion, of which the Company contributes up to VND 20 billion to conduct business in cashew nuts and agricultural products. Profit from the cooperation business is distributed based on the actual contribution ratio of resources and capital after completion of tax obligations to the State. As at the date of these financial statements, the entire cooperation amount has been provided for.

(**) This is receivable interest on deferred payments from customers purchasing trading goods, at interest rates ranging from 10.5% to 14.5% per annum on the remaining outstanding balance from the interest commencement date until payment, as stipulated in each contract with the counterparties.

4.4.2 Other long-term receivables

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Advance	10,052,000,000			
Mr. Hoang Hai (*)	10,052,000,000			-
	<u>10,052,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other long-term receivables from related parties (details in Note 7.2)	<u>10,052,000,000</u>			

This is an advance provided to cover ongoing expenditures incurred in connection with the implementation of the project located at No. 1 Nguyen Van Quy Street, Phu Thuan Ward, Ho Chi Minh City. The advance is repayable within two years from the date of receipt.

4.5 Inventories

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Goods in transit	-	-	137,017,637,800	-
Raw materials and supplies	2,247,471	-	2,247,471	-
	<u>2,247,471</u>	<u>-</u>	<u>137,019,885,271</u>	<u>-</u>

4.6 Prepaid expenses

(a) Short-term

	Closing balance VND	Opening balance VND
Tools and supplies issued for consumption, other expenses	294,401,676	-
	<u>294,401,676</u>	<u>-</u>

(b) Long-term

	Closing balance VND	Opening balance VND
Prepaid expenses	-	96,580,965
	<u>-</u>	<u>96,580,965</u>

4.7 Construction in progress

	Closing balance VND	Opening balance VND
- Construction in progress		
<i>Kim Thanh - Lao Cai commercial complex project (*)</i>	21,737,743,716	21,683,447,428
	21,737,743,716	21,683,447,428

(*) The project is for the construction of a commercial centre, hotel and office-for-lease complex under Investment Certificate No. 12 121 000 026 dated 15 August 2007, first amended on 15 October 2009 by the People's Committee of Lao Cai Province. The Lao Cai Economic Zone Management Board issued Investment Registration Certificate No. 5130465188, second amended on 20 August 2019. The estimated total investment of the project is VND 75 billion. The completion deadline and official project milestones stated in the Investment Certificate are: "Operation of the six-storey commercial centre and office component in the fourth quarter of 2019; the remaining components will be implemented according to an appropriate schedule after the detailed plan is approved". The project is currently still under structural construction. In 2020, the Company engaged a contractor to complete the items "Construction of septic tank, completion of external architecture of floors 1-2, and internal works on floors 1-2" of the project. Since 2020, the project has been awaiting approval of the detailed plan.

4.8 Bad debts

	Closing balance		Opening balance	
	Carrying amount VND	Recoverable amount VND	Carrying amount VND	Recoverable amount VND
Otran Southern JSC	28,627,444,659	-	28,627,444,659	-
Ho Chi Minh City Cashew Nut and Agricultural Products	14,000,000,000	-	14,000,000,000	-
Import Export JSC				
	<u>42,627,444,659</u>	<u>-</u>	<u>42,627,444,659</u>	<u>-</u>

4.9 Held-to-maturity investments

	Closing balance		Opening balance	
	Cost VND	Recoverable amount VND	Cost VND	Recoverable amount VND
<i>Short-term</i>				
Term deposits	-	-	11,100,000,000	-
	<u>-</u>	<u>-</u>	<u>11,100,000,000</u>	<u>-</u>

4.10 Increase/decrease in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
COST						
Opening balance	37,566,213,628	936,242,088	2,412,927,605	510,843,222	5,450,997,756	46,877,224,299
Closing balance	37,566,213,628	936,242,088	2,412,927,605	510,843,222	5,450,997,756	46,877,224,299
Opening balance	33,096,150,812	936,242,088	2,412,927,605	510,843,222	2,617,237,618	39,573,401,345
Increases in the period	453,063,144	-	-	-	335,385,354	788,448,498
- Depreciation charged	453,063,144	-	-	-	335,385,354	788,448,498
Closing balance	33,549,213,956	936,242,088	2,412,927,605	510,843,222	2,952,622,972	40,361,849,843
NET BOOK VALUE						
Opening balance	4,470,062,816	-	-	-	2,833,760,138	7,303,822,954
Closing balance	4,016,999,672	-	-	-	2,498,374,784	6,515,374,456

The cost of fully depreciated tangible fixed assets still in use as at 30 June 2026

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Opening balance	20,852,227,007	936,242,088	2,412,927,605	510,843,222	84,832,083	24,797,072,005
Closing balance	23,494,897,253	936,242,088	2,412,927,605	510,843,222	84,832,083	27,439,742,251

The carrying amount of tangible fixed assets pledged or mortgaged as security for borrowings as at 30 June 2026 is VND 0, as at 1 January 2026: VND 0.

4.11 Short-term trade payables

	Closing balance VND	Opening balance VND
Tan Mai Production, Trading and Services JSC	444,742,675,620	715,187,890,187
TIC Hanoi Trading and Investment JSC	505,144,102,391	601,719,849,504
Thinh Phat Trading Business JSC	1,277,427,499,300	672,122,558,040
T&T Agriculture Co., Ltd	437,267,737,802	239,863,563,160
Vietnam National Agricultural Materials Corporation - JSC	1,256,261,844,964	769,295,956,882
Others	108,092,030	1,009,568,426
Overdue outstanding receivables	-	-
	3,920,951,952,107	2,999,199,386,199

4.12 Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued interest expense	15,004,149,858	11,531,773,353
	15,004,149,858	11,531,773,353

4.13 Other short-term payables

	Closing balance VND	Opening balance VND
Trade union fees	41,259,640	33,450,899
Payables for insurance	64,388,437	-
Deposits received	3,252,834,615	3,252,834,615
Payables for interest on deferred payment purchases (*)	181,799,982,118	146,780,887,939
Tan Mai Production, Trading and Services JSC	30,219,426,378	33,742,839,507
TIC Hanoi Trading and Investment JSC	32,825,101,574	13,970,182,796
Thinh Phat Trading Business JSC	67,518,784,418	29,459,337,279
Vietnam National Agricultural Materials Corporation - JSC	39,269,419,748	47,580,511,374
Other entities	11,967,250,000	22,028,016,983
Payables related to UPAS L/C (**)	1,244,205,228,003	1,284,556,151,180
Other payables	118,682,955	123,913,958
Overdue outstanding payables	-	-
	1,429,482,375,768	1,434,747,238,591

(*) Interest on deferred payment for purchases is charged under each contract signed by the Company with suppliers. The interest rate is determined under each contract, ranging from 11% to 13% per annum.

(**) As at 30 June 2026, this represents an amount payable to the Financing Bank - Saigon - Hanoi Commercial Joint Stock Bank - An Giang Branch under the letter of credit (L/C) payment terms with suppliers. The repayment term to the bank is six months from the date the Bank makes payment to suppliers and notifies the Company of payment under the UPAS L/C.

4.14 Taxes and other receivables, payables to the State budget

	Closing balance		During the period		Opening balance	
	Taxes Receivable	Taxes Payable	Paid	Amount payable	Taxes Receivable	Taxes Payable
	VND	VND	VND	VND	VND	VND
Value Added Tax	-	195,953,457	1,182,513,489	1,194,598,755	-	183,868,191
Corporate income tax	-	1,853,550,954	2,484,608,340	1,951,653,020	-	2,386,506,274
Personal income tax	-	29,196,787	205,320,038	86,603,798	-	147,913,027
Property Tax and Land	-	36,588,744	2,854,365,501	2,890,954,245	-	-
Lease Payments	-	-	-	-	-	-
Fees, charges and other payables	315,653,741	-	-	-	315,653,741	-
	315,653,741	2,115,289,942	6,726,807,368	6,123,809,818	315,653,741	2,718,287,492

The Company's tax finalisation will be subject to examination by the tax authorities. As the application of tax laws and regulations to different types of transactions may be interpreted in different ways, the tax amounts presented in the financial statements may be changed by a decision of the tax authorities.

4.15 Short-term borrowings and finance lease liabilities

	Opening balance		During the period		Closing balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Short-term loans	940,217,637,800	940,217,637,800	864,100,000,000	1,073,117,637,800	731,200,000,000	731,200,000,000
Saigon - Hanoi Commercial	940,217,637,800	940,217,637,800	864,100,000,000	1,073,117,637,800	731,200,000,000	731,200,000,000
Joint Stock Bank - Phu Nhuan Branch (*)						
Short-term borrowings and finance lease liabilities	940,217,637,800	940,217,637,800	864,100,000,000	1,073,117,637,800	731,200,000,000	731,200,000,000

(*) Short-term borrowings from Saigon - Hanoi Commercial Joint Stock Bank - An Giang Branch are under short-term credit agreements with a maximum term of six months from the disbursement date. Purpose: to supplement working capital for agricultural products trading. Interest rate: adjustable. Security: rights to receivables, rights to receive cash and receivables, and other assets and lawful benefits arising from goods purchase and sale contracts.

THE VEGETEXCO PORT JOINT STOCK COMPANY
SELECTED FINANCIAL STATEMENTS NOTES (CONTINUED)

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4.16 Owners' equity

Reconciliation of movements in owners' equity

	Owner's contributed capital	Share Premium	Other owners' capital	Treasury shares	Development Investment Fund	Retained Earnings	Total
	VND	VND	VND	VND	VND	VND	VND
Prior period's opening balance	82,146,920,000	32,390,192,180	8,992,842,084	(8,157,331,384)	36,917,711,068	82,319,425,012	234,609,758,960
Increase during the period	-	-	-	-	-	17,244,435,748	17,244,435,748
- Profit for the period	-	-	-	-	-	17,244,435,748	17,244,435,748
Decrease during the period	-	-	-	-	-	(3,320,368,800)	(3,320,368,800)
- Appropriation to funds	-	-	-	-	-	(190,000,000)	(190,000,000)
- Dividend distribution	-	-	-	-	-	(3,130,368,800)	(3,130,368,800)
Prior period's closing balance	82,146,920,000	32,390,192,180	8,992,842,084	(8,157,331,384)	36,917,711,068	96,243,491,960	248,533,825,908
Current period's opening balance	82,146,920,000	32,390,192,180	8,992,842,084	(8,157,331,384)	36,917,711,068	96,243,491,960	248,533,825,908
Increase during the period	-	-	-	-	-	7,806,612,081	7,806,612,081
- Profit for the period	-	-	-	-	-	7,806,612,081	7,806,612,081
Decrease during the period	-	-	-	-	-	(230,000,000)	(230,000,000)
- Appropriation to funds (*)	-	-	-	-	-	(230,000,000)	(230,000,000)
Current period's closing balance	82,146,920,000	32,390,192,180	8,992,842,084	(8,157,331,384)	36,917,711,068	103,820,104,041	256,110,437,989

(*) The Company appropriates funds for bonus and welfare in accordance with the Resolution of the Annual General Meeting of Shareholders No. 116/2026/NQ-AGM dated April 24, 2026.

Details of owners' contributed capital

	Closing balance			Opening balance		
	Shares	Actual contributed capital	Ratio	Shares	Actual contributed capital	Ratio
	Number	VND	%	Number	VND	%
Phu Dong Invest Co., Ltd.	1,471,322	14,713,220,000	17.91%	1,471,322	14,713,220,000	17.91%
Mr. Pham Ngoc Quynh	1,278,759	12,787,590,000	15.57%	1,278,759	12,787,590,000	15.57%
Others	5,464,611	54,646,110,000	66.52%	5,464,611	54,646,110,000	66.52%
	8,214,692	82,146,920,000	100%	8,214,692	82,146,920,000	100%

Transactions in owners' equity and distribution of dividends and profits

	Current period VND	Prior period VND
Owner's invested equity		
Capital contribution at the beginning of the period	82,146,920,000	82,146,920,000
Contributed capital increased during the period	-	-
Contributed capital decreased during the period	-	-
Capital contribution at the end of the period	82,146,920,000	82,146,920,000

Shares

	Closing balance Shares	Opening balance Shares
Number of shares registered for issuance	8,214,692	8,214,692
Number of shares issued to the public	8,214,692	8,214,692
- Ordinary shares	8,214,692	8,214,692
Number of shares repurchased	-	-
Number of outstanding shares in circulation	8,214,692	8,214,692
- Ordinary shares	8,214,692	8,214,692
An ordinary share has par value of 10,000 VND/share.		

Profit distribution

	Current period VND	Prior period VND
Undistributed profit at the beginning of the period	96,243,491,960	82,319,425,012
Loss from business activities in the period	7,806,612,081	7,725,452,893
Other adjustments to decrease profit	-	-
Other adjustments to increase profit	-	-
Profit allocated for dividend distribution and appropriation to funds during the period	104,050,104,041	90,044,877,905
Appropriation to funds and dividend distribution, of which:	(230,000,000)	(190,000,000)
- Dividend distribution	-	-
- Appropriation to the reward and welfare fund	(230,000,000)	(190,000,000)
Undistributed profit at the end of the period	103,820,104,041	89,854,877,905

4.17 Off-statement of financial position items

Foreign currencies	Closing balance	Opening balance
USD	6.40	6.40

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

5.1 Revenue from sales of goods and rendering of services

	Current period VND	Prior period VND
Revenue from sale of goods and rendering of services	6,636,103,452,298	5,561,018,237,741
Revenue from rendering of services	11,972,261,670	11,811,660,033
	6,648,075,713,968	5,572,829,897,774

5.2 Cost of goods sold

	Current period VND	Prior period VND
Cost of goods sold	6,628,452,533,578	5,550,284,858,023
Cost of services rendered	3,865,909,520	4,966,021,946
	6,632,318,443,098	5,555,250,879,969

5.3 Financial income

	Current period VND	Prior period VND
Interest income from deposits and loans	412,585,127	429,596,730
Foreign exchange gains	713,590,082	1,639,498,220
Interest income from deferred payment sales	258,761,475,566	176,886,475,403
	259,887,650,775	178,955,570,353

5.4 Financial expenses

	Current period VND	Prior period VND
Interest expense	120,777,941,907	94,126,727,432
Interest expense on deferred payment for purchases	139,810,154,756	86,435,232,950
Foreign exchange loss	-	2,947,276,044
Others	559,152,000	741,788
	261,147,248,663	183,509,978,214

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SELECTED FINANCIAL STATEMENTS NOTES (CONTINUED)

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5.5 Selling expenses

	Current period VND	Prior period VND
Administration staff expenses	159,575,640	152,675,027
Others	2,415,730,431	1,029,807,634
	<u>2,575,306,071</u>	<u>1,182,482,661</u>

5.6 General and administrative expenses

	Current period VND	Prior period VND
Administration staff expenses	1,811,730,332	1,899,493,100
Depreciation expense of fixed asset	77,124,897	107,234,172
Others	395,224,309	572,802,004
	<u>2,284,079,538</u>	<u>2,579,529,276</u>

5.7 Other income

	Current period VND	Prior period VND
Others	119,977,730	394,269,535
	<u>119,977,730</u>	<u>394,269,535</u>

5.8 Other expenses

	Current period VND	Prior period VND
Others	2	51,426
	<u>2</u>	<u>51,426</u>

5.9 Current corporate income tax expense

	Current period VND	Prior period VND
Current corporate income tax expense		
Corporate income tax must be paid on taxable income (i)	1,951,653,020	1,931,363,223
Adjustment of previous year's corporate income tax	-	-
Total current corporate income tax expense	<u>1,951,653,020</u>	<u>1,931,363,223</u>

(i) Current corporate income tax expense on current taxable income:

	Current period VND	Prior period VND
Total accounting profit before tax	9,758,265,101	9,656,816,116
Profits subject to corporate income tax	9,758,265,101	9,656,816,116
Tax rate	20%	20%
Corporate income tax	1,951,653,020	1,931,363,223
Corporate income tax exemption and reduction	-	-
Corporate income tax expense based on taxable profit in the current period	1,951,653,020	1,931,363,223
Total corporate income tax expense	1,951,653,020	1,931,363,223

5.10 Basic earnings per share and Diluted earnings per share

	Current period VND	Prior period VND
Accounting profit/ (loss) after corporate income tax	7,806,612,081	7,725,452,893
Increasing or decreasing adjustments to accounting profit to determine profit or loss attributable to ordinary shareholders	(230,000,000)	-
- Upward adjustments		
Appropriation to bonus and welfare fund (i)	(230,000,000)	-
Profit or loss attributable to ordinary shareholders	7,576,612,081	7,725,452,893
Average ordinary shares in circulation for the period	7,825,922	7,825,922
Basic earnings per share	968	987
Number of additional shares expected to be issued	-	-
Diluted earnings per share	968	987

(i) The Company appropriates the bonus and welfare fund in accordance with Resolution No. 116/2026/NQ-AGM of the Annual General Meeting of Shareholders dated 24 April 2026.

5.11 Production and business costs by nature

	Current period VND	Prior period VND
Cost of purchasing goods for resale	6,628,452,533,578	5,550,284,858,023
Labor costs	1,807,414,044	2,052,168,127
Depreciation of fixed assets	788,448,498	829,457,796
Property tax and land rental	2,547,779,919	4,243,798,322
Outsourced expenses	611,279,558	1,558,133,410
Other cash expenses	2,970,373,110	1,343,881,785
	6,637,177,828,707	5,560,312,297,463

(*) Prior-period comparative figures have been restated in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 to ensure comparability.

6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM STATEMENT OF CASH FLOWS

6.1 Actual proceeds from borrowings during the period

	Current period VND	Prior period VND
Proceeds from borrowings under ordinary loan contracts	864,100,000,000	1,596,000,000,000
	<u>864,100,000,000</u>	<u>1,596,000,000,000</u>

6.2 Actual principal repayments during the period

	Current period VND	Prior period VND
Repayment of principal of ordinary loan contracts	1,073,117,637,800	1,874,400,000,000
	<u>1,073,117,637,800</u>	<u>1,874,400,000,000</u>

7. OTHER INFORMATION

7.1. Commitments and guarantees

During the period, the Company did not provide any commitments or guarantees to any third party.

7.2. Transactions and balances with related parties

The related parties of the Company include key management personnel, individuals related to key management personnel and other related parties.

7.2.1 Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise members of the Board of Directors, the Board of Supervisors, members of the Board of Management and the Chief Accountant. Individuals related to key management personnel are close family members of key management personnel.

Remuneration of key management personnel:

Name	Position	Current period VND	Prior period VND
Board of Directors		228,000,000	228,000,000
Mr. Hoang Hai	Chairman	90,000,000	90,000,000
Mr. Pham Ngoc Quynh	Member	60,000,000	60,000,000
Ms. Nguyen Thi Khanh Hai	Member	60,000,000	60,000,000
Ms. Do Thi Dung	Secretary	18,000,000	18,000,000
Board of Supervisors		66,000,000	66,000,000
Mr. Nguyen Manh Hoang	Head of the Board of Supervisors	42,000,000	42,000,000
Ms. Tran Thi Mai Huong	Member of the Board of Supervisors	12,000,000	12,000,000
Ms. Ho Duc Thuy Linh	Member of the Board of Supervisors	12,000,000	12,000,000
Executive Board and Chief Accountant		527,769,300	759,707,300
Mr. Pham Ngoc Quynh	Director	399,000,000	400,000,000
Mr. Dang Vinh Hung	Deputy Director	-	230,968,000
Ms. Truong Thi Hai Yen	Chief Accountant	128,769,300	128,739,300
Total		821,769,300	1,053,707,300

Transactions with key management personnel and individuals related to key management personnel.

The Company had no transactions involving sales of goods and rendering of services to key management personnel and individuals related to key management personnel.

Balances with key management personnel and individuals related to key management personnel.

Other receivables	Description	Closing balance VND	Opening balance VND
Mr. Hoang Hai	Advance payment	10,052,000,000	-
		10,052,000,000	-

7.2.2 Transactions and balances with related parties other

Other related parties of the Company include enterprises and individuals that directly or indirectly control the Company, are controlled by the Company, or are under common control with the Company, including the parent company and companies within the same group.

Transactions with other related parties

There were no transactions with other related parties during the accounting period

7.3. Segment information

Segment reporting by business line is based on the Company's organizational structure and internal management.

7.3.1 Business line information

The Company has the following principal business lines:

- Agricultural products trading: Wholesale trading of agricultural products;
- Port operation and warehouse leasing.

The Company's segment information by business line is presented in Appendix 01 attached hereto.

7.3.2 Geographical information

The Company is not required to prepare geographical segment reporting because it does not meet any of the three conditions requiring such reporting under Circular No. 20/2006/TT-BTC dated 20 March 2006 of the Ministry of Finance guiding the implementation of six (06) accounting standards issued under Decision No. 12/2005/QĐ-BTC dated 15 February 2005 of the Ministry of Finance.

7.4. Comparative information

The comparative figures in the Statement of Financial Position are taken from the Company's audited 2025 financial statements audited by International Auditing and Valuation Company Limited. The comparative figures in the Statement of Income and Statement of Cash Flows are taken from the interim financial statements for the accounting period ended 30 June 2025 reviewed by International Auditing and Valuation Company Limited. Certain items have been restated to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance. Details are presented in Appendix 02.

7.5. Events arising after the end of the accounting period

The Board of Management of the Company affirms that, in the identity of The Board of Management, in terms of material aspects, no unusual events occurred after the end of the fiscal year that would affect the financial situation and The Company's activities need to be adjusted or presented in these financial statements.



Preparer

Truong Thi Hai Yen



Chief Accountant

Truong Thi Hai Yen



Director

Pham Ngoc Quynh

Ho Chi Minh City, Vietnam

14 August 2026



Appendix 01: Segment information by business line

Information on the Company's business performance by business segment

Items	Agricultural products trading	Port operation and warehouse leasing	Eliminating items	Total
	VND	VND	VND	VND
FINANCIAL PERFORMANCE				
Net revenue from sales of goods and rendering of services				
- Revenue from external sales	6,636,103,452,298	11,972,261,670	-	6,648,075,713,968
- Internal revenue	-	-	-	-
Total net revenue	6,636,103,452,298	11,972,261,670	-	6,648,075,713,968
Cost of goods sold and services rendered	6,628,452,533,578	3,865,909,520	-	6,632,318,443,098
Finance income	259,887,650,775	-	-	259,887,650,775
Finance costs	261,147,248,663	-	-	261,147,248,663
Selling expenses	1,135,327,536	1,439,978,535	-	2,575,306,071
General and administrative expenses	1,006,939,883	1,277,139,655	-	2,284,079,538
Operating profit	4,249,053,413	5,389,233,960	-	9,638,287,373
Other income	-	119,977,730	-	119,977,730
Other expenses	-	2	-	2
Other profit	-	119,977,728	-	119,977,728
Total accounting profit before tax	4,249,053,413	5,509,211,688	-	9,758,265,101

Appendix 01: Segment information by business line (Continued)

Segment assets and liabilities by business line

Items	Agricultural products trading		Port operation and warehouse leasing		Eliminating items		Total	
	VND		VND		VND		VND	
<i>Closing balance</i>								
Direct segment assets	5,694,724,516,742		19,519,428,520		-		5,714,243,945,262	
Unallocated assets							640,868,706,141	
TOTAL ASSETS	5,694,724,516,742		19,519,428,520		-		6,355,112,651,403	
Direct segment liabilities	6,093,053,220,056		3,479,609,600		-		6,096,532,829,656	
Unallocated liabilities							2,469,383,758	
TOTAL LIABILITIES	6,093,053,220,056		3,479,609,600		-		6,099,002,213,414	
<i>Opening balance</i>								
Direct segment assets	5,405,204,707,526		41,283,320,146		-		5,446,488,027,672	
Unallocated assets							191,242,497,410	
TOTAL ASSETS	5,405,204,707,526		41,283,320,146		-		5,637,730,525,082	
Direct segment liabilities	4,545,098,236,958		4,152,808,807		-		4,549,251,045,765	
Unallocated liabilities							839,945,653,409	
TOTAL LIABILITIES	4,545,098,236,958		4,152,808,807		-		5,389,196,699,174	

Appendix 02: Restatement of certain items in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 for comparability with the current period figures

Financial statements for the financial year ended 31 December 2025

Figures restated in accordance with Circular No. 99/2025/TT-BTC

Items	Code	Amount	Items	Code	Amount
Balance Sheet			Interim Statement of Financial Position		
ASSETS			ASSETS		
Other short-term receivables	136	384,259,109,817	Other short-term receivables	135	384,259,109,817
Short-term allowance for doubtful debts	137	(42,627,444,659)	Short-term allowance for doubtful debts	136	(42,627,444,659)
Other current assets	150	315,653,741	Other current assets	160	315,653,741
Taxes and other receivables from the State	153	315,653,741	Taxes and other receivables from the State	163	315,653,741
budget			budget		
Investment properties	230	-	Long-term biological assets	230	-
Long-term work in progress	240	-	Investment properties	240	-
Construction in progress	242	21,683,447,428	Long-term work in progress	250	21,683,447,428
Other non-current assets	260	96,580,965	Construction in progress	252	21,683,447,428
Long-term prepaid expenses	261	96,580,965	Other non-current assets	270	96,580,965
TOTAL ASSETS	270	5,637,730,525,082	Long-term expenses pending allocation	271	96,580,965
			TOTAL ASSETS	280	5,637,730,525,082
LIABILITIES AND EQUITY			LIABILITIES AND EQUITY		
Taxes and other payables to the State	313	2,718,287,492	Short-term taxes and other payables to the State	314	2,718,287,492
Payables to employees	314	547,000,000	Payables to employees	315	547,000,000
Short-term accrued expenses	315	11,531,773,353	Short-term accrued expenses	316	11,531,773,353
Other short-term payables	319	1,434,747,238,591	Other short-term payables	320	1,434,747,238,591
Short-term borrowings and finance lease liabilities	320	940,217,637,800	Short-term borrowings and finance lease liabilities	321	940,217,637,800
Bonus and welfare funds	322	105,004,819	Bonus and welfare funds	323	105,004,819
Undistributed post-tax profit	421	96,243,491,960	Undistributed post-tax profit	420	96,243,491,960
Undistributed post-tax profit brought forward	421a	78,999,056,212	Undistributed post-tax profit brought forward	420a	78,999,056,212
Undistributed post-tax profit for the current period	421b	17,244,435,748	Undistributed post-tax profit for the current period	420b	17,244,435,748

Interim Financial Statements for the accounting period ended 30 June 2025

Figures restated in accordance with Circular No. 99/2025/TT-BTC

Items	Code	Amount	Items	Code	Amount
Interim Statement of Profit and Loss			Interim Statement of Profit and Loss		
Finance income	21	178,955,570,353	Gain/(loss) from disposal of investment properties	21	-
Finance costs	22	183,509,978,214	Finance income	22	178,955,570,353
Of which: Interest expense	23	94,126,727,432	Finance costs	23	183,509,978,214
			Of which: Interest expense	24	94,126,727,432
Interim Statement of Cash Flows			Interim Statement of Cash Flows		
Increase/(decrease) in prepaid expenses	12	2,037,385,406	Increase/(decrease) in prepaid expenses	12	2,037,385,406

