

INTERIM SEPARATE FINANCIAL STATEMENTS

**POST AND TELECOMMUNICATION
EQUIPMENT JOINT STOCK COMPANY**

For the period from 01/01/2026 to 30/06/2026

(Reviewed)



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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Post and Telecommunication Equipment Joint Stock Company (the "Company") presents its report and the Company's Interim Separate Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

Post and Telecommunication Equipment Joint Stock Company, formerly known as the Postal Equipment Factory under the Vietnam Post and Telecommunications Group, was transformed into a joint stock company under the Decision No. 46/2004/QĐ-BCVT dated 15 November 2004 issued by Ministry of Post and Telecommunication (currently known as Ministry of Information and Communications). The Company operates under the Business Registration Certificate of a joint stock company No. 0100686865 dated 7 June 2005, amended for the 12th time on 19 August 2025 issued by Hanoi Department of Finance.

The Company's head office is located at No. 61 Tran Phu, Ba Dinh Ward, Ha Noi.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and as at the date of this report are as follows::

Mr. Tran Hai Van	Chairman	
Mr. Nguyen Tien Hung	Member	
Mr. Pham Canh Huy	Member	
Mr. Nguyen Hong Tien	Member	
Mr. Ha Thanh Hai	Member	
Ms. Nguyen Thi Kim Cuong	Member	
Ms. Nguyen Thi Thuy Duong	Member	(Appointed on 20 April 2026)
Mr. Duong Trung Loi	Member	(Resigned on 20 April 2026)

BOARD OF MANAGEMENT

The members of the Board of Management during the period and to the reporting date are:

Mr. Tran Hai Van	Chairman	
Mr. Nguyen Tien Hung	General Director	
Mr. Trinh An Huy	Deputy General Director	(Re-appointed as of 01 January 2026)
Mr. Nguyen Hong Tien	Deputy General Director	
Ms. Nguyen Thi Kim Cuong	Deputy General Director	

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Tran Hai Van - Chairman of the Board of Directors.

SUPERVISORY BOARD

The members of the Supervisory Board include:

Ms. Tran Thi Hoa	Head of the Board
Mr. Vuong Toan Dung	Member
Mr. Nguyen Van Tan	Member

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Interim Separate Financial Statements for the Company.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

We, the Board of Management is responsible for the Interim Separate Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Separate Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of Interim Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Separate Financial Statements;
- Prepare the Interim Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

We are responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Separate Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We confirm that the Interim Separate Financial Statements give a true and fair view of the financial position at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all disclosure obligations in accordance with the current laws of Vietnam.

On behalf of the Board of Management



Tran Hai Van

Legal Representative

Approved, 14 August 2026



No: 140826.026/BCTC.KT5

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: Shareholders, Board of Directors and Board of Management
Post and Telecommunication Equipment Joint Stock Company**

We have reviewed the Interim Separate Financial Statements of Post and Telecommunication Equipment Joint Stock ("Company") prepared on 14 August 2026 from page 05 to page 47 including: Interim Separate Statement of financial position as at 30 June 2026, Interim Separate Statement of income, Interim Separate Statement of cash flows for the six-month period then ended and Notes to Interim Separate financial statements

Board of Management' Responsibility

The Board of Management is responsible for the preparation of interim Separate financial statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these Interim Separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial Statements does not give a true and fair view, in all material respects, of the financial position of the Post and Telecommunication Equipment Joint Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements.



AASC Auditing Firm Company Limited

Hoàng Thụy Nga

Audit Director

Registered Auditor No.: 0762-2023-002-1

Hà Nội, 14 August 2026



INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	A. CURRENT ASSETS		1,389,290,207,153	1,507,668,836,434
110	I. Cash and cash equivalents	3	188,605,622,210	124,460,879,684
111	1. Cash		186,090,478,539	123,958,485,163
112	2. Cash equivalents		2,515,143,671	502,394,521
120	II. Short-term investments	4	72,900,000	72,900,000
121	1. Trading securities		72,900,000	72,900,000
130	III. Short-term receivables		582,096,687,544	976,898,890,468
131	1. Short-term trade receivables	5	510,457,134,323	922,185,600,522
132	2. Short-term prepayments to suppliers	6	32,768,378,230	11,352,477,004
135	3. Other short-term receivables	7	51,624,055,563	56,113,693,514
136	4. Allowance for short-term doubtful debts		(12,752,880,572)	(12,752,880,572)
140	IV. Inventories	9	591,400,022,903	390,363,372,828
141	1. Inventories		627,894,985,031	426,640,248,325
142	2. Allowance for decline of inventories		(36,494,962,128)	(36,276,875,497)
160	V. Other short-term assets		27,114,974,496	15,872,793,454
161	1. Short-term deferred expenses	10	427,326,113	899,556,996
162	2. Deductible VAT		26,084,927,216	13,880,558,922
163	3. Short-term taxes and other receivables from the State budget	18	602,721,167	1,092,677,536

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026
(Continued)

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
200	B. NON-CURRENT ASSETS		1,203,778,648,809	1,216,357,850,724
210	I. Long-term receivables		28,049,670,402	28,049,670,402
215	1. Other long-term receivables	7	28,049,670,402	28,049,670,402
220	II. Fixed assets		227,257,613,980	240,621,979,059
221	1. Tangible fixed assets	11	77,611,608,941	81,800,281,854
222	- Historical cost		224,906,201,608	224,477,336,136
223	- Accumulated depreciation		(147,294,592,667)	(142,677,054,282)
224	2. Finance lease fixed assets	12	148,454,472,039	157,039,324,205
225	- Historical cost		174,882,153,614	174,882,153,614
226	- Accumulated depreciation		(26,427,681,575)	(17,842,829,409)
227	3. Intangible fixed assets	13	1,191,533,000	1,782,373,000
228	- Historical cost		1,463,512,000	2,054,352,000
229	- Accumulated amortization		(271,979,000)	(271,979,000)
250	III. Long-term assets in progress		825,866,191,066	825,866,191,066
252	1. Construction in progress	14	825,866,191,066	825,866,191,066
260	IV. Long-term investments	4	73,146,514,318	73,146,514,318
261	1. Investments in subsidiaries		67,000,000,000	67,000,000,000
262	2. Investments in joint ventures and associates		13,253,908,986	13,253,908,986
264	3. Allowance for long-term impairment of other investments		(7,107,394,668)	(7,107,394,668)
270	V. Other long-term assets		49,458,659,043	48,673,495,879
271	1. Long-term deferred expenses	10	49,458,659,043	48,673,495,879
280	TOTAL ASSETS		2,593,068,855,962	2,724,026,687,158

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026
(Continued)

Code CAPITAL	Note	Ending balance VND	Beginning balance VND
300 C. LIABILITIES		2,241,119,120,003	2,421,814,021,244
310 I. Current liabilities		1,287,088,493,636	1,457,195,967,586
311 1. Short-term trade payables	15	380,513,312,552	707,580,703,075
312 2. Short-term prepayments from customers	16	96,470,404,939	45,546,633,418
313 3. Dividends and profit payables	17	111,197,824	411,837,700
314 4. Short-term taxes and other payables to State budget	18	14,093,912,410	7,266,968,118
315 5. Payables to employees		4,345,820,105	3,821,484,408
316 6. Short-term accrued expenses	19	20,185,990,355	13,863,905,632
320 7. Other short-term payables	20	4,211,203,108	4,589,740,437
321 8. Short-term borrowings and finance lease liabilities	21	763,348,885,498	673,878,422,500
322 9. Provisions for short-term payables	22	2,112,679,735	-
323 10. Bonus and welfare fund		1,695,087,110	236,272,298
330 II. Non-current liabilities		954,030,626,367	964,618,053,658
338 1. Other long-term payables	20	867,636,044,995	867,636,044,995
339 2. Long-term borrowings and finance lease liabilities	21	86,159,153,252	96,982,008,663
343 3. Provisions for long-term payables	22	235,428,120	-
400 D. OWNER'S EQUITY	23	351,949,735,959	302,212,665,914
411 1. Contributed capital		194,300,060,000	194,300,060,000
411a - Ordinary shares with voting rights		194,300,060,000	194,300,060,000
412 2. Share premium		45,934,846,208	45,934,846,208
418 3. Development and investment funds		35,620,697,076	35,620,697,076
420 4. Retained earnings		76,094,132,675	26,357,062,630
420a - Retained earnings accumulated to previous year		24,007,342,633	15,747,750,272
420b - Retained earnings of the current period		52,086,790,042	10,609,312,358
440 TOTAL CAPITAL		2,593,068,855,962	2,724,026,687,158

Vo Minh Hue
Preparer

Ma Thi Nghiem
Chief Accountant

Tran Hai Van
Legal Representative
Approved, 14 August 2026

INTERIM SEPARATE STATEMENT OF INCOME
For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	Current period VND	Prior period VND
01	1. Revenue from sales of goods and provision of services	25	616,680,857,594	594,518,186,088
02	2. Revenue deductions		-	8,370,000
10	3. Net revenue from sales of goods and provision of services		616,680,857,594	594,509,816,088
11	4. Cost of goods sold and provision of services	26	521,047,934,822	550,656,435,278
20	5. Gross profit from sales of goods and provision of services		95,632,922,772	43,853,380,810
22	6. Financial income	27	4,244,437,910	3,584,352,416
23	7. Financial expenses	28	31,242,378,896	20,729,092,263
24	<i>In which: Interest expense</i>		31,242,378,896	20,698,476,901
25	8. Selling expenses	29	19,834,631,390	11,493,597,686
26	9. General and administrative expenses	30	31,120,449,238	22,715,625,945
30	10. Net profit from operating activities		17,679,901,158	(7,500,582,668)
31	11. Other income	31	55,777,009,419	1,149,392,707
32	12. Other expenses	32	6,160,251,889	221,169,128
40	13. Other profit		49,616,757,530	928,223,579
50	14. Total net profit before tax		67,296,658,688	(6,572,359,089)
51	15. Current corporate income tax expense	33	15,209,868,646	-
60	16. Profit after corporate income tax		<u>52,086,790,042</u>	<u>(6,572,359,089)</u>


Vo Minh Hue
Preparer


Ma Thi Nghiem
Chief Accountant



Trần Hải Vân
Legal Representative
Approved, 14 August 2026.

INTERIM SEPARATE STATEMENT OF CASH FLOWS
For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		67,296,658,688	(6,572,359,089)
	2. Adjustment for			
02	- Depreciation and amortization of fixed assets and investment properties		14,967,277,542	13,784,485,057
03	- Allowances and provisions		2,566,194,486	(1,242,180,438)
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(213,110,622)	(11,577,571)
05	- Gains / losses from investment activities		(58,732,062,437)	(3,744,725,270)
06	- Interest expense		31,242,378,896	20,698,476,901
08	3. Operating profit before changes in working capital		57,127,336,553	22,912,119,590
09	- Increase / decrease in receivables		391,855,433,877	284,751,890,156
10	- Increase / decrease in inventories		(201,254,736,706)	(43,949,441,449)
11	- Increase / decrease in payables		(281,978,214,639)	(276,084,295,914)
12	- Increase / decrease in deferred expenses		(1,015,503,667)	(31,992,917,103)
14	- Interest paid		(29,231,840,413)	(20,796,661,749)
15	- Corporate income tax paid		(8,094,379,642)	(4,076,520,624)
17	- Other payments on operating activities		(890,905,185)	(492,007,780)
20	Net cash flow from operating activities		(73,482,809,822)	(69,727,834,873)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(4,907,754,715)	(3,111,661,096)
22	2. Proceeds from disposals of fixed assets and other long-term assets		60,523,567,048	38,444,969,752
27	3. Interest and dividend received		3,642,475,784	3,391,540,085
30	Net cash flow from investing activities		59,258,288,117	38,724,848,741
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		840,202,424,687	633,459,291,844
34	2. Repayment of principal		(752,152,817,100)	(630,732,476,996)
35	3. Repayment of financial principal		(9,402,000,000)	(9,402,000,000)
36	4. Dividends or profits paid to owners		(300,639,876)	(2,810,617)
40	Net cash flow from financing activities		78,346,967,711	(6,677,995,769)
50	Net cash flows in the period		64,122,446,006	(37,680,981,901)
60	Cash and cash equivalents at the beginning of the year		124,460,879,684	97,834,624,353
61	Effect of exchange rate fluctuations		22,296,520	280,798,075
70	Cash and cash equivalents at the end of the period	3	188,605,622,210	60,434,440,527

Vo Minh Hue
Preparer

Ma Thi Nghiem
Chief Accountant

TRẦN HẢI VĂN
CÔNG TY CỔ PHẦN THIẾT BỊ BƯU ĐIỆN
THÀNH PHỐ HỒ CHÍ MINH
Legal Representative

Approved, 14 August 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
For the period from 01/01/2026 to 30/06/2026

1 GENERAL INFORMATION OF THE COMPANY

1.1 Form of ownership

Post and Telecommunication Equipment Joint Stock Company, formerly known as the Postal Equipment Factory under the Vietnam Post and Telecommunications Group, was transformed into a joint stock company under the Decision No. 46/2004/QĐ-BCVT dated 15 November 2004 issued by Ministry of Post and Telecommunication (currently known as Ministry of Information and Communications). The Company operates under the Business Registration Certificate of a joint stock company No. 0100686865 dated 07 June 2005, amended for the 12th time on 19 August 2025 issued by Hanoi Department of Finance.

The Company's head office is located at No. 61 Tran Phu, Ba Dinh Ward, Hanoi.

The Company's charter capital is VND 194,300,060,000 (One hundred and ninety-four billion, three hundred million and sixty thousand Vietnam dong); equivalent to 19,430,006 shares, with a par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is: 278 employees (as at 1 January 2026: 275 employees).

1.2 Business field: Manufacturing and trading of postal and telecommunications equipment

1.3 Business activities: Main business activities of the Company include:

- Export and import of materials and equipment specialized in postal services, telecommunications, electronics, and information technology ;
- Manufacturing and assembling machinery and equipment in the fields of postal services, telecommunications, broadcasting, television, electronics, and information technology ;
- Trading materials and equipment specialized in postal services, telecommunications, electronics, and information technology ;
- Providing services : building, consulting, and technical services in the fields of postal services, telecommunications, electricity, electronics, and information technology.
- Manufacturing plastic products ;
- Management consulting activities.

1.4 Corporate structure

The Company has the the Subsidiaries and Branches:

The subordinate units	Address	Main activities
Business Location	Lot T2 – L05, Discovery Central Building, No. 67 Tran Phu Street, Ba Dinh Ward, Hanoi	Trading in postal, telecommunications, electronic and information technology materials and equipment
Factory 1	No. 63, Nguyen Huy Tuong Street, Khuong Dinh Ward, Ha Noi	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Factory 2	No. 12, Street 15, VSIP Industrial Park, Bac Ninh	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Factory 3	270 Street, Tien Du Commune, Bac Ninh	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology

Factory 4	Le Minh Xuan Industrial Park, Binh Loi Commune, Ho Chi Minh City	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Factory 5	Lien Chieu Industrial Park, Hai Van Ward, Da Nang	Manufacturing and trading of materials and equipment specialized in postal, telecommunications, electronics and information technology
Northern Branch	No. 1 Le Truc, Ba Dinh Ward, Ha Noi	Trading of materials and equipment specialized in postal services, telecommunications, electronics and information technology
Central Branch	Road 2/9, Hoa Cuong Ward, Da Nang	Trading of materials and equipment specialized in postal services, telecommunications, electronics and information technology
Southern Branch	25A Nguyen Dinh Chieu, Sai Gon Ward, Ho Chi Minh City	Trading of materials and equipment specialized in postal services, telecommunications, electronics and information technology
Project Management Board 61 Tran Phu	No. 61 Tran Phu, Ba Dinh Ward, Ha Noi	Managing the Commercial Center Project at No. 61 Tran Phu, Ba Dinh District, Hanoi

Information on the Company's subsidiaries, joint ventures is presented in Note 4.

1.5 Comparability of information in the Separate Financial Statements

The information in the Separate Financial Statements has been consistently presented by the Company and is comparable across periods.

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

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

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01 January 2026.

The Company has applied non-retrospective adjustments to its accounting policies upon the initial adoption of the requirements of Circular No. 99/2025/TT-BTC. The adoption of Circular No.99/2025/TT-BTC also requires changes in the presentation of certain items in the financial statements. Accordingly, the comparative information has been re-presented and reclassified, where appropriate, to conform to the current period's presentation and to comply with the relevant requirements of Circular No. 99/2025/TT-BTC. Details on the reclassification of comparative information are disclosed in Note 38 of the Separate Financial Statements.

2.4 Basis for the preparation of Separate Financial Statements

The Separate Financial Statements are presented based on the historical cost principle.

The Separate Financial Statements of the Company are prepared based on summarization of the financial statements of the independent accounting entities and the head office of the Company;

In the Separate Financial Statements of the Company, the intra-group balances and transactions related to assets, equity, receivables and payables ... are not eliminated in full.

The Users of this Interim Separate Financial Statements should study the Interim Separate Financial Statements combined with the Interim Consolidated Financial Statements of the Company and its subsidiaries for the year ended 30 June 2026 in order to gain enough information regarding the financial position, operating results and cash flows of the Company.

2.5 Accounting estimates

The preparation of Interim Separate Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim Separate financial statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Separate Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Provision for payables;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimate the percentage of completion of revenue;
- Estimated income tax;

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of Management to be reasonable under the circumstances.

2.6 Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnam Dong using the actual rate at the transaction dates is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Separate Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Company regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;

All exchange differences arising as a result of transactions or revaluation at the Statement of financial position date shall be recorded into the financial income or expense in the period.

2.7 Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.8 Financial investments

Trading securities are initially recognized at fair value of the payments at the time the transaction occurs. Costs incurred in purchasing trading securities (if any) such as brokerage, transaction fee, cost of information allowance, taxes, bank's fees and charges, are recognized in the financial expenses in the period. After initial recognition, trading securities are measured at original cost less allowance for diminution in value of trading securities.

Investments in subsidiaries, joint ventures are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less allowance for devaluation of investments.

For dividends received in the form of shares, only the number of shares received is recorded without any increase in the investment value and financial income.

Allowance for devaluation of investments is made at the end of the period as follows:

- Investments in trading securities: allowance shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the allowance date.
- Investments in subsidiaries, joint ventures: allowance shall be made based on the Separate Financial Statements of subsidiaries, joint ventures or associates at the allowance date.

2.9 Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the interim Separate financial statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.10 Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded based on actual cost incurred for each stage in production chain. The value of work in progress is recorded based on actual cost incurred for each stage in production chain.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.11 Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initial standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Separate Statement of Income in the period in which the costs are incurred.

The historical cost of finance lease fixed assets is recognised at the lower of fair value and present value of the minimum lease payments plus any directly attributable costs incurred relating to the lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses to ensure full capital recovery.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	10-50 year
- Machinery, equipment	03-15 year
- Transportation equipment	06-10 year
- Office equipment	03-08 year
- Land use rights	Not amortized
- Management software	03 year

2.12 Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the Statement of financial position date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.13 Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.14 Business Cooperation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

The Company has conducted the following business cooperation contracts:

- Regarding the Investment cooperation contract No. 156/HD. DT/Postef-Songhong ICT dated 24 April 2012 signed with Songhong Investment Construction Trading Joint Stock Company on building complex at 63 Nguyen Huy Tuong, Khuong Dinh Ward, Hanoi, two parties agreed that

Song Hong Investment Construction Trading Joint Stock Company would be in charge of opening bank accounts, doing the bookkeeping and settling project expenses. The company only records the annual land rental incurred from 01 January 2012 until now according to the notification of the tax authority that the Company paid on behalf of the joint venture and records as receivable item for the project, which is reflected in the item "Other receivables". Profit distribution is made based on the capital contribution rate.

- b) Regarding the investment cooperation contract No. 40/2011/HDHTDT/POT-LV-HL dated 28 December 2011 signed with the joint venture of Lien Viet Group and Him Lam Corporation on building POSTEF complex at 61 Tran Phu, Ba Dinh Ward, Hanoi, all parties agreed that the Company would be the project owner and in charge of opening bank accounts and doing the bookkeeping during the investment and the construction phase. The project expenses are recorded on the incurred expenses under the contract. The expenses are paid by the joint venture and recorded in the item "Construction in progress" and "Other payables". Profit distribution is made based on the capital contribution rate.

2.15 Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Prepaid land expenses include prepaid land rental for which the Company has received the land use right certificate but is not eligible for recording as intangible fixed assets according to the Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 guiding regulation on management, use and depreciation of fixed assets and other incurred expenses related to ensuring the use of leased land. These expenses are recognized in the separate statement of income on a straight-line basis over the term of the lease.
- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 1 to 3 years.
- Expenses for prepayment of infrastructure rental are allocated to expenses in the fiscal year according to the lease term
- Deferred expenses for the lease of machinery and equipment are amortised to profit or loss over the lease term
- Other prepaid expenses are stated at cost and amortized on a straight-line basis over their useful lives from 1 to 3 years.

2.16 Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Separate Financial Statements according to their remaining terms at the reporting date.

2.17 Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the Company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.18 Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.19 Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs".

2.20 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as annual leave salary, expenses arising from seasonal cessation of production, interest expenses, etc which are recorded as operating expenses of the reporting period.

2.21 Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Company has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provision for warranty of products, goods is deducted for products, goods according to time and committed in each specific contract. The rate of provision for warranty is determined according to the rate of warranty value for each specific contract.

Provisions for payables are recognized as operating expenses of the accounting period. In case the provision made for the previous accounting period but not used up exceeds the one made for the current period, the difference is reversed against operating expenses.

2.22 Owner's equity

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

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

2.23 Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services:

The percentage of completion of the transaction at the Statement of financial position date can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

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

Dividend income shall be recognised when the Company's right to receive dividend is established.

Bonus shares or stock dividends shall not be recognized as income when the right to receive bonus shares or stock dividend is established. Instead, the number of bonus shares or stock dividends will be presented on the related Notes to the Separate Financial Statements.

2.24 Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

The decline in cost of goods sold during the period include: the allowance for inventory devaluation.

2.25 Financial expenses

Items recorded into financial expenses comprise:

- Borrowing costs;
- Exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.26 Selling expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. These expenses primarily include salaries of sales personnel, costs of raw materials and supplies, depreciation of fixed assets used for sales activities, provision for product warranty, provision for construction warranty, outsourced service costs, and other related expenses.

2.27 General and administrative expenses

General and administrative expenses reflect the Company's overall management costs, primarily including salaries of management personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office supplies, work tools, depreciation of fixed assets used for corporate management, allowance for short-term doubtful debts, provision for corporate restructuring, outsourced service costs, and other related expenses.

2.28 Liquidation or disposal of fixed assets and investment properties

Liquidation or disposal of fixed assets and investment properties is recognized in the Separate Statement of Income when the majority of the risks and benefits associated with ownership are transferred to the buyer.

The gain or loss from the liquidation or disposal of fixed assets and investment properties are determined as the difference between revenue and expenses directly related to the sale of the fixed assets, investment properties and carrying amount of fixed assets and investment properties. The gain or loss from the liquidation or disposal of investment properties presented on a net basis in the Statement of Income.

2.29 Corporate income tax

Current corporate income tax expenses

Current income tax expense includes the current corporate income tax expense in accordance with the Corporate Income Tax Law.

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Corporate income tax rate for the current year

The Company is subject to corporate income tax of 20% for operating activities which has taxable income for the accounting period ended 30 June 2026.

2.30 Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Organizations, directly or indirectly having control the Company, are controlled by the Company, or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Separate Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

Details of related party transactions are presented in the Consolidated Financial Statements for the accounting period ended 30 June 2026 of the Company published concurrently by the Company in its Consolidated Financial Statements and Separate Financial Statements for the accounting ended 30 June 2026.

2.31 Segment information

The Company mainly operates in the field of production and trading of post and telecommunication equipment, other activities accounted for negligible proportion (less than 10%) in production and business activities and in the total value of assets. In addition, the Company's activities are taken place in Vietnamese territory. Therefore, the Company does not make Segment reporting by business sector and geographical area.

3 CASH AND CASH EQUIVALENTS

	Ending balance VND	Beginning balance VND
Cash on hand	676,860,244	693,035,841
Demand deposits	185,413,618,295	123,265,449,322
Cash equivalents	2,515,143,671	502,394,521
	188,605,622,210	124,460,879,684

Details of demand deposits and cash equivalents as at 30 June 2026 were as follow:

	Currency	Term	Interest Rate	Value VND
Demand deposits				
- Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	Demand deposits	0.20%	87,397,987,716
- Joint Stock Commercial Bank for Foreign Trade of Viet Nam	VND	Demand deposits	0.10%	22,266,438,495
- Bank for Investment and Development of Vietnam Joint Stock Commercial Bank	VND	Demand deposits	0.10%	18,177,475,057
- Vietnam International Commercial Joint Stock Bank	VND	Demand deposits	0.10%	10,750,644,343
- Military Commercial Joint Stock Bank	VND	Demand deposits	0.10%	12,938,169,091
- Bangkok Bank Public Company Limited	VND	Demand deposits	0.05%	11,261,693,329
- Vietnam Joint Stock Commercial Bank for Industry And Trade	USD	Demand deposits	0%	20,556,520,606
- Joint Stock Commercial Bank for Foreign Trade of Viet Nam	USD	Demand deposits	0%	1,197,064
- Bank for Investment and Development of Vietnam Joint Stock Commercial Bank	USD	Demand deposits	0%	516,068,307
- Vietnam International Commercial Joint Stock Bank	USD	Demand deposits	0%	15,494,196
- Joint Stock Commercial Bank For Foreign Trade of Viet Nam	EUR	Demand deposits	0.30%	140,021,563
- Other Banks	VND	Demand deposits	0.10%	1,391,908,528
				185,413,618,295

Cash equivalents

Term deposits

- Bank for Investment and Development of Vietnam Joint Stock Commercial Bank	VND	3 month	2.40%	2,515,143,671 507,754,629
- Vietnam Joint Stock Commercial Bank for Industry and Trade – Tien Son Industrial Park Branch	VND	1 month	4.35%	2,007,389,042

2,515,143,671

4 FINANCIAL INVESTMENTS**a) Trading securities**

	Stock Code	Ending balance			Beginning balance		
		Original cost	Fair value	Allowance	Original cost	Fair value	Allowance
		VND	VND	VND	VND	VND	VND
- Post - Telecommunication Insurance Joint Stock Company	PTI	72,900,000	109,200,000	-	72,900,000	142,800,000	-
		72,900,000	109,200,000	-	72,900,000	142,800,000	-

The fair value of the shares of Post and Telecommunication Joint Stock Insurance Corporation (PTI) is determined based on the closing price on HNX as at 30 June 2026 and 31 December 2025 accounting to VND 26,000 per share and VND 34,000 per share, respectively.

b) Equity investments in other entities

	Ending balance			Beginning balance		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Investments in subsidiaries	67,000,000,000	67,000,000,000	-	67,000,000,000	67,000,000,000	-
- Postef Development Energy System Company Limited	32,000,000,000	32,000,000,000	-	32,000,000,000	32,000,000,000	-
- Postef Ba Dinh One Member Company Limited	5,000,000,000	5,000,000,000	-	5,000,000,000	5,000,000,000	-
- Postef Da Nang One Member Company Limited	30,000,000,000	30,000,000,000	-	30,000,000,000	30,000,000,000	-
Investments in joint ventures	13,253,908,986	6,146,514,318	(7,107,394,668)	13,253,908,986	6,146,514,318	(7,107,394,668)
- Lao - Viet Joint Venture Company Limited	13,253,908,986	6,146,514,318	(7,107,394,668)	13,253,908,986	6,146,514,318	(7,107,394,668)
	80,253,908,986	73,146,514,318	(7,107,394,668)	80,253,908,986	73,146,514,318	(7,107,394,668)

Details of investees as at 30 June 2026 were as follows:

Name of financial investments	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
Subsidiary company				
Postef Development Energy System Company Limited	Hanoi	100%	100%	Producing power systems, postal equipment
Postef Ba Dinh One Member Company Limited	Hanoi	100%	100%	Producing and providing equipment and services related to the field of post and telecommunications
Postef Da Nang One Member Company Limited	Danang	100%	100%	Producing and providing equipment and services related to the field of post and telecommunications
Joint venture company				
Lao - Viet Joint Venture Company Limited	Lao People's Democratic Republic	30%	30%	Producing copper wire, electric and telecommunications cable

5 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value VND	Allowance VND	Book value VND	Allowance VND
Related parties	359,726,267,047	(15,376,518)	713,064,778,682	(15,376,518)
VNPT Net Corporation	39,888,236,156	-	227,631,697,742	-
Postef Ba Dinh One Member Company Limited	649,072,359	-	7,786,383,624	-
Postef Development Energy System Company Limited	6,960,950,195	-	63,775,868,492	-
Postef Da Nang One Member Company Limited	2,430,709,934	-	6,180,300,670	-
Hanoi Telecommunications	11,427,945,460	-	26,662,907,552	-
Ho Chi Minh City Telecommunications	62,563,058,724	-	35,222,949,518	-
Dong Nai Telecommunications	6,405,303,053	-	16,451,492,590	-
Gia Lai Telecommunications	3,238,237,472	-	19,686,511,380	-
Da Nang Telecommunications	14,234,234,136	-	10,810,674,600	-
Other relevant parties	211,928,519,558	(15,376,518)	298,855,992,514	(15,376,518)

5 SHORT-TERM TRADE RECEIVABLES (CONTINUE)

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Others	150,730,867,276	(6,610,548,304)	209,120,821,840	(6,610,548,304)
Viettel Manufacturing Corporation - One Member Limited	217,234,132	-	30,811,461,551	-
Saigontourist Cable Television Company Limited	33,723,290,937	-	33,723,290,937	-
Viettel Networks Corporation	2,206,859,112	-	4,224,841,468	-
Northern MobiFone Network Center	-	-	3,463,400,100	-
Southern MobiFone Network Center	471,204,030	-	947,589,870	-
Other customers	114,112,279,065	(6,610,548,304)	135,950,237,914	(6,610,548,304)
	510,457,134,323	(6,625,924,822)	922,185,600,522	(6,625,924,822)

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Others	32,768,378,230	(170,826,000)	11,352,477,004	(170,826,000)
Rosendahl Nextrom GmbH	3,292,241,343	-	-	-
GLED Lighting Electric Company Limited	5,266,675,080	-	-	-
Solaris Energy Technology and Engineering Joint Stock Company	-	-	1,261,049,011	-
Tien Phong Construction and Technology Joint Stock Company	6,642,240,000	-	1,974,720,000	-
Dow Chemical Pacific (Singapore) Pte., Ltd	-	-	2,903,262,863	-
Other suppliers	17,567,221,807	(170,826,000)	5,213,445,130	(170,826,000)
	32,768,378,230	(170,826,000)	11,352,477,004	(170,826,000)

7 OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
a) Short-term				
Receivables from advances	3,441,407,388	-	2,283,040,982	-
Mortgages	741,330,710	-	739,963,067	-
Other receivables	47,441,317,465	(5,956,129,750)	53,090,689,465	(5,956,129,750)
- Land rental at 63 Nguyen Huy Tuong (i)	32,910,505,507	-	32,910,505,507	-
- Lao - Viet Joint Venture Company Limited	5,747,555,621	(5,747,555,621)	5,747,555,621	(5,747,555,621)
- VAT of finance leasing activities	5,981,272,735	-	6,836,000,005	-
- Compensation and relocation assistance related to No. 61 Tran Phu Street	-	-	5,137,046,291	-
- Advance payment of land rental	724,781,842	-	724,781,842	-
- Other receivables	2,077,201,760	(208,574,129)	1,734,800,199	(208,574,129)
	51,624,055,563	(5,956,129,750)	56,113,693,514	(5,956,129,750)
b) Long-term				
Mortgages (ii)	28,049,670,402	-	28,049,670,402	-
	28,049,670,402	-	28,049,670,402	-

(i) According to the Investment Cooperation Contract No. 156/HD DT/Postef-Songhong ICT dated 24 April 2012 between POSTEF and Songhong Investment Construction Trading Joint Stock Company and minutes of meeting between venturers, land rental at 63 Nguyen Huy Tuong, Khuong Dinh Ward, Hanoi payable to the State from 01 January 2012 was paid by the joint venture and recorded as the project's expense (see details in Notes 38 and 2.15).

(ii) The Company has deposited an amount of VND 24,717,000,000 into the bank account of Hanoi Authority for Planning and Investment at Lien Viet Post Commercial Joint Stock Bank - Thang Long Branch to ensure the implementation of the POSTEF complex project at 61 Tran Phu according to the Official Letter No. 401/KH&DT-NNS dated 18 January 2018 of Hanoi Department for Planning and Investment. (now the Hanoi Department of Finance).

8 DOUBTFUL DEBTS

Receivables that are overdue or not yet overdue but difficult to recover:

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Trade receivables	6,642,753,258	16,828,436	6,642,753,258	16,828,436
- Central Vietnam Posts And Telecommunications Construction JSC	738,544,400	-	738,544,400	-
- VITEKCO Development and Investment JSC	758,734,000	-	758,734,000	-
- Others	5,145,474,858	16,828,436	5,145,474,858	16,828,436
Prepayments to suppliers	170,826,000	-	170,826,000	-
- Wealland Electronics Co., Ltd	104,552,000	-	104,552,000	-
- Others	66,274,000	-	66,274,000	-
Other receivables	5,956,129,750	-	5,956,129,750	-
- Lao-Viet Copper Cable Company Limited	5,747,555,621	-	5,747,555,621	-
- Others	208,574,129	-	208,574,129	-
	12,769,709,008	16,828,436	12,769,709,008	16,828,436

9 INVENTORIES

	Beginning balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Raw materials	111,594,534,982	(1,044,277,917)	80,063,028,498	(1,466,469,100)
Tools and instruments	271,277,751	-	751,950,268	(374,663,660)
Work in progress expenses	2,996,806,492	-	2,200,634,922	-
Finished goods	211,256,670,825	(26,368,374,340)	184,873,681,477	(29,431,439,079)
Merchandise inventories	298,032,576,293	(9,018,555,460)	156,998,040,132	(4,940,549,247)
Goods on consignments	3,743,118,688	(63,754,411)	1,752,913,028	(63,754,411)
	627,894,985,031	(36,494,962,128)	426,640,248,325	(36,276,875,497)

10 DEFERRED EXPENSES

	Ending balance VND	Beginning balance VND
a) Short-term		
Asset rental expenses	187,334,707	536,092,268
Dispatched tools and supplies	96,312,198	69,300,000
Office and factory relocation expenses	103,034,737	257,586,842
Others	40,644,471	36,577,886
	427,326,113	899,556,996
b) Long-term		
Land rental at VSIP Industrial Park in Bac Ninh (i)	37,518,806,012	38,117,510,297
Infrastructure rental at Le Minh Xuan Industrial Park in Ho Chi Minh city (i)	4,096,441,754	4,184,396,267
Infrastructure rental at Lien Chieu Industrial Park in Da Nang city (i)	612,553,018	628,465,606
Dispatched tools and supplies	4,765,704,296	5,487,806,332
Repair and maintenance work costs	2,190,479,568	-
Others	274,674,395	255,317,377
	49,458,659,043	48,673,495,879

(i) Information on deferred land rental and infrastructure costs of the Company at industrial zones is as follows:

- Land rental expense at VSIP Bac Ninh Industrial Park amounted to VND 53,983 million and is amortised over the 541-month lease term; As at 30 June 2026, 165 months had been amortised;
- Prepaid infrastructure rental at Le Minh Xuan I Industrial Park amounted to VND 2,283 million and is amortised over the lease term of 564 months; As at 30 June 2026, 300 months have been amortised;
- Prepaid infrastructure rental at Le Minh Xuan II Industrial Park amounted to VND 6,401 million and is amortised over the lease term of 552 months; As at 30 June 2026, 291 months have been amortised;
- Prepaid infrastructure rental at Lien Chieu Industrial Park amounted to VND 1,081 million and is amortised over the lease term of 408 months; As at 30 June 2026, 177 months have been amortised.

11 TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	75,299,497,840	139,520,179,786	7,612,713,124	995,193,096	1,049,752,290	224,477,336,136
Purchase in the period	1,615,513,372	-	-	-	-	1,615,513,372
Liquidation, disposal	(1,186,647,900)	-	-	-	-	(1,186,647,900)
Ending balance of the period	75,728,363,312	139,520,179,786	7,612,713,124	995,193,096	1,049,752,290	224,906,201,608
Accumulated depreciation						
Beginning balance	41,343,488,754	93,400,600,587	6,850,292,487	995,193,096	87,479,358	142,677,054,282
Depreciation in the period	1,973,605,569	3,504,637,616	26,652,089	-	174,958,716	5,679,853,990
Liquidation, disposal	(1,062,315,605)	-	-	-	-	(1,062,315,605)
Ending balance of the period	42,254,778,718	96,905,238,203	6,876,944,576	995,193,096	262,438,074	147,294,592,667
Net carrying amount						
Beginning balance	33,956,009,086	46,119,579,199	762,420,637	-	962,272,932	81,800,281,854
Ending balance	33,473,584,594	42,614,941,583	735,768,548	-	787,314,216	77,611,608,941

The carrying amount of tangible fixed assets pledged as collaterals for borrowings as at 30 June 2026 was VND 6,789,023,690 as at 30 June 2026 (as at 1 January 2026: VND 7,632,095,913).

The cost of intangible fixed assets that have been fully depreciated but are still in use as at 30 June 2026 was VND 87,199,177,600 (as at 1 January 2026: VND 85,039,590,206).



Details of the Company's major tangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost VND	Net carrying amount VND
Optical Fiber Production Line	Factory 2	In normal use	8,036,942,773	-
OPTIPLEX 3015 FIBER 2.0KW	Factory 2	In normal use	7,512,897,000	626,074,728
Laser Cutting Machine				
300-ton Stamping Press	Factory 2	In normal use	3,897,000,000	1,883,550,000
Office and Factory Buildings	Factory 2	In normal use	28,763,654,781	25,093,393,250

Details of the Company's major tangible fixed assets disposed of, sold or transferred during the period were as follows:

Name of asset	Historical cost VND	Net book value at the date of disposal or sale VND	Costs incurred on disposal or sale VND	Proceeds from disposal or sale VND
Building constructed on land at 25A Nguyen Dinh Chieu Street, Sai Gon Ward, Ho Chi Minh City	1,186,647,900	124,332,295	-	1,164,800,000



12 FINANCE LEASE FIXED ASSETS

	Machinery, equipment VND	Total VND
Historical cost		
Beginning balance	174,882,153,614	174,882,153,614
Ending balance of the period	174,882,153,614	174,882,153,614
Accumulated depreciation		
Beginning balance	17,842,829,409	17,842,829,409
Depreciation in the period	8,584,852,166	8,584,852,166
Ending balance of the period	26,427,681,575	26,427,681,575
Net carrying amount		
Beginning balance	157,039,324,205	157,039,324,205
Ending balance	148,454,472,039	148,454,472,039

Details of the Company's major finance lease assets as at 30 June 2026 were as follows:

Name of asset	Using department	Lessor	Lease term	Usage status	Historical cost	et carrying amount
					VND	VND
Optical Fiber Manufacturing Line Equipment	Factory 3	VietinBank Leasing Co., Ltd	60 months	In normal use	142,525,223,190	119,280,766,183

13 INTANGIBLE FIXED ASSETS

	Land use rights VND	Manager software VND	Total VND
Historical cost			
Beginning balance	1,782,373,000	271,979,000	2,054,352,000
Liquidation, disposal	(590,840,000)	-	(590,840,000)
Ending balance of the period	1,191,533,000	271,979,000	1,463,512,000
Accumulated amortization			
Beginning balance	-	271,979,000	271,979,000
Ending balance of the period	-	271,979,000	271,979,000
Net carrying amount			
Beginning balance	1,782,373,000	-	1,782,373,000
Ending balance	1,191,533,000	-	1,191,533,000

- (i) The Company's land use right is for an indefinite term and covers an area of 342.41 m² at Lots 6-7AD2, 2 September Street, Hoa Cuong Ward, Da Nang, under Certificate of House Ownership and Residential Land Use Rights No. 3401115034 dated 19 May 2000 issued by the People's Committee of Da Nang City.

On 27 May 2026, the Company successfully conducted an auction for the land plot at Lot 6-7AD2, 2 September Street, Hoa Cuong Ward, Da Nang City, in accordance with the transfer plan approved by the Company's Board of Directors under Decision No. 52b/QĐ-CT.HĐQT dated 12 February 2026. The successful bid price was VND 50,100,000,000, exclusive of VAT. As at 30 June 2026, the parties were in the process of completing the procedures for the transfer of the aforementioned land plot.

Details of the Company's major intangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost VND	Net carrying amount VND
Perpetual land use rights at Lots 6-7AD2, 2/9 Street, Hoa Cuong Ward,	Company office	In normal use	1,191,533,000	1,191,533,000
Accounting software	Company office	In normal use	271,979,000	-

Details of the Company's major intangible fixed assets disposed of, sold or transferred during the period were as follows:

Name of asset	Historical VND	Net book value at the date of disposal or sale VND	Costs incurred on disposal or sale VND	Proceeds from disposal or sale VND
Perpetual land use rights at 25A Nguyen Dinh Chieu Street, Sai Gon Ward, Ho Chi Minh City	590,840,000	590,840,000	195,241,052	54,835,200,000

14 LONG-TERM ASSET IN PROGRESS

	Ending balance		Beginning balance	
	Original cost VND	Recoverable value VND	Original cost VND	Recoverable value VND
b) Construction in progress				
Postef Multi-functional Complex Project at 61 Tran Phu - Ba Dinh Ward (i)	825,659,184,930	825,659,184,930	825,659,184,930	825,659,184,930
Complex Project at 63 Nguyen Huy Tuong, Khuong Dinh Ward (ii)	207,006,136	207,006,136	207,006,136	207,006,136
	<u>825,866,191,066</u>	<u>825,866,191,066</u>	<u>825,866,191,066</u>	<u>825,866,191,066</u>

- (i) The POSTEF multi-functional construction investment project at 61 Tran Phu, Ba Dinh Ward has been implemented since 2012 with the collected costs for the project mainly including: VND 604.15 billion one-time land rent for the area of 7,523 m² according to Notice 19289/CCT-TB&TK dated September 27, 2018 and; VND 123.26 billion for relocation support costs of the Joint Venture and VND 48.34 billion annual land rent payment for the land area of 1,555 m² located within the road paved line the Company is using according to the notices of periodic land rental payment of the Ba Dinh District Tax Department and other expenses (other information on the Project see details at Notes 36 and 2.14).
- (ii) Investment project to build a multi-function complex at 63 Nguyen Huy Tuong, Khuong Dinh Ward: are the initial investment preparation costs of the project. These costs will be settled with the partner upon completion of the project. For more information about the project, refer to Note 36.

15 SHORT-TERM TRADE PAYABLES

	Ending balance VND	Beginning balance VND
Related parties	34,282,977,648	92,250,018,480
Postef Development Energy System Company Limited	17,021,480,219	62,086,647,185
Postef Da Nang One Member Company Limited	7,899,674,721	10,384,713,252
Postef Ba Dinh One Member Company Limited	2,893,156,196	19,042,199,823
VNPT Focal Solutions One Member Limited Liability	3,008,787,120	-
Vietnam Optical Fiber Cable Joint Stock Company	3,459,879,392	186,332,000
Others	-	550,126,220
Others	346,230,334,904	615,330,684,595
VISION Technology Joint Stock Company	68,065,872,267	152,099,393,871
Quang Dung Technology Distribution Joint Stock Company	9,059,821,106	120,132,005,400
NETLINE Technology Solutions Joint Stock Company	-	6,912,244,118
ZTE HK Co., Ltd	131,417,401,050	96,562,489,929
Thang Long Technology Group Joint Stock Company	-	32,038,344,768
Other suppliers	137,687,240,481	207,586,206,509
	380,513,312,552	707,580,703,075

16 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance VND	Beginning balance VND
Related parties	110,400	14,071,200
Thanh Hoa Telecommunications	-	13,960,800
Nghe An Telecommunications	110,400	110,400
Ha Noi Telecommunications	3,496,000	-
Others	96,466,798,539	45,532,562,218
Department of Telecommunications and Cryptography, Ministry of Public Security	35,506,713,690	35,506,713,690
Southern Power Grid Project Management Board	-	5,717,298,682
Mr Tran Trung Thinh (i)	45,203,902,370	-
Dong Nam Partnership Auction Company (ii)	10,215,608,100	-
Others	5,540,574,379	4,308,549,846
	96,470,404,939	45,546,633,418

(i) Advance payment for the purchase of the property at Lot 6-7AD2, 2 September Street, Hoa Cuong Ward, Da Nang.

(ii) Deposit received for the purchase of the auctioned asset. This amount will be offset against the purchaser's payment obligation for the auctioned asset and transferred to the Company by Dong Nam Auction Partnership Company in accordance with the regulations.

17 DIVIDENDS AND PROFIT PAYABLES

	Ending balance VND	Beginning balance VND
Dividends and profit payables	111,197,824	411,837,700
	111,197,824	411,837,700

18 SHORT-TERM TAXES AND OTHER PAYABLES TO STATE BUDGET

	Tax receivable at the beginning of year VND	Tax payable at the beginning of year VND	Tax payable in the period VND	Tax paid in the period VND	Tax receivable at the end of the period VND	Tax payable at the end of the period VND
Value-added tax	-	349,011,964	12,618,448,016	12,967,459,980	-	-
Export, import duties	354,706	-	448,012,021	447,657,315	-	-
Corporate income tax	-	6,861,169,066	15,209,868,646	8,094,379,642	-	13,976,658,070
Personal income tax	36,037,754	47,930,827	277,123,531	279,437,508	31,481,647	41,060,743
Land tax and land rental	1,056,285,076	-	1,128,507,272	481,820,271	409,598,075	-
Other taxes	-	-	-	161,641,445	161,641,445	-
Fees, charges and other payables	-	8,856,261	156,687,145	89,349,809	-	76,193,597
	1,092,677,536	7,266,968,118	29,838,646,631	22,521,745,970	602,721,167	14,093,912,410

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

19 SHORT TERM ACCRUED EXPENSES

	<u>Ending balance</u> VND	<u>Beginning balance</u> VND
Interest expense	3,352,616,677	1,342,078,194
Contract penalty expenses (i)	11,119,332,703	8,419,332,703
Container transportation and handling expenses	454,442,225	1,684,175,787
Employee vacation expenses	1,010,300,000	-
Technical support expenses	1,770,000,000	-
Others	2,479,298,750	2,418,318,948
	<u>20,185,990,355</u>	<u>13,863,905,632</u>

(i) It is the fine for breach of contract No. 042018-HD/VTPT Net/POSTEF-PDE according to the provisional value on the Contract Penalty Minute with VNPT Net Corporation.

20 OTHER PAYABLES

	<u>Ending balance</u> VND	<u>Beginning balance</u> VND
a) Short-term		
Trade union fee	209,707,883	158,393,757
Social insurance	168,054,472	27,191,998
Health insurance	28,512,861	-
Unemployment insurance	37,964,926	403,430,525
Other payable	3,766,962,966	4,000,724,157
- <i>Supplies, temporary warehouses</i>	3,096,892,656	3,440,807,733
- <i>Others</i>	670,070,310	559,916,424
	<u>4,211,203,108</u>	<u>4,589,740,437</u>
b) Long-term		
Lien Viet Holding Joint Stock Company (i)	867,196,044,995	867,196,044,995
Long-term deposits, collateral received	440,000,000	440,000,000
	<u>867,636,044,995</u>	<u>867,636,044,995</u>

(i) Capital contribution received from Lien Viet Holdings Joint Stock Company for the Postef Complex Project at 61 Tran Phu, Ba Dinh Ward, Hanoi under the business cooperation contract (see details at Note 36).

21 BORROWINGS AND FINANCE LEASE LIABILITIES

	Beginning balance	During the period		Ending balance
		Increase	Decrease	
	VND	VND	VND	VND
a) Short-term borrowings				
Short-term debts (i)	652,974,422,500	838,853,113,431	749,300,650,433	742,526,885,498
Current portion of long-term debts	20,904,000,000	10,370,000,000	10,452,000,000	20,822,000,000
	673,878,422,500	849,223,113,431	759,752,650,433	763,348,885,498
b) Long-term borrowings (ii)				
Long-term debts	42,690,008,663	1,349,311,256	2,852,166,667	41,187,153,252
Long-term finance lease liabilities	75,196,000,000	-	9,402,000,000	65,794,000,000
	117,886,008,663	1,349,311,256	12,254,166,667	106,981,153,252
Amount due for settlement within 12 months	(20,904,000,000)	(10,370,000,000)	(10,452,000,000)	(20,822,000,000)
Amount due for settlement after 12 months	96,982,008,663			86,159,153,252

(i) Details of short-term borrowings and current portion of long-term debt were as follows:

	Currency	Interest Rate	Maturity	Purpose of borrowing	Guarantee	Ending balance VND	Beginning balance VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital and finance L/C	Mortgaged by property (*)	152,274,749,365	236,885,910,284
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Tay Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Unsecured	41,006,123,232	56,334,914,054
Bangkok Bank Public Company Limited - Hanoi Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Unsecured	59,728,818,899	64,756,536,380
Military Commercial Joint Stock Bank - Dien Bien Phu Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Mortgaged by property (*)	237,014,459,812	37,234,019,362
Vietnam International Commercial Joint Stock Bank - Hanoi Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Mortgaged by property (*)	70,201,413,117	95,704,444,312
Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Mortgaged by property (*)	85,313,992,039	95,152,074,565
Vietnam Prosperity Joint Stock Commercial Bank - Hathanh Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Unsecured	26,881,273,712	29,997,216,000
Asia Commercial Joint Stock Bank – Hoang Cau Branch	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Mortgaged by property (*)	32,412,404,123	-
Personal borrowings	VND	As per each debt agreement	As per each debt agreement	Supplement working capital	Unsecured	37,693,651,199	36,909,307,543
						742,526,885,498	652,974,422,500

(ii) Details of long-term borrowings were as follows:

	Currency	Interest Rate	Maturity	Purpose of borrowing	Guarantee	Ending balance VND	Beginning balance VND
Long-term borrowings						41,187,153,252	42,690,008,663
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch						2,018,000,000	3,068,000,000
- Contract No 125/2021-HDDCV DADT/NHCT124-POSTEF	VND	Adjusted for each period	2027	Procurement of Fixed assets	Mortgage by property (*)	1,120,000,000	1,678,000,000
- Contract No 112/2021-HDDCV DADT/NHCT124-POSTEF	VND	Adjusted for each period	2027	Procurement of Fixed assets	Mortgage by property (*)	898,000,000	1,390,000,000
Personal borrowings	VND	Adjusted for each period	According to each loan agreement	Supplement capital for production and business	Unsecured	39,169,153,252	39,622,008,663
Long - term Financial Lease Debt						65,794,000,000	75,196,000,000
VietinBank Leasing Co., Ltd.						65,794,000,000	75,196,000,000
- Contract 01.108/2024/TSC - CTTC dated 23/12/2024	VND	Adjusted for each period	2029	Financial leasing of machinery and equipment for business operations.	A guarantee deposit of 3,200,000,000 VND	65,794,000,000	75,196,000,000
						106,981,153,252	117,886,008,663
Amount due for settlement within 12 months						(20,822,000,000)	(20,904,000,000)
Amount due for settlement after 12 months						86,159,153,252	96,982,008,663

(*) The short-term and long-term borrowings are secured by mortgage contracts and fully registered as secured transactions.

22 PROVISIONS FOR PAYABLES

	<u>Ending balance</u> VND	<u>Beginning balance</u> VND
Provision for product warranty	2,112,679,735	-
	<u>2,112,679,735</u>	<u>-</u>
b) Long-term		
Provision for product warranty	235,428,120	-
	<u>235,428,120</u>	<u>-</u>



23 OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Development and investment funds	Retained earnings	Total
	VND	VND	VND	VND	VND
Beginning balance of previous year	194,300,060,000	45,934,846,208	35,620,697,076	19,850,983,595	295,706,586,879
Loss for previous period	-	-	-	(6,572,359,089)	(6,572,359,089)
Bonus and welfare fund	-	-	-	(671,856,235)	(671,856,235)
Remuneration paid to the Board of Directors and Board of Supervisors	-	-	-	(57,107,779)	(57,107,779)
Decrease due to additional payment of corporate income tax for 2022	-	-	-	(27,171,482)	(27,171,482)
Other decrease	-	-	-	(1)	(1)
Ending balance of previous period	194,300,060,000	45,934,846,208	35,620,697,076	12,522,489,009	288,378,092,293
Beginning balance of current year	194,300,060,000	45,934,846,208	35,620,697,076	26,357,062,630	302,212,665,914
Profit for this period	-	-	-	52,086,790,042	52,086,790,042
Bonus and welfare fund	-	-	-	(2,164,799,996)	(2,164,799,996)
Remuneration paid to the Board of Directors and Board of Supervisors	-	-	-	(184,920,000)	(184,920,000)
Other decrease	-	-	-	(1)	(1)
Ending balance of this period	194,300,060,000	45,934,846,208	35,620,697,076	76,094,132,675	351,949,735,959

Pursuant to the Resolution of the General Meeting of Shareholders No. 85/NQ-DHĐCĐ TN 2026 dated 20 April 2026, the Company approved the appropriation of the 2025 profit as follows:

	Rate %	Amount VND
Net Profit after tax in the prior year's consolidated financial statements	100.00	10,903,288,646
Remuneration of the BOD and the Supervisory Board	1.70	184,920,000
Bonus and welfare fund	19.85	2,164,799,996
Dividend payment (Equivalent to VND 440 per share) (i)	78.41	8,549,202,640

(i) On 8 July 2026, the Board of Directors of the Company passed Resolution No. 135/NQ-HĐQT approving the distribution of the 2025 cash dividend. Under the Resolution, a cash dividend of 4.4% per share (equivalent to VND 440 per share) was approved. The record date was 25 July 2026, and the dividend payment date is 15 August 2026

b) Details of Contributed capital

	Ending balance VND	Rate %	Beginning balance VND	Rate %
Vietnam Posts and Telecommunications Group	97,142,000,000	49.996	97,142,000,000	49.996
Ms. Nguyen Thi Thuy Duong	30,785,620,000	15.844	30,785,620,000	15.844
Lien Viet Securities Joint Stock Company	22,000,000,000	11.323	22,000,000,000	11.323
Others	44,372,440,000	22.837	44,372,440,000	22.837
	194,300,060,000	100	194,300,060,000	100

c) Capital transactions with owners and distribution of dividends and profits

	Current period VND	Prior period VND
Owner's contributed capital		
- At the beginning of the year	194,300,060,000	194,300,060,000
- At the end of the period	194,300,060,000	194,300,060,000
Distributed dividends and profit		
- Dividend payable at the beginning of the year	411,837,700	107,343,562
- Dividend paid in cash in the period	300,639,876	2,810,617
+ Dividend paid from last year's profit	300,639,876	2,810,617
- Dividend payable at the end of the period	111,197,824	104,532,945

d) Share

	Ending balance	Beginning balance
Quantity of Authorized issuing shares	19,430,006	19,430,006
Quantity of issued shares	19,430,006	19,430,006
- Common shares	19,430,006	19,430,006
Quantity of outstanding shares in circulation	19,430,006	19,430,006
- Common shares	19,430,006	19,430,006
Par value per share: VND 10,000/ share		

e) Company's reserves

	<u>Ending balance</u> VND	<u>Beginning balance</u> VND
Development and investment funds	35,620,697,076	35,620,697,076
	<u>35,620,697,076</u>	<u>35,620,697,076</u>

24 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating leased assets

As at 30 June 2026, the Company had signed the following lease contracts:

- Office lease agreement for Lot 05, 2nd floor, Discovery Central building, 8B Le Truc Street (67 Tran Phu), Ba Dinh Ward, Hanoi, No. T2-L05/HĐT/DISCOVERY CENTRAL dated 15 December, 2025, with Le Truc Garment Joint Stock Company, for a period of 5 years from 01 January, 2026, to 31 December, 2023. According to this office lease agreement, the Company is required to pay rent periodically until the contract expires.
- Land lease contract at No. 61 Tran Phu, Ba Dinh Ward, Hanoi: the Company leased this land for the purpose of implementing the Postef complex project. The lease term is 50 years expiring on 24 June, 2067, with a total leased area of 7,523 m². Under this lease contract, the Company is required to make a one-time payment for the entire lease amount upon signing the agreement. The land parcel was recovered in 2025; however, the procedures for termination of the land lease agreement have not yet been completed.
- Land lease contract at VSIP Bac Ninh Industrial Park within 541 months from 2012, at Le Minh Xuan I Industrial Park within 564 months from 2001, at Le Minh Xuan II Industrial Park within 552 months since 2002 and at Lien Chieu Industrial Park within 408 months from 2011 to use for the purpose of building a production plant. Under these contracts, the Company must pay a one-time land rental for the entire lease period.
- Land lease contract at No. 63 Nguyen Huy Tuong, Khuong Dinh Ward, Hanoi for the purpose of implementing complex project. The lease term is 20 years from January 1, 1996 with a total leased area of 13,022.2 m². Under this contract, the Company is required to make annual lease payments until the lease expires, in accordance with current State regulations. Pursuant to Decision No. 119/QĐ-UBND issued by the Hanoi People's Committee on January 12, 2022, the Company was granted a five-year lease extension for the land at 63 Nguyen Huy Tuong for use as a Postal Equipment Factory, effective from the decision date. Up to now, the Company continues to make annual lease payments as notified by the Thanh Xuan District Tax Department and has also signed a new land lease contract No. 55/HĐTD – STNMT-KTD dated 27/02/2023 with Department of Nature Resource and Environment (Currently the Department of Agriculture and Environment).

b) Foreign currencies

	<u>Ending balance</u>	<u>Beginning balance</u>
USD	804,105.74	48,357.86
EUR	4,646.05	151.29

25 REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	<u>Current period</u> VND	<u>Prior period</u> VND
Revenue from sales of products, goods	609,492,359,608	589,805,804,490
Revenue from provision of service	7,188,497,986	4,712,381,598
	<u>616,680,857,594</u>	<u>594,518,186,088</u>

26 COST OF GOODS SOLD AND PROVISION OF SERVICES

	<u>Current period</u> VND	<u>Prior period</u> VND
Cost of products, goods sold	515,063,171,082	546,848,753,856
Cost of provision of services	5,766,677,109	3,847,674,022
Allowance for devaluation of inventories	218,086,631	-
Other decreases in cost of goods sold	-	(39,992,600)
- <i>Reversal of allowances of inventories</i>	-	(39,992,600)
	<u>521,047,934,822</u>	<u>550,656,435,278</u>

27 FINANCIAL INCOME

	<u>Current period</u> VND	<u>Prior period</u> VND
Interest income	118,103,299	45,468,368
Dividends and profit distributions received in cash	3,629,726,634	3,346,071,717
Gains on exchange difference in the period	283,497,355	177,146,550
Gains on exchange difference at the period-end	213,110,622	11,577,571
Interest from deferred payment sale and settlement discounts	-	4,088,210
	<u>4,244,437,910</u>	<u>3,584,352,416</u>

28 FINANCIAL EXPENSES

	<u>Current period</u> VND	<u>Prior period</u> VND
Interest expenses	31,242,378,896	20,698,476,901
Loss on exchange difference in the period	-	30,615,362
	<u>31,242,378,896</u>	<u>20,729,092,263</u>

29 SELLING EXPENSES

	Current period VND	Prior period VND
Raw materials	156,450,079	10,018,170
Labour expenses	5,700,608,687	5,305,939,247
Tools, instruments and supplies expenses	153,523,968	36,234,372
Depreciation expenses	52,829,321	141,913,552
Allowance expenses	2,348,107,855	-
Expenses of outsourcing services	5,044,494,888	2,323,100,166
Other expenses	6,378,616,592	4,878,580,017
Reductions in selling expenses	-	(1,202,187,838)
- Reversal of provision for warranties on products	-	(1,202,187,838)
	19,834,631,390	11,493,597,686

30 GENERAL AND ADMINISTRATIVE EXPENSES

	Current period VND	Prior period VND
Labour expenses	11,716,110,914	10,376,447,502
Tools, instruments and supplies expenses	766,772,323	620,326,790
Depreciation expenses	589,496,520	590,428,840
Tax, Charge, Fee	192,388,145	168,691,517
Expenses of outsourcing services	5,104,723,713	4,850,508,539
Other expenses	12,750,957,623	6,109,222,757
	31,120,449,238	22,715,625,945

31 OTHER INCOME

	Current period VND	Prior period VND
Gain on liquidation, disposal of fixed assets	55,089,586,653	385,185,185
Interest income from economic contracts	330,013,300	414,768,000
Income from written-off liabilities	-	81,213,854
Gain from liquidation of tools and equipment	-	227,777,778
Others	357,409,466	40,447,890
	55,777,009,419	1,149,392,707

32 OTHER EXPENSES

	Current period VND	Prior period VND
Expenses from liquidation, disposal of fixed assets	-	32,000,000
Fines, Interest on late payment of tax	178,800,451	57,623,913
Contract penalties	5,799,862,580	41,392,360
Allocated expenses during the production suspension period	155,345,076	20,398,290
Others	26,243,782	69,754,565
	6,160,251,889	221,169,128

33 CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Total profit before tax	67,296,658,688	(6,572,359,089)
Increase	12,382,411,175	57,623,913
- <i>Fines and late payment interest</i>	178,800,451	57,623,913
- <i>Non-deductible interest expenses of enterprises with related-party transactions</i>	12,203,610,724	-
Decrease	3,629,726,634	3,346,071,717
- <i>Dividend payment</i>	3,629,726,634	3,346,071,717
Taxable income	76,049,343,229	(9,860,806,893)
Current CIT expense (tax rate 20%)	15,209,868,646	-
Adjustment of tax expenses from previous year to current period	-	27,171,482
Tax payable at the beginning of the year	6,861,169,066	4,049,349,141
Tax paid in the period	(8,094,379,642)	(4,076,520,624)
Corporate income tax payable at the end of the period	13,976,658,070	(1)

34 BUSINESS AND PRODUCTIONS COST BY ITEMS

	Current period VND	Prior period VND
Raw materials	457,746,687,416	155,532,901,362
Labour expenses	43,223,473,023	26,053,511,871
Tools, instruments and supplies	4,455,173,682	2,222,343,979
Depreciation expenses	14,264,706,156	13,082,670,685
Taxes, fees and charges	192,388,145	465,174,166
Allowances expenses	2,348,107,855	-
Expenses of outsourcing services	20,060,834,440	32,967,244,198
Other expenses	29,493,558,103	31,719,409,956
	571,784,928,819	262,043,256,217

35 ADDITIONAL INFORMATION FOR THE ITEMS OF THE INTERIM SEPARATE STATEMENT OF CASH FLOWS

a) Proceeds from borrowings during the period

	<u>Current period</u> VND	<u>Prior period</u> VND
Proceeds from ordinary contracts	840,202,424,687	633,459,291,844

b) Actual repayments on principal during the period

	<u>Current period</u> VND	<u>Prior period</u> VND
Repayment on principal from ordinary contracts	752,152,817,100	630,732,476,996
Repayments of finance lease liabilities	9,402,000,000	9,402,000,000

36 OTHER INFORMATIONS

a) POSTEF Multi-functional Building Investment and Construction Project at No. 61 Tran Phu Street, Ba Dinh Ward, Hanoi

According to the Investment Cooperation Contract No. 40/2011/HDHTDT/POT-LVH-HL between the Post and Telecommunication Equipment Joint Stock Company (POSTEF) and the Joint Venture between Lien Viet Holdings Joint Stock Company and Him Lam Joint Stock Company about the cooperation and operation of the POSTEF Complex Project at 61 Tran Phu, Ba Dinh Ward, Hanoi.

Contributed capital of the parties in the Project is VND 1,039.2 billion and the total investment is VND 1,574.531 billion. Accordingly, POSTEF will contribute capital by land use rights of VND 530 billion (accounting for 51% of the total value of the contributed capital), the Joint Venture party contributes VND 509.2 billion in cash (accounting for 49% total value of capital contribution). According to the terms of the contract, the Company is entitled to lease for use or sublease 20% of the total office space under the floor area. The benefits of the parties from the contributed capital and the profits generated from the Project will be divided on the basis of profit before tax.

Under this Contract, the Joint Venture supports POSTEF with the cost of relocating the business establishments, premise rental and business cessation during the preparation and construction completion phase with the value of VND 125 billion (not including VAT) and these costs are part of the capital contribution that the joint venture contribute in cash to the project.

On June 24, 2017, the Hanoi People's Committee issued the Decision No. 3841/QD-UBND approving the investment policy in the project, including:

- Scale of investment: The total area under the survey is about 9,078 m², of which: The project area is about 7,523m², the area under the clearance plan is about 1,555 m²; Area of construction work is about 3,757 m² (construction density of 50%); The area of internal roads, trees and parking areas is about 3,766 m².
- The construction includes: 11 floors and 06 basements.
- The over ground is about 32,306.6 m², underground area is about 43,023.2 m².
- The height of the construction from the sidewalk to the top is about 42.9m

In 2018, the Company made a project performance deposit in accordance with Official Letter No. 401/KH&DT-NNS dated 18 January 2018 issued by the Hanoi Department of Planning and Investment, and paid land rental pursuant to Notice 19289/CCT-TB&TK dated 27 September 2018 issued by the Ba Dinh District Tax Department (Currently the Hanoi Tax Sub-Department No. 2).

In 2019, the Company has been granted a land use right certificate for this land lot for new use purposes.

The project has been approved for the technical design of the underground part according to Notice No. 07 / HDXD-QLTK dated January 6, 2020 of the Construction Activity Management Department under the Ministry of Construction. On December 8, 2020, the Company was granted the Construction License No. 83 / GPXD of the Hanoi Department of Construction on construction of the project's Underground part.

Project implementation status to date:

- Pursuant to the Resolution of the Annual General Meeting of Shareholders in 2019, the Company initially approved a plan to transfer the entire project. However, in accordance with Resolution No. 18/NQ-ĐHĐCĐ TN 2021 dated 08 March 2021 of the Annual General Meeting of Shareholders, the Company has temporarily suspended the plan to transfer the project.
- On June 25, 2021, the Board of Directors of the Company approved the estimate of construction and installation value, consulting costs, project management of underground construction and installation and the plan to select a consulting contractor to design construction drawings and estimation of the underground part of the project.
- On October 11, 2021, the Board of Directors of the Company approved the contractor selection plan for the underground construction and installation phase.
- On October 26, 2021, the Board of Directors of the Company approved the Construction Drawing -Design and Estimation of construction and installation costs, consulting costs and other related costs during the construction and installation of the underground part of the Project.
- On April 6, 2022, the Company received the document No. 1009/UBND-DT on the implementation of the direction of the Secretary of the City Party Committee, according to which, The Hanoi People's Committee assigns the city's departments and agencies to organize the inspection and review of documents, processes and procedures for project investment implementation; determine the responsibilities of relevant organizations and individuals (if any) and report, propose and draft documents to the CPV Designated Representation of the Hanoi People's Committee reports to the City Party Secretary on the implementation situation and the results of the direction of the City Party Secretary. Also according to this document, the Hanoi People's Committee also requested the Company to suspend demolition, construction and investment in the project.
- On May 19, 2022, the Company received the document No. 4571/VP-DT on the competition for selection of architectural plans for multi-purpose works Postef at 61 Tran Phu. The Hanoi People's Committee transferred the document No. 140/POT-DTDA dated May 9, 2022 of the Company to the departments: Planning - Architecture, Planning and Investment to check, synthesize and report to the People's Committee City.
- On June 3, 2022, the Department of Planning and Architecture issued document No. 2337/QHKT-ND, in which the Department requested the Company to proactively contact and coordinate with the Vietnam Association of Architects and the Department of Planning and Architecture to jointly research and organize a competition to select an architectural plan that contributes to the architectural space and landscape of the Ba Dinh Political Center area.
- The Company has selected an architectural design through a competitive selection process. According to Official Letter No. 5393/QHKT-ND dated 02 November 2023 issued by the Department of Planning and Architecture of Hanoi, the Department reported to Hanoi People's Committee and acknowledged the results of the architectural design selection. On 29 May 2025, Dien Bien Ward People's Committee, in coordination with the Company and relevant organizations, organized a community consultation meeting regarding the detailed planning dossier under the simplified procedure for the "Postef multifunctional building" project, serving as a basis for project implementation in accordance with regulations. At the meeting, the participants generally expressed agreement with the detailed planning scheme under the simplified procedure for the Project.
- In 2025, the Hanoi People's Committee has recovered the land at No. 61, Tran Phu Street for implementation of the project on construction of the Central Government Office headquarters, in accordance with Notice No. 652/TB-VP dated 08 October 2025 issued by the Hanoi People's Committee. The City Conference Center – Office of the Hanoi People's Committee has been assigned to take the lead, in coordination with relevant authorities, to hand over the cleared land area at No. 584 Lac Long Quan Street, Tay Ho Ward to Post and Telecommunication Equipment Joint Stock Company for temporary management to conduct research, site surveys, and investment preparation activities.

- As at 30 June 2026, the Hanoi People's Committee was still in the process of clearing the remaining area at No. 584 Lac Long Quan Street, Tay Ho Ward.

b) POSTEF Multi-functional Building Investment and Construction Project at No. 61 Tran Phu Street, Ba Dinh Ward, Hanoi

On April 24, 2012, Post and Telecommunication Equipment Joint Stock Company and Songhong Investment Construction and Trading Joint Stock Company signed Investment Cooperation Contract No.156/HĐĐT/Postef-Songhong ICT dated April 24, 2012, to implement the multifunctional complex project at No. 63 Nguyen Huy Tuong. According to the terms of the agreement, the Company has the right to prioritize the distribution of 50% of the project's products at commercial prices. The benefits that both parties will receive from their capital contributions and the profits generated by the project will be further detailed in an appendix to the agreement after the project is completed.

Under this contract, the joint venture supports POSTEF with the cost of relocation and site clearance with value of VND 49.5 billion (including 10% VAT). These costs are part of the capital contribution that the Joint Venture contribute in cash to the Project (these relocation costs have been settled by the joint venture and recorded as operating result from previous years)

On March 8, 2016, the People's Committee of Hanoi issued Decision No. 1087 / QĐ-UBND on investment policy for the project, including:

- Investment scale: The total area under the survey is about 13,022 m2. Of which: the area for construction of roads as planned is about 279 m2; The project area is about 12,743 m2. Area of construction work is about 6,291.2 m2 (Construction density is about 49.4%).
- The floor area of the construction work is about 101,355 m2 (not including basements, technical floors and elevator).
- The construction (not including basement, technical floors and elevator) includes 05 - 33 floors.

The General Meeting of Shareholders of the Company approved the transfer of this project under the Resolution No.16/NQ-DHDCDTN 2017 dated March 9, 2017.

In 2018, the Board of Management of the Company agreed to increase the total investment of this project according to the investment rate of the Ministry of Construction to VND 1,359.656 billion (of which the owner's investment capital is VND 275.248 billion, the remaining is borrowing capital and other legal mobilized capital) to transfer this project according to the Resolution of the General Meeting of Shareholders and after obtaining approval from Vietnam Posts and Telecommunications Group.

On 27 February, 2023, the Company signed land lease contract No. 55/HDTD-STNMT-KTĐ with Hanoi People's Committee, rental area 13,022.2 m2, lease term of 05 years from 27 February, 2023 with annual land lease payment formula.

On 07 May 2025, the Hanoi People's Committee issued Notice No. 493/TB-UBND approving eligible real estate enterprises to implement pilot projects in accordance with Resolution No. 171/2024/QH15 dated 30 November 2024, under which the Company and its project were included in the list of approved pilot projects.

In 2025, The Company has submitted an application for adjustment of the investment policy in relation to the project's scale, land use boundaries, and implementation schedule, and is currently in the process of providing explanations and clarifications on the proposed adjustments to the relevant authorities. The Hanoi People's Committee approved the adjustment of the investment policy under Decision No. 3081/QĐ-UBND dated 19 June 2026.

As at 30 June 2026, the Company was seeking guidance on the subsequent procedures required to implement the project.

37 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim Separate Financial Statements.

38 COMPARATIVE FIGURES

The comparative figures in the Statement of Financial Statements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented

regarding the financial position, operating results and cash flow of Company during the previous period.

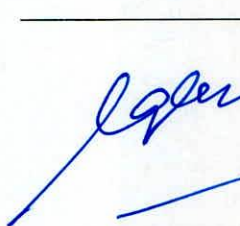
The comparative figures in the Interim Separate Statement of Financial Position and related notes are those of the Separate Financial Statements for the fiscal year ended 31 December 2025. The comparative in the Interim Separate Statement of Income, Interim Separate Statement of Cash flows and related notes is that of the Interim Separate Financial Statements for the accounting period from 01 January 2025 to 30 June 2025, which was reviewed by AASC Auditing Firm Company Limited.

As presented in Note 2.3, certain figures as at 1 January 2026 and for the accounting period from 1 January 2025 to 30 June 2025 were adjusted to comply with the financial statement presentation requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC. Details are as follow:

Figures are based on the Separate Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC			
Code	Items	Amount VND	Code	Items	Amount VND	Change VND
A) SEPARATE STATEMENT OF FINANCIAL POSITION			A) SEPARATE STATEMENT OF FINANCIAL POSITION			
			313	Dividends and profit payables	411,837,700	411,837,700
319	Other short-term payables	5,001,578,137	320	Other short-term payables	4,589,740,437	(411,837,700)

Apart from the line items whose amounts have changed upon transition to Circular No. 99/2025/TT-BTC, as presented in the above table, certain other line items have been changed in terms of their codes and names, which are not presented in detail in the above table.


Vo Minh Hue
Preparer


Ma Thi Nghiem
Chief Accountant


Tran Hai Van
Legal Representative
Approved, 14 August, 2026

