

**THE VIET NAM NATIONAL
GENERAL EXPORT – IMPORT
JOINT STOCK COMPANY NO.1**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: 95/2026/TH1

Hanoi, August 26, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Dear: Hanoi Stock Exchange.

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Vietnam General Import-Export Corporation I hereby discloses its semi-annual financial statements for 2026 to the Hanoi Stock Exchange as follows:

1. Company name: The Viet Nam National General Export – Import Joint Stock Company No.1

- Stock code: TH1

- Address: 46 Ngo Quyen, Cua Nam Ward, Ha Noi city.

- Phone number: 024.38265190

- Email: gexim@ge1.com.vn

Website: <https://ge1.com.vn>

2. Information disclosure content:

- Semi-annual financial statements for 2026:

☐ Separate financial statements (Listed organizations have no subsidiaries and the superior accounting unit has affiliated units);

☐ Consolidated financial statements (Listed organization with subsidiaries);

☒ Consolidated financial statements (Listed organizations have their own accounting units and accounting apparatus).

- Cases that must explain the cause:

+ The audit organization gives an opinion that is not an unqualified opinion on the financial statements (for the reviewed/audited financial statements):

☐ Yes

☒ No

Explanatory text in case of integration:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2025):

☐ Yes

☒ No

Explanatory text in case of integration:

☐

Yes

☒

No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒

Yes

☐

No

Explanatory text in case of integration:

☒

Yes

☐

No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐

Yes

☐

No

Explanatory text in case of integration:

☐

Yes

☐

No

This information was published on the company's website on August 26, 2026 at website: <https://ge1.com.vn/vi/category/tin-tuc/quan-he-co-dong/>

Attached documents:

- Semi-annual financial statements for 2026;
- Explanatory text.

Organization representative

Authorized person to disclose information
(Sign, state full name, position, seal)



Nguyễn Thị Huyền Linh

INTERIM FINANCIAL STATEMENTS

**THE VIET NAM NATIONAL GENERAL EXPORT - IMPORT
JOINT STOCK COMPANY NO.I**

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 The Viet Nam National General Export - Import Joint Stock Company No.1 ("the Company") presents its report and the Company's Interim Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

The Viet Nam National General Export - Import Joint Stock Company No.1 (formerly General Export-Import Company No. 1 – a state-owned enterprise under the Ministry of Trade) was established and operates under the Enterprise Registration Certificate for a joint stock company No. 0100107490, initially issued by the Hanoi Department of Planning and Investment (now the Department of Finance) on 5 May, 2006, and amended for the 14th time on 24 June 2026.

The Company's head office is located at: No. 46 Ngo Quyen, Cua Nam Ward, Hanoi City.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT, AND BOARD OF SUPERVISION

Members of the Board of Directors, the Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors

Mr. Nguyen Vinh Huy	Chairman
Mrs. Vu Thi Phuong	Member
Mr. Le Tuan Diep	Member

Board of Management

Mrs. Vu Thi Phuong	General Director
Mrs. Mai Thu Ha	Chief Financial Officer

Board of Supervision:

Mrs. Pham Thi Chien	Head
Mrs. Pham Thi Thao	Member
Mrs. Le Thi Thu Huong	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of these Interim Financial Statements is Mrs. Vu Thi Phuong – General Director.

AUDITORS

The Auditors of AASC Auditing Firm Company Limited have taken the review of Interim Financial Statements for the Company.

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

We, the Board of Management, are responsible for the Interim 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 Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Directors and Board of Management to ensure the preparation and presentation of Interim 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 Financial Statements;
- Prepare the Interim 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 Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is 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 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.

The Board of Management confirms that the Interim Financial Statements give a true and fair view of the financial position at 30 June 2026, its operating results and cash flows for the period from 01 January 2026 to 30 June 2026 of the Company 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



Vu Thi Phuong
Legal representative

Approved, 26 August 2026

No.: 260826.005/BCTC.KT2

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: Shareholders, The Board of Directors and The Board of Management
The Viet Nam National General Export - Import Joint Stock Company No.1**

We have reviewed the Interim Financial Statements of The Viet Nam National General Export - Import Joint Stock Company No.1 prepared on 26 August 2026, from page 05 to page 46 including: Interim Statement of Financial Position as at 30 June 2026, Interim Statement of Income, Interim Statement of Cash flows for the 6-month accounting period ending on the same date and Notes to the Interim Financial Statements.

The Board of Management's responsibility

The Board of Management of the Company is responsible for the preparation and presentation of Interim Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements and for such internal control as The Board of Management determines necessary to enable the preparation and presentation 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 Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all 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 Financial Statements do not give a true and fair view, in all material respects, of the financial position of The Viet Nam National General Export - Import Joint Stock Company No.1 as at 30 June 2026, its operating results and its cash flows for the 6-month accounting period ending on the same date in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements.

AASC Auditing Firm Company Limited



Vu Xuan Bien

Deputy General Director

Certificate of registration to audit practice

No: 0743-2023-002-1

Hanoi, 26 August 2026

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HLB
A GLOBAL ADVISORY AND ACCOUNTING NETWORK

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	A. CURRENT ASSETS		894,203,765,764	783,192,907,876
110	I. Cash and cash equivalents		54,495,351,546	13,299,969,767
111	1. Cash	3	54,495,351,546	13,299,969,767
120	II. Short-term investments	4	458,360,129,881	493,740,107,248
121	1. Trading securities		24,636,399,250	24,636,399,250
123	2. Short-term held-to-maturity investments		433,723,730,631	469,103,707,998
130	III. Short-term receivables		198,715,334,427	177,318,510,368
131	1. Short-term trade receivables	5	164,597,154,665	154,359,331,263
132	2. Short-term prepayments to suppliers	6	30,249,452,835	17,663,981,739
135	3. Other short-term receivables	7	7,387,474,427	8,813,944,866
136	4. Allowance for short-term doubtful debts		(3,518,747,500)	(3,518,747,500)
140	IV. Inventories	9	151,608,434,072	67,778,631,430
141	1. Inventories		151,608,434,072	67,778,631,430
160	V. Other short-term assets		31,024,515,838	31,055,689,063
161	1. Short-term deferred expenses	11	360,437,840	261,806,353
162	2. Deductible VAT		30,173,964,699	30,380,725,440
163	3. Short-term taxes and other receivables from the State budget	18	490,113,299	413,157,270
200	B. NON-CURRENT ASSETS		168,373,304,818	170,484,172,582
210	I. Long-term receivables		100,000,000	100,000,000
215	1. Other long-term receivables	7	100,000,000	100,000,000
220	II. Fixed assets		5,097,502,080	5,292,819,174
221	1. Tangible fixed assets	12	1,945,702,080	2,141,019,174
222	- Historical costs		4,822,966,132	4,822,966,132
223	- Accumulated depreciation		(2,877,264,052)	(2,681,946,958)
227	2. Intangible fixed assets	13	3,151,800,000	3,151,800,000
228	- Historical costs		3,151,800,000	3,151,800,000
229	- Accumulated amortization		-	-
240	III. Investment properties	10	102,025,997,112	103,535,568,678
241	- Historical costs		150,100,381,782	150,100,381,782
242	- Accumulated depreciation		(48,074,384,670)	(46,564,813,104)
260	IV. Long-term investments	4	59,386,046,523	59,605,348,530
261	1. Investment in subsidiaries		-	160,000,000
262	2. Investments in joint ventures and associates		70,663,895,429	70,663,895,429
263	3. Equity investments in other entities		1,200,000,000	1,200,000,000
264	4. Allowance for long-term impairment of other investments		(12,477,848,906)	(12,418,546,899)
270	V. Other long-term assets		1,763,759,103	1,950,436,200
271	1. Long-term deferred expenses	11	1,763,759,103	1,950,436,200
280	TOTAL ASSETS		1,062,577,070,582	953,677,080,458

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continue)

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	C. LIABILITIES		1,013,514,369,684	936,143,005,749
310	I. Current liabilities		819,540,799,248	741,283,433,372
311	1. Short-term trade payables	15	20,158,711,606	34,194,686,098
312	2. Short-term prepayments from customers	16	6,585,969,356	15,590,549,839
313	3. Dividends and profits payable	17	1,581,850,355	1,581,850,355
314	4. Short-term taxes and other payables to State budget	18	-	149,493,213
315	5. Payables to employees		877,606,736	3,816,887,166
316	6. Short-term accrued expenses	19	529,925,593	113,407,612
319	7. Short-term deferred revenue	21	654,331,733	252,996,312
320	8. Other short-term payables	20	85,057,855,992	87,240,855,355
321	9. Short-term borrowings and finance lease liabilities	14	700,305,381,346	597,998,750,694
322	10. Provisions for short-term payables	22	3,445,209,803	-
323	11. Bonus and welfare fund		343,956,728	343,956,728
330	II. Non-current liabilities		193,973,570,436	194,859,572,377
337	1. Long-term deferred revenue	21	7,941,954,396	8,068,452,552
338	2. Other long-term payables	20	12,580,222,012	12,493,349,585
339	3. Long-term borrowings and finance lease liabilities	14	173,451,394,028	174,297,770,240
400	D. OWNER'S EQUITY	23	49,062,700,898	17,534,074,709
411	1. Contributed capital		135,392,670,000	135,392,670,000
411a	Ordinary shares with voting rights		135,392,670,000	135,392,670,000
412	2. Share Premium		17,147,588,054	17,147,588,054
414	3. Other capital		7,262,420,104	7,262,420,104
415	4. Repurchased own shares		(981,900)	(981,900)
418	5. Development and investment funds		23,940,421,305	23,940,421,305
420	6. Retained earnings		(134,679,416,665)	(166,208,042,854)
420a	Retained earnings accumulated to previous year		(166,208,042,854)	(183,040,699,673)
420b	Retained earnings of the current period		31,528,626,189	16,832,656,819
440	TOTAL CAPITAL		1,062,577,070,582	953,677,080,458

Ngoc

Vu Thi Ngoc
Preparer

Thuy

Nguyen Thanh Thuy
Chief Accountant



Vu Thi Phuong
Legal representative
Approved, 26 August 2026

INTERIM STATEMENT OF INCOME

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

Code	ITEMS	Note	This period VND	Previous period VND
01	1. Revenue from sales of goods and provision of services	25	1,174,584,453,420	784,274,530,747
02	2. Revenue deductions	26	12,342,150,780	-
10	3. Net revenue from sales of goods and provision of services		1,162,242,302,640	784,274,530,747
11	4. Cost of goods sold and provision of services	27	1,121,175,840,610	755,685,885,756
20	5. Gross profit from sales of goods and provision of services		41,066,462,030	28,588,644,991
21	6. Gain/(Loss) on liquidation or disposal of investment property		-	-
22	7. Financial income	28	45,379,871,413	32,597,099,322
23	8. Financial expenses	29	33,830,941,288	34,662,965,907
24	In which: Interest expenses		22,488,545,690	15,700,111,720
25	9. Selling expenses	30	25,650,103,940	20,157,979,717
26	10. General and administrative expenses	31	5,265,066,842	3,374,769,780
30	11. Net profit from operating activities		21,700,221,373	2,990,028,909
31	12. Other income	32	10,176,867,593	2,704,990,998
32	13. Other expenses	33	348,462,777	1,101,670,009
40	14. Other profit		9,828,404,816	1,603,320,989
50	15. Total net profit before tax		31,528,626,189	4,593,349,898
51	16. Current corporate income tax expense	34	-	-
52	17. Deferred corporate income tax expense		-	-
60	18. Profit after corporate income tax		31,528,626,189	4,593,349,898
70	19. Basic earnings per share	35	2,329	339

Ngoc

Vu Thi Ngoc
Preparer

Thuy

Nguyen Thanh Thuy
Chief Accountant



Vu Thi Phuong
Legal representative

Approved, 26 August 2026

INTERIM STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	Items	Note	This period VND	Previous period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	1. Profit before tax		31,528,626,189	4,593,349,898
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		1,704,888,660	1,637,503,009
03	- Allowances and provisions		3,504,511,810	111,993,845
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(983,872,450)	10,629,679,492
05	- Gains/losses from investment activities		(27,700,321,373)	(23,934,638,927)
06	- Interest expense		22,488,545,690	15,700,111,720
08	3. Operating profit before changes in working capital		30,542,378,526	8,737,999,037
09	- Increase/decrease in receivables		(21,064,529,929)	5,241,914,599
10	- Increase/decrease in inventories		(83,829,802,642)	(119,070,563,711)
11	- Increase/decrease in payables (excluding interest payable/ corporate income tax payable)		(27,006,729,488)	(18,406,050,186)
12	- Increase and decrease in deferred expenses		88,045,610	61,870,692
14	- Interest paid		(23,015,916,510)	(10,814,010,090)
20	Net cash flows from operating activities		(124,286,554,433)	(134,248,839,659)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	1. Purchase or construction of fixed assets and other long-term assets		-	(1,091,450,171)
23	2. Loans and purchase of debt instruments from other entities		(365,088,677,406)	(401,535,249,181)
24	3. Collection of loans and resale of debt instrument of other entities		394,059,616,519	170,735,805,651
26	4. Proceeds from equity investment in other entities		160,000,000	-
27	5. Interest and dividend received		34,109,359,627	16,889,864,289
30	Net cash flows from investing activities		63,240,298,740	(215,001,029,412)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
33	1. Proceeds from borrowings		942,790,265,053	666,357,644,687
34	2. Repayment of principal		(840,621,945,111)	(309,645,338,106)
40	Net cash flows from financing activities		102,168,319,942	356,712,306,581

INTERIM STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	Items	Note	This period	Previous period
			VND	VND
50	Net cash flows in the period		41,122,064,249	7,462,437,510
60	Cash and cash equivalents at beginning of the period		13,299,969,767	4,121,969,111
61	Effect of exchange rate fluctuations		73,317,530	2,191,683
70	Cash and cash equivalents at end of the period	3	<u>54,495,351,546</u>	<u>11,586,598,304</u>



Vu Thi Ngoc
Preparer



Nguyen Thanh Thuy
Chief Accountant





Vu Thi Phuong
Legal representative

Approved, 26 August 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

1 . GENERAL INFORMATION

1.1 . Form of ownership

The Viet Nam National General Export - Import Joint Stock Company No.1 (formerly General Export-Import Company No. 1 – a state-owned enterprise under the Ministry of Trade) was established and operates under the Enterprise Registration Certificate for a joint stock company No. 0100107490, initially issued by the Hanoi Department of Planning and Investment (now the Department of Finance) on 5 May, 2006, and amended for the 14th time on 24 June 2026.

The Company's head office is located at: No. 46 Ngo Quyen, Cua Nam Ward, Hanoi City.

Charter capital: VND 135,392,670,000, and the paid-in charter capital as of 30 June 2026, is VND 135,392,670,000. Equivalent to 13,539,267 shares with the price of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is 43 persons (as at 01 January 2026 is 40 persons).

1.2 . Business field

Import and Export Business.

1.3 . Business activities

Main business activities of the Company include:

- Wholesale of food products: Trading in groceries, seafood, alcoholic beverages, soft drinks, confectionery, sugar products, dairy products, meat products, seafood, vegetables, fruits, coffee, etc.;
- Trading in agricultural, forestry, and aquatic products;
- Trading in textile and garment products;
- Investment in construction and real estate business, including office and residential buildings; leasing of offices, apartments, warehouses, yards, and factories.

1.4 . The Company's operation in the year that affects the Interim Financial Statements

During the first six months of 2026, the Company's business activities primarily focused on the trade of agricultural products, including pepper, cashew nuts and coffee, for domestic and overseas markets. Net revenue for the period amounted to VND 1,162.24 billion, representing an increase of 48.19% compared to the corresponding period of the previous year. Gross profit amounted to VND 41.07 billion, while profit after tax amounted to VND 31.53 billion, representing significant increases compared to the corresponding previous period.

The expansion of the Company's business scale resulted in increases in inventories, receivables and short-term borrowings compared to the beginning of the year. Net cash flows from operating activities for the period were negative at VND 124.29 billion, mainly due to the Company's increased inventory holdings and working capital requirements to support its trade activities. In addition, the Company's business performance was affected by fluctuations in agricultural commodity prices, foreign exchange rates and interest expenses during the period.

1.5 . Corporate structure

The Company's member entities are as follows:		
	Address	Main business activities
GENERALEXIM JSC HCM	26B Le Quoc Hung Street, Xom Chieu Ward, Ho Chi Minh City	Trade & Services
Representative Office in Dak Lak	No. 219 Ngo Quyen, Tan An Ward, Dak Lak Province	Wholesale of raw agricultural and forest products (except timber, bamboo, bamboo) and live animals

Information of subsidiaries and Associates of the Company is provided in Note No 4.

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 the Corporate Accounting System issued under 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 1 January 2026.

The company has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation. Details on the reclassification of comparative information are disclosed in Note 39 of the Financial Statements.

2.4 . Basis for preparation of the Financial Statements

The Financial Statements are presented based on historical cost principle.

The Financial Statements of the Company are prepared based on the direct aggregation of the separate accounting records of dependent accounting entities and the head office of the Company. The intra-group balances and transactions between dependent accounting entities and the head office of the Company are fully eliminated.

2.5 . Accounting estimates

The preparation of 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 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 Financial Statements include:

- Allowance for bad debts;
- Allowance for devaluation of inventory;
- Provision for payables;
- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and allowance for financial investments;
- Estimated corporate 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 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the period because the prevailing statutory regulations require to present Financial Statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.7 . 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 the interim Financial Statements is determined under the following principles:

- For monetary items denominated in foreign currencies, 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;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasured.

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

2.8 . Cash

Cash comprises cash on hand, demand deposits.

2.9 . Financial investments

Investments held to maturity comprise term deposits, negotiable instruments (including treasury bills and promissory notes, certificate of deposit), bonds held to maturity to earn profits periodically and other held to maturity investments or of a similar nature and excluding derivative instruments.

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

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less allowance for devaluation of investments.

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, associates: allowance shall be made based on the Financial Statements of subsidiaries, associates at the allowance date.
- Long-term investments (other than trading securities) without significant influence on the investee: allowance shall be made based on the Financial Statements at the allowance date of the investee.
- Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.10 . Receivables

The receivables shall be recorded in detail 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 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.

2.11 . 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.

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.

2.12 . 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/ amortization 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 Statement of Income in the period in which the costs are incurred.

Depreciation and amortisation of fixed assets are calculated using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	06 - 25 years
- Other Machinery, equipment	05 - 12 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 10 years
- Land use rights	No depreciation

2.13 . Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful lives as follows:

- Buildings, structures	05 - 30 years
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2.14 . 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.

2.15 . 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:

- 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 01 to 03 years.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 01 to 03 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 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

Borrowings shall be recorded in detail in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings denominated in foreign currency, they shall be recorded in detail 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". In addition, for borrowings specifically obtained for the construction of tangible fixed assets and investment properties, borrowing costs are capitalized even when the construction period is less than 12 months.

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 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.

2.22 . Deferred revenues

Deferred revenues include prepayments from customers for one or many accounting periods relating to asset leasing and bank deposit interest received in advance.

Deferred revenues are transferred to revenue from sale of goods and provision of services /or other income with the amount corresponding to each accounting period.

2.23 . Owner's equity

Owner's equity is stated at the actual contributed capital of the 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).

Other capital is the operating capital formed from the operating results or from gifts, presents, financing, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Repurchased own shares bought before the effective date of the Securities Law No. 54/2019/QH14 (January 1, 2021) are shares issued by the Company and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Repurchased own shares bought after January 1, 2021 will be cancelled and adjusted to reduce equity.

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.

2.24 . Revenue

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

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 provision of services:

- The percentage of completion of the transaction at the Statement of Financial Position date can be measured reliably;

Financial income

Financial income includes income from assets yielding interest, royalties, dividends, distributed profits 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.

2.25 . Revenue deductions

Revenue deductions from sales of goods and provision of services arising in the period include: Sales discounts and sales returns.

Trade discount, sales discount and sales return incurred in the same year of sale of goods and provision of services are recorded as a decrease in revenue in the incurring year. In case goods and services are sold in the previous years, but until the next year they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting year (the previous period); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring year (the next period).

2.26 . 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.

2.27 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Allowance for diminution in value of trading securities price; allowance for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

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

2.28 . Selling expenses, General and administrative expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Company.

2.29 . Corporate income tax

a) Current corporate income tax expenses

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

b) Current corporate income tax rate

The Company is subject to corporate income tax of 20% for the period from 01/01/2026 to 30/06/2026.

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 Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.31 . Segment information

The Company primarily operates in the trading sector, while other activities are not significant to the Company's operating results or total assets. In addition, all of the Company's operations are conducted within the territory of Viet Nam. Accordingly, the Company does not prepare segment reports by business segment and geographical segment.

3 . CASH

	Ending balance	Beginning balance
	VND	VND
Cash on hand	31,658,285	395,621,103
Demand deposits	54,463,693,261	12,904,348,664
	<u>54,495,351,546</u>	<u>13,299,969,767</u>

Detailed information on demand deposits and cash equivalents as at 30/06/2026 as follows:

	Currency	Interest Rate	Value VND
Demand deposits			
Prosperity and Growth Commercial Joint Stock Bank	VND		3,472,751,960
Vietnam Technological and Commercial Joint Stock Bank	VND	The bank's applicable	2,926,074,451
Other banks	VND	demand deposit	3,768,689,319
Vietnam - Asia Commercial Joint Stock Bank	USD	interest rate	9,785,728,666
Vietnam Export Import Commercial Joint Stock Bank	USD	from time to time	9,515,248,705
Vietnam Prosperity Joint stock Commercial Bank	USD		21,238,989,789
Other banks	USD		3,756,186,684
Other banks	EUR		23,687
			<u>54,463,693,261</u>

4 . FINANCIAL INVESTMENTS

a) Held to maturity investments

	Ending balance			Beginning balance		
	Original cost	Recoverable Value	Provision	Original cost	Recoverable Value	Provision
	VND	VND	VND	VND	VND	VND
Short - term						
- Certificates of deposit	-	-	-	383,094,625,479	383,094,625,479	-
- Term deposits	427,774,264,631	427,774,264,631	-	-	-	-
- Bonds issued by Phu Quoc Tourism Development and Investment Joint Stock Company	5,949,466,000	5,949,466,000	-	53,433,760,117	53,433,760,117	-
- Bonds issued by Thien An Investment and Management Co., Ltd. (DTACH2328001)	-	-	-	32,575,322,402	32,575,322,402	-
	<u>433,723,730,631</u>	<u>433,723,730,631</u>	<u>-</u>	<u>469,103,707,998</u>	<u>469,103,707,998</u>	<u>-</u>

Term deposits, certificates of deposit and bonds are pledged and mortgaged as collateral for the Company's borrowings under the relevant mortgage and pledge agreements, as detailed in Note 14.

Detailed information on held-to-maturity investments as at 30/06/2026 is as follows:

Term deposits:

	Currency	Term	Interest Rate	Value	Value
				VND	VND
- VPbank SMBC Finance Company Limited	VND	6 months - 12 months	6,6% - 8,4%	342,300,000,000	12,528,561,644
- Vietnam Technological and Commercial Joint Stock Bank - Dong Do Branch	VND	6 months	8,2% - 8,4%	72,288,677,406	657,025,581
				<u>414,588,677,406</u>	<u>13,185,587,225</u>

Bonds:

Bond name	Code	Quantity	Term	Interest Rate	Original cost	Recoverable value
					VND	VND
- Bonds issued by Phu Quoc Tourism Development and Investment Joint Stock Company	DPQCH2227007	58,000	60 months	8.1% per year	5,949,466,000	5,949,466,000

4 . FINANCIAL INVESTMENTS

b) Trading securities

Trading securities		Ending balance			Beginning balance			
		Securities code	Original cost	Fair value	Provision	Original cost	Fair value	Provision
			VND	VND	VND	VND	VND	VND
- Vietnam Pharmaceutical Corporation (Quantity 420,000 shares) (*)	DVN	6,940,395,000	8,484,000,000	-	6,940,395,000	8,946,000,000	-	
- Song Da Urban and Industrial Park Development Investment Joint Stock Company (Quantity 1,033,410 shares) (* *)	SJS	17,696,004,250	49,603,680,000	-	17,696,004,250	63,864,738,000	-	
		<u>24,636,399,250</u>	<u>58,087,680,000</u>	<u>-</u>	<u>24,636,399,250</u>	<u>72,810,738,000</u>	<u>-</u>	

(*) A listed trading security on the UpCom exchange which fluctuate regularly according to market value and whose value can be reliably determined are measured at fair value which is the closing market price at the end of the financial reporting year (on 31 December 2025 and 30 June 2026).

(* *) The fair value of trading security is closing price listed on HOSE on 31 December 2025 and 30 June 2026.

4 . FINANCIAL INVESTMENTS

c) Investments in equity of other entities

	Ending balance				Beginning balance			
	Original cost	Fair value	Provision	Proportion of voting rights	Original cost	Fair value	Provision	Proportion of voting rights
	VND	VND	VND	%	VND	VND	VND	%
Investments in subsidiaries	-	-	-		160,000,000	154,192,041	(5,807,959)	
- Rainbow Investment And Business Service Joint Stock Company (*)	-	-	-		160,000,000	154,192,041	(5,807,959)	80.00
Investments in associates	70,663,895,429	59,386,046,523	(11,277,848,906)		70,663,895,429	59,451,156,489	(11,212,738,940)	
- First Development Company Limited	20,968,895,429	20,968,895,429	-	40.00	20,968,895,429	20,968,895,429	-	40.00
- General Real Estate Joint Stock Company No.1	20,400,000,000	15,343,714,031	(5,056,285,969)	49.60	20,400,000,000	15,343,714,031	(5,056,285,969)	49.60
- High Technology Agriculture Sam Joint Stock Company	29,295,000,000	23,073,437,063	(6,221,562,937)	27.00	29,295,000,000	23,138,547,029	(6,156,452,971)	27.00
Investments in other entities	1,200,000,000	-	(1,200,000,000)		1,200,000,000	-	(1,200,000,000)	
- Mai Linh Quang Ngai Minerals Joint Stock Company	1,200,000,000	-	(1,200,000,000)	5.42	1,200,000,000	-	(1,200,000,000)	5.42
	<u>71,863,895,429</u>	<u>59,386,046,523</u>	<u>(12,477,848,906)</u>		<u>72,023,895,429</u>	<u>59,605,348,530</u>	<u>(12,418,546,899)</u>	

The Company has not determined the fair value of financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not provided any detailed guidance on the determination of the fair value.

(*) On 13 January 2026, the Company issued Resolution No. 80/2026/NQ-HĐQT on the transfer of all shares held by the Company in Rainbow Investment And Business Service Joint Stock Company.

In the period, the Company has selling transactions of the Rainbow Investment And Business Service Joint Stock Company's shares as follows:

- Sale of 16,000 shares in Rainbow Investment and Services Business Joint Stock Company under Share Transfer Agreement No. 071/2026/CNCP/TH1-MH dated 2 February 2026, with an aggregate par value of VND 160,000,000 and proceeds of VND 160,000,000.
- As a result of such transactions, as of 30 June 2026, the Company holds 0 shares in the Rainbow Investment And Business Service Joint Stock Company, equivalent to VND 0 in par value.

Detailed information about financial investments:

Name of financial investments	Place of operation	Principle activities
<i>Name of associates</i>		
- First Development Company Limited	Hanoi	Office for rent
- General Real Estate Joint Stock Company No.1	Hanoi	Real estate business
- High Technology Agriculture Sam Joint Stock Company	Lam Dong	Planting pepper
<i>Name of other investee</i>		
- Mai Linh Quang Ngai Mineral Joint Stock Company	Quang Ngai	Mineral exploitation and trading

5 . SHORT - TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
<i>Others</i>	164,597,154,665	-	154,359,331,263	-
- Inci Agro	36,943,772,500	-	30,135,440,000	-
Kuruyemis Ith Ihr				
San Ve Tic A.S				
- El Malek For	-	-	17,592,029,280	-
Import And				
Export Company				
- Tamarati Food	10,921,420,575	-	-	-
- Twind, Llc	5,868,680,762	-	17,413,094,400	-
- Mediterraneo	8,185,740,795	-	12,484,756,800	-
Industries				
- Sarl Nego Max	1,134,870,620	-	11,047,555,776	-
Food				
- Parlak Gida Ihr	24,338,189,200	-	-	-
Ith Tic San Ltd Sti				
- Other customers	77,204,480,213	-	65,686,455,007	-
	164,597,154,665	-	154,359,331,263	-

6 . SHORT - TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Related parties	500,000,000	-	500,000,000	-
- General Real Estate Joint Stock Company No.1	500,000,000	-	500,000,000	-
Others	29,749,452,835	(2,518,747,500)	17,163,981,739	(2,518,747,500)
- Lcpp Vca Co., Ltd	-	-	8,670,750,000	-
- Tuan Huong Ban Single-Member Limited Liability Company	-	-	1,333,000,000	-
- Sun Forest Joint Stock Company	2,887,876,800	-	-	-
- Asean Investment and Construction JSC	2,518,747,500	(2,518,747,500)	2,518,747,500	(2,518,747,500)
- Anh Minh Production Trading One Member Company Limited	7,812,004,027	-	-	-
- Hai Ha Trading Service Import Export Company Limited	4,866,062,420	-	-	-
- Ngo Hoang Thu Agricultural Company Limited	2,872,113,900	-	-	-
- Other customers	8,792,648,188	-	4,641,484,239	-
	30,249,452,835	(2,518,747,500)	17,663,981,739	(2,518,747,500)

7 . OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
a) Short-term				
Mortgages	5,859,186,960	-	7,641,100,000	-
- High Technology Agriculture Sam Joint Stock Company	3,200,000,000	-	3,200,000,000	-
- Daklak September 2nd Import-Export Company Limited	1,360,000,000	-	3,413,250,000	-
- Olam Vietnam Limited Branch in Bien Hoa	-	-	987,000,000	-
- Viet Nguyen Coffee JSC	1,085,100,000	-	-	-
- Other companies	214,086,960	-	40,850,000	-

7 . OTHER RECEIVABLES (continue)

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Receivables from social insurance	29,147,239	-	26,238,960	-
Receivables from health insurance	5,465,110	-	4,920,105	-
Receivables from unemployment insurance	3,643,402	-	3,280,070	-
Advances	490,031,716	-	92,736,731	-
Receivable from Mr. Nguyen Xuan Nam	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)
Other receivables	-	-	45,669,000	-
	<u>7,387,474,427</u>	<u>(1,000,000,000)</u>	<u>8,813,944,866</u>	<u>(1,000,000,000)</u>
b) Long-term Others	100,000,000	-	100,000,000	-
	<u>100,000,000</u>	<u>-</u>	<u>100,000,000</u>	<u>-</u>
c) In which : Other receivables from related parties				
High Technology Agriculture Sam Joint Stock Company	3,200,000,000	-	3,200,000,000	-
	<u>3,200,000,000</u>	<u>-</u>	<u>3,200,000,000</u>	<u>-</u>

8 . DOUBTFUL DEBTS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered:				
Prepayment to suppliers	2,518,747,500		2,518,747,500	
- Asean Investment and Construction JSC	2,518,747,500	-	2,518,747,500	-
Other receivables	1,000,000,000		1,000,000,000	
- Mr. Nguyen Xuan Nam	1,000,000,000	-	1,000,000,000	-
	<u>3,518,747,500</u>	<u>-</u>	<u>3,518,747,500</u>	<u>-</u>

9 . INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Raw materials and supplies	120,710,462,276	-	53,273,955,138	-
Tools and instruments	33,072,192	-	54,090,106	-
Finished goods	6,216,519,514	-	4,867,524,865	-
Merchandise	24,648,380,090	-	9,583,061,321	-
	<u>151,608,434,072</u>	<u>-</u>	<u>67,778,631,430</u>	<u>-</u>

10 . INVESTMENT PROPERTIES

The Company's investment properties comprise buildings and structures located in Hanoi City and Ho Chi Minh City, which are held for rental purposes, with a total historical cost of VND 150,100,381,782; accumulated depreciation as at 30 June 2026 amounted to VND 48,074,384,670, including depreciation for the period of VND 1,509,571,566.

The carrying amount of investment properties pledged and mortgaged as security for the Company's borrowings at the end of the period was VND 102,025,997,111.

The historical cost of fully depreciated investment properties that remain in use amounted to VND 14,238,940,391.

Rental income from the Company's investment properties for the first six months of 2026 and the first six months of 2025 amounted to VND 9,627,141,075 and VND 7,064,691,745, respectively.

The fair value of the Company's investment properties has not been formally assessed and determined as at 30 June 2026. However, based on the rental situation and market prices of these properties, the Company's Board of Management believes that the fair value of the investment properties exceeds their carrying amount as at the end of the period.

11 . DEFERRED EXPENSES

	Ending balance	Beginning balance
	VND	VND
a) Short-term		
Dispatched tools and supplies	99,147,500	171,319,028
Others	261,290,340	90,487,325
	<u>360,437,840</u>	<u>261,806,353</u>
b) Long-term		
Repair expenses	303,842,948	446,187,215
Dispatched tools and supplies	43,076,444	12,318,550
Legal consulting expenses	412,037,037	412,037,037
Others	1,004,802,674	1,079,893,398
	<u>1,763,759,103</u>	<u>1,950,436,200</u>

12 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	876,945,818	779,607,273	3,032,556,263	133,856,778	4,822,966,132
Ending balance	<u>876,945,818</u>	<u>779,607,273</u>	<u>3,032,556,263</u>	<u>133,856,778</u>	<u>4,822,966,132</u>
Accumulated depreciation					
Beginning balance	841,155,145	271,249,238	1,435,685,797	133,856,778	2,681,946,958
- Depreciation in the period	8,947,662	37,475,004	148,894,428	-	195,317,094
Ending balance	<u>850,102,807</u>	<u>308,724,242</u>	<u>1,584,580,225</u>	<u>133,856,778</u>	<u>2,877,264,052</u>
Net carrying amount					
Beginning balance	35,790,673	508,358,035	1,596,870,466	-	2,141,019,174
Ending balance	<u>26,843,011</u>	<u>470,883,031</u>	<u>1,447,976,038</u>	<u>-</u>	<u>1,945,702,080</u>

- Details of the Company's tangible fixed assets as at the end of the period are as follows:

Assets name	Status during the period	Historical cost	Accumulated depreciation	Net carrying amount
		VND	VND	VND
Camry 2.5Q car	In use	1,290,860,637	766,448,505	524,412,132
Toyota seven-seat passenger car	In use	1,091,450,171	167,886,265	923,563,906

- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 1,092,949,324.

13 . INTANGIBLE FIXED ASSETS

The Company's intangible fixed assets comprise the value of land use rights with an indefinite term at 26B Le Quoc Hung Street, Xom Chieu Ward, Ho Chi Minh City, with a cost of VND 3,151,800,000.

14 . BORROWINGS

	Beginning balance VND	During the period		Ending balance VND
		Increase VND	Decrease VND	
a) Short-term borrowings				
Short-term borrowings	597,779,000,694	942,790,265,053	840,263,884,401	700,305,381,346
- Vietnam Export Import Commercial Joint – Stock Bank – Ha Noi Branch (1)	67,991,291,190	94,733,833,901	78,513,823,991	84,211,301,100
- Vietnam Prosperity Joint stock Commercial Bank – Ha Noi Branch (2)	402,037,050,504	438,564,255,627	503,176,577,165	337,424,728,966
- Military Commercial Joint Stock Bank – Hoan Kiem Branch (3)	44,997,832,500	53,772,561,350	68,895,571,250	29,874,822,600
- Vietnam - Asia Commercial Joint Stock Bank – Ha Noi Branch (4)	32,753,900,000	189,236,050,544	89,630,443,472	132,359,507,072
- Asia Commercial Joint Stock Bank - Ha Thanh Branch (5)	49,998,926,500	94,487,842,323	100,047,468,523	44,439,300,300
- Vietnam Technological and Commercial Joint Stock Bank - Dong Do Branch (6)	-	71,995,721,308	-	71,995,721,308
Current portion of long-term debts	219,750,000	-	219,750,000	-
- Vietnam Prosperity Joint stock Commercial Bank – Ha Noi Branch	219,750,000	-	219,750,000	-
	<u>597,998,750,694</u>	<u>942,790,265,053</u>	<u>840,483,634,401</u>	<u>700,305,381,346</u>
b) Long-term borrowings				
- Vietnam Prosperity Joint stock Commercial Bank – Ha Noi Branch	695,875,000	-	695,875,000	-
- Hung An Investment Joint Stock Company (7)	125,133,833,087	-	222,583,738	124,911,249,349
- VHC Business Real Estate Joint Stock Company (8)	48,687,812,153	-	147,667,474	48,540,144,679
	<u>174,517,520,240</u>	<u>-</u>	<u>1,066,126,212</u>	<u>173,451,394,028</u>
Amount due for settlement within 12 months	(219,750,000)	-	(219,750,000)	-
Amount due for settlement after 12 months	<u>174,297,770,240</u>			<u>173,451,394,028</u>

Detailed information on Short-term borrowings:

- (1) Short-term borrowings from Vietnam Export Import Commercial Joint – Stock Bank under Credit Agreement No. 1001LAV260044562 dated 19 May 2026, with the following detailed terms:
- Credit limit: VND 85,000,000,000 and/or the equivalent amount in foreign currencies;
 - Purpose of borrowings: to supplement working capital for the Company's production and business activities;
 - Credit facility availability period: from the effective date of this Agreement to 18 May 2027;
 - Borrowing term: a maximum of six months for each drawdown under the loan agreement;
 - Borrowing interest rate: as specified in the respective Debt Acknowledgement;
 - Outstanding principal balance at the end of the period: VND 84,211,301,100 (including USD 2,108,800 and VND 29,129,994,500);
 - Borrowing security: the credit facility is secured by collateral under security agreements entered into between the Company and the Bank, with the security interests duly registered.
- (2) Short-term borrowings from Vietnam Prosperity Joint stock Commercial Bank – Ha Noi Branch under various credit facility agreements/arrangements, with the following detailed terms:
- Purpose of borrowings: to supplement/finance working capital for production and business activities, primarily agricultural commodity trading activities;
 - Credit facility availability period: less than 12 months from the effective date of each agreement/arrangement;
 - Borrowing term: as specified in the respective Debt Acknowledgement and/or specific agreement between the Company and the Bank, with a maximum term of 12 months;
 - Borrowing interest rate: as specified in the respective Debt Acknowledgement/agreement; for overdraft borrowings, ranging from 7.4% to 7.8% per annum;
 - Outstanding principal balance at the end of the period: VND 337,424,728,966 (including USD 2,639,320);
 - Borrowing security: the credit facility is secured by collateral under security agreements entered into between the Company and the Bank, with the security interests duly registered.

(3) Short-term borrowings from Military Commercial Joint Stock Bank – Hoan Kiem Branch under Credit Facility Agreement No. 403795.26.067.33381.TD dated 18 May 2026, with the following detailed terms:

- Credit limit: VND 60,000,000,000 and/or the equivalent amount in foreign currencies;
- Purpose of borrowings: to provide credit facilities for the Customer's production and business activities;
- Credit facility availability period: until 28 April 2027;
- Borrowing term: a maximum of five months, with the specific borrowing term set out in the Debt Acknowledgement for each drawdown;
- Borrowing interest rate: as specified in the respective Debt Acknowledgement;
- Outstanding principal balance at the end of the period: VND 29,874,822,600 (including USD 905,800 and VND 6,055,000,000);
- Borrowing security: the credit facility is secured by collateral under security agreements entered into between the Company and the Bank, with the security interests duly registered.

(4) Short-term borrowings from Vietnam - Asia Commercial Joint Stock – Hanoi Branch under Credit Agreement No. 500-019/26/HĐTD dated 10 April 2026, with the following detailed terms:

- Credit limit: VND 200,000,000,000 and/or the equivalent amount in foreign currencies;
- Purpose of borrowings: to supplement working capital for the purchase of goods and payment of salaries to employees for export and domestic business activities;
- Credit facility availability period: until 10 April 2027;
- Borrowing term: The term of each borrowing under the credit limit is as follows: for borrowings to supplement working capital for the purchase of goods for export and payment of salaries to employees: a maximum of five months; for borrowings to supplement working capital for the purchase of goods for domestic business activities: a maximum of three months;
- Borrowing interest rate: as specified in the respective Debt Acknowledgement;
- Outstanding principal balance at the end of the period: VND 132,359,507,072 (including USD 1,321,370 and VND 97,611,440,182);
- Borrowing security: the credit facility is secured by collateral under security agreements entered into between the Company and the Bank, with the security interests duly registered.

(5) Short-term borrowing from Asia Commercial Joint Stock Bank under Credit Granting Agreement No. CHA.DN.5859.110825 dated 25 August 2025, with the following detailed terms:

- Credit limit: VND 50,000,000,000 or equivalent in USD;
- Purpose of borrowing: Working capital supplementation for business operations;
- Credit limit validity period: 12 months, from 25 August 2025;
- Borrowing term: The borrowing term for each loan specified in each Debt Acknowledgment Agreement shall not exceed 05 months, starting from the day following the disbursement date. The borrowing term for each loan may exceed the validity period of the Credit Limit;
- Borrowing interest rate: Specified in the Debt Acknowledgment Agreement;
- Outstanding principal balance at the end of the period: VND 44,439,300,300 (including 1,689,900 USD);
- Borrowing security: the credit facility is secured by collateral under security agreements entered into between the Company and the Bank, with the security interests duly registered.

(6) Short-term borrowings from Vietnam Technological and Commercial Joint Stock Bank - Dong Do Branch under Appendix No. DDA20253290681/HDTD/PLHM-4691661 dated 26 June 2026 (replacing Credit Facility Agreement No. DDA20253290681/HDTD dated 31 July 2025), with the following detailed terms:

- Credit limit: VND 150,000,000,000;
- Purpose of borrowings: to finance working capital;
- Credit facility availability period: 12 months, until 26 June 2027;
- Borrowing term: as specified in the respective Debt Acknowledgement;
- Borrowing interest rate: as specified in the respective Debt Acknowledgement;
- Outstanding principal balance at the end of the period: VND 71,995,721,308;
- Borrowing security: the credit facility is secured by collateral under security agreements entered into between the Company and the Bank, with the security interests duly registered.

Detailed information on Long-term borrowings:

(7) The outstanding borrowing balance as of 30 June, 2026, consists of loan obligations acquired by Hung An Investment Joint Stock Company under debt purchase agreements with banks, with the following detailed terms:

- Borrowing interest rate: No interest is charged from the date of transfer of the loan obligations from the banks.
- Outstanding borrowing principal balance as of period-end: VND 124,911,249,349 (including USD 2,782,296.73 and VND 51,745,192,240), interest payable is VND 52,492,151,330 (including USD 1,567,485.9 and VND 16,635,911,367). According to the Agreement Minutes dated 30 November 2023, the subsequent debt repayment schedule from 2024 onwards will continue to be negotiated by both parties in the coming period.

(8) The outstanding borrowing balance as of 30 June, 2026, represents borrowing obligations acquired by VHC Real Estate Joint Stock Company under debt purchase agreements with banks, with the following terms:

- Borrowing interest rate: No interest is charged from the date of transfer of the loan obligations from the banks;
- Outstanding borrowing principal as of period-end: VND 48,540,144,679 (equivalent to USD 1,845,843.43), interest payable is VND 19,416,048,646 (including USD 803,866.75 and VND 1,027,616,740). According to the Agreement Minutes dated 31 March 2022, the subsequent debt repayment schedule from 2023 onwards will continue to be negotiated by both parties in the coming period.

15 . SHORT - TERM TRADE PAYABLES

	Ending balance	Beginning balance
	VND	VND
<i>Related parties</i>	5,542,759	-
- High Technology Agriculture Sam Joint Stock Company	5,542,759	-
<i>Others</i>	20,153,168,847	34,194,686,098
- Mr Tran Van Hai	15,936,741,144	15,936,741,144
- Hai Ha Trading Service Import Export Company Limited	-	10,541,574,447
- Trong Phat Trading One Member Co., Ltd.	-	1,032,734,298
- Others	4,216,427,703	6,683,636,209
	<u>20,158,711,606</u>	<u>34,194,686,098</u>

16 . SHORT - TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance	Beginning balance
	VND	VND
<i>Related parties</i>	-	100,000,000
Rainbow Investment And Business Service Joint Stock Company	-	100,000,000
<i>Others</i>	6,585,969,356	15,490,549,839
Toan Phat Cashew Import Export Service Trading Company Limited	-	8,720,000,000
Lien Anh Production Rubber Co., Ltd	-	4,106,508,000
Lamorada General Trading Llc	-	2,104,240,540
Hamouda Company For Import And Export - Aadel Ahmed	-	522,263,800
Dreyfus Company Vietnam Trading and Processing Co., Ltd.	1,402,000,000	-
Viet Phong Food Processing Co., Ltd. Guangxi	1,155,850,000	-
Bakather General Trading LLC	1,140,150,001	-
Leziza Foods Gida Urunleri Ltd. Sti	1,097,666,676	-
Hamama In The City Ltd	1,066,256,130	-
Other Short-term Prepayments from Customers	724,046,549	37,537,499
	<u>6,585,969,356</u>	<u>15,590,549,839</u>

17 . DIVIDENDS AND PROFITS PAYABLE

	Ending balance	Beginning balance
	VND	VND
Dividend and profit payables	1,581,850,355	1,581,850,355
	<u>1,581,850,355</u>	<u>1,581,850,355</u>

The balances as at 30 June 2026 and 1 January 2026 represent dividends payable to shareholders arising from 2009. At the time of determining the shareholders entitled to receive the dividends, the Company's shares had not yet been registered for centralized depository at the Vietnam Securities Depository and Clearing Corporation (VSDC). Accordingly, the Company did not have sufficient shareholder records and contact information to make the dividend payments. As at the date of this report, the relevant shareholders have not yet contacted the Company to complete the procedures for receiving the dividends. Accordingly, the Company continues to recognize and monitor this balance as a liability.

18 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening receivables	Opening payables	Payables in the period	Actual payment in the period	Closing receivables	Closing payables
	VND	VND	VND	VND	VND	VND
Value-added tax	273,027,270	-	299,997	-	272,727,273	-
Personal income tax	-	-	1,352,550,319	1,421,297,263	68,746,944	-
Land tax and land rental	140,130,000	149,493,213	834,375,128	992,377,423	148,639,082	-
Fees, charges and other payables	-	-	78,050,000	78,050,000	-	-
	<u>413,157,270</u>	<u>149,493,213</u>	<u>2,265,275,444</u>	<u>2,491,724,686</u>	<u>490,113,299</u>	<u>-</u>

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 Financial Statements could be changed at a later date upon final determination by the tax authorities.

19 . SHORT - TERM ACCRUED EXPENSES

	Ending balance	Beginning balance
	VND	VND
- Accrued coffee processing costs	62,900,000	-
- Accrued transportation expenses	286,270,143	113,407,612
- Other accrued expenses	180,755,450	-
	<u>529,925,593</u>	<u>113,407,612</u>

20 . OTHER PAYABLES

	Ending balance VND	Beginning balance VND
a) Short-term payables		
- Trade union fee	423,449,015	380,135,004
- Short-term deposits, collateral received	-	935,000,000
+ <i>Mr. Hoang Minh Quang</i>	-	935,000,000
- Interest payables	74,611,673,509	75,139,044,329
+ <i>VHC Business Real Estate Joint Stock Company (1)</i>	19,416,068,646	19,416,068,646
+ <i>Hung An Investment Joint Stock Company (1)</i>	52,492,151,330	52,492,151,330
+ <i>Others</i>	2,703,453,533	3,230,824,353
- Others	10,022,733,468	10,786,676,022
+ <i>Mr. Nguyen Huu Dung</i>	7,500,000,000	7,500,000,000
+ <i>Others</i>	2,522,733,468	3,286,676,022
	85,057,855,992	87,240,855,355
b) Long-term payables		
- Long-term deposits, collateral received	2,580,222,012	2,493,349,585
+ <i>A25 Hotel Joint Stock Company</i>	1,125,000,000	1,125,000,000
+ <i>Other long-term deposits, collateral received</i>	1,455,222,012	1,368,349,585
- Other payables – Saigon Thuong Tin Real Estate Joint Stock Company (2)	10,000,000,000	10,000,000,000
	12,580,222,012	12,493,349,585
c) In which: Other payables to related parties		
- Rainbow Investment And Business Service Joint Stock Company	-	98,251,170
	-	98,251,170

(1) Interest payable in respect of the Company's long-term borrowings, as detailed in Note 14.

(2) This represents an advance payment payable under Business Cooperation Contract No. 01/HĐHT/GENERALEXIM-SACOMREAL dated 26 April 2016 entered into between the Company and Saigon Thuong Tin Real Estate Joint Stock Company in respect of the investment cooperation in a residential and commercial apartment project at 251/4 Luy Ban Bich Street, Tan Phu Ward, Ho Chi Minh City.

21 . DEFERRED REVENUES

	Ending balance VND	Beginning balance VND
a) Short-term		
- Deferred rental income from short-term office leases	362,978,716	252,996,312
- Interest received in advance on term deposits	291,353,017	-
	654,331,733	252,996,312
b) Long-term		
- Deferred rental income from long-term office leases	7,941,954,396	8,068,452,552
	7,941,954,396	8,068,452,552

22 . SHORT - TERM PROVISION FOR PAYABLES

	Beginning balance	During the period		Ending balance
	Value	Increase	Decrease	Value
	VND	VND	VND	VND
Provision payable to the coffee exchange	-	3,445,209,803	-	3,445,209,803
	-	3,445,209,803	-	3,445,209,803

As at 30 June 2026, the Company recognized a provision payable of VND 3.45 billion in respect of standard futures contracts for Robusta and Arabica coffee entered into by the Company and outstanding at the end of the period. The provision was determined based on the payment obligations arising from the contracts as at the end of the accounting period, with reference to the settlement of the contracts based on the trading account statements provided by the Clearing and Settlement Centre – Vietnam Commodity Exchange and Prosperity and Growth Commercial Joint Stock Bank on 1 July 2026.

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23 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital VND	Share premium VND	Other capital VND	Repurchased own shares VND	Development and investment funds VND	Retained earnings VND	Total VND
Beginning balance of previous year	135,392,670,000	17,147,588,054	7,262,420,104	(981,900)	23,940,421,305	(183,054,178,712)	687,938,851
Profit for previous period	-	-	-	-	-	4,593,349,898	4,593,349,898
Ending balance of previous period	<u>135,392,670,000</u>	<u>17,147,588,054</u>	<u>7,262,420,104</u>	<u>(981,900)</u>	<u>23,940,421,305</u>	<u>(178,460,828,814)</u>	<u>5,281,288,749</u>
Beginning balance of current year	135,392,670,000	17,147,588,054	7,262,420,104	(981,900)	23,940,421,305	(166,208,042,854)	17,534,074,709
Profit for this period	-	-	-	-	-	31,528,626,189	31,528,626,189
Ending balance of this period	<u>135,392,670,000</u>	<u>17,147,588,054</u>	<u>7,262,420,104</u>	<u>(981,900)</u>	<u>23,940,421,305</u>	<u>(134,679,416,665)</u>	<u>49,062,700,898</u>

b) Details of Contributed capital

	Ending of the period VND	Rate	Beginning of the year VND	Rate
Mr. Dinh Duc Tung	28,065,210,000	20.73%	28,065,210,000	20.73%
Mr. Nguyen Vinh Huy	21,500,000,000	15.88%	21,500,000,000	15.88%
Other Shareholders	85,827,050,000	63.39%	85,827,050,000	63.39%
Repurchased own shares	410,000	0.00%	410,000	0.00%
	<u>135,392,670,000</u>	<u>100%</u>	<u>135,392,670,000</u>	<u>100%</u>

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

	<u>This period</u> VND	<u>Previous period</u> VND
Owner's contributed capital		
- At the beginning of the year	135,392,670,000	135,392,670,000
- At the end of period	135,392,670,000	135,392,670,000
Distributed dividends and profit:		
- Dividend payable at the beginning of the year	1,581,850,355	1,581,850,355
- Dividend payable at the end of the period	1,581,850,355	1,581,850,355

d) Share

	<u>Ending balance</u>	<u>Beginning balance</u>
Quantity of Authorized issuing shares	13,539,267	13,539,267
Quantity of issued shares	13,539,267	13,539,267
- Common shares	13,539,267	13,539,267
Quantity of shares repurchased	41	41
- Common stocks	41	41
Quantity of outstanding shares in circulation	13,539,226	13,539,226
- Common shares	13,539,226	13,539,226
Par value per share (VND)	10,000	10,000

e) Company's reserves

	<u>Ending balance</u> VND	<u>Beginning balance</u> VND
Development and investment funds	23,940,421,305	23,940,421,305
	<u><u>23,940,421,305</u></u>	<u><u>23,940,421,305</u></u>

24 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The company signs land lease contracts at:

- No. 7 Trieu Viet Vuong, Hai Ba Trung ward, Hanoi for use as office and hotel business, with a lease term of 50 years from 6 December, 2005, the leased land area is 435.9 m²;

- No. 251/4 Luy Ban Bich, Tan Phu Ward, Ho Chi Minh City for use as a warehouse with a short-term annual land lease term from 5 May, 2006 until the State implements the planning, this contract will of course be renewed in each successive year if the State does not have a decision to adjust or reclaim the land, the leased land area is 3,030.3 m²;

- Lane 145, Dinh Xuyen Street, Phu Dong Commune, Hanoi City, leased for the construction of a cinnamon processing and agricultural and forestry export enterprise, for a term of 50 years from 19 August 1998, with a leased land area of 5,065 m².

- No. 130 Nguyen Duc Canh Street, Tuong Mai Ward, Hanoi City, leased for production purposes for a term of 50 years from 25 December 2008, with a leased land area of 120 m².

– No. 687 Truong Dinh Street, Hoang Mai Ward, Hanoi City, leased for production purposes, repair workshops and warehouse use, for a term of 50 years from 15 October 1993, with a leased land area of 1,206.2 m² in Areas A and B, and land leased on an annual basis with an area of 111.0 m² in Areas C and D.

According to these contracts, the Company is required to pay annual land rental fees until the contract maturity date in accordance with current State regulations.

The Company is currently assigned by the State agency to manage and use the office at 46 Ngo Quyen, Cua Nam Ward, Hanoi. As of now, the Company is not required to pay any expenses related to the management and use of the office at the address.

b) Foreign currencies

	<u>Ending balance</u>	<u>Beginning balance</u>
- USD	1,684,451.44	58,160.69
- EUR	0.99	0.99

c) Doubtful debts written-off

	<u>Ending balance</u>	<u>Beginning balance</u>
	VND	VND
Doubtful debts written-off	474,489,662,020	484,489,662,010

25 . REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Revenue from sales of products, goods	1,163,214,126,962	775,593,189,768
Revenue from provision of service	11,370,326,458	8,681,340,979
	<u><u>1,174,584,453,420</u></u>	<u><u>784,274,530,747</u></u>

26 . REVENUE DEDUCTIONS

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Sales returns	12,165,132,030	-
Sales discounts	177,018,750	-
	<u><u>12,342,150,780</u></u>	<u><u>-</u></u>

27 . COST OF GOODS SOLD AND PROVISION OF SERVICES

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Cost of products, goods sold	1,119,666,269,044	754,176,314,190
Cost of provision of services	1,509,571,566	1,509,571,566
	<u><u>1,121,175,840,610</u></u>	<u><u>755,685,885,756</u></u>

In which: Purchase from related parties
Detailed as in Note 38.

Total purchase value:

	<u><u>52,109,190</u></u>	<u><u>-</u></u>
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28 . FINANCIAL INCOME

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Interest income, interest from loans	18,743,021,373	16,136,138,927
Interest on demand deposits	5,397,959	-
Dividends or profits received in cash	8,957,300,000	7,798,500,000
Gains on exchange difference in the period	8,638,695,648	7,036,565,295
Gains on exchange difference at the period-end	983,872,450	-
Other financial income (*)	8,051,583,983	1,625,895,100
	<u>45,379,871,413</u>	<u>32,597,099,322</u>
	<u>8,957,300,000</u>	<u>8,874,965,515</u>

In which: Financial income received from related parties
Detailed as in Note 38.

(*) Gain from commodity derivative transactions

29 . FINANCIAL EXPENSES

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Interest expenses	22,488,545,690	15,700,111,720
Loss on exchange difference in the period	4,884,397,591	4,681,600,223
Loss on exchange difference at the period-end	-	10,629,679,492
Provision for impairment of investments in other entities	59,302,007	256,993,845
Other financial expenses (*)	6,398,696,000	3,394,580,627
	<u>33,830,941,288</u>	<u>34,662,965,907</u>

(*) Loss from commodity derivative transactions

30 . SELLING EXPENSES

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Raw materials	511,710,577	183,067,850
Labour expenses	4,354,914,415	2,451,562,945
Depreciation expenses	105,690,642	38,304,991
Expenses of outsourcing services	18,736,499,079	15,406,276,937
Other expenses in cash	1,941,289,227	2,078,766,994
	<u>25,650,103,940</u>	<u>20,157,979,717</u>
	<u>245,132,184</u>	<u>-</u>

In which: Selling expenses purchased from related parties
Detailed as in Note 38.

31 . GENERAL AND ADMINISTRATIVE EXPENSES

	<u>This period</u>	<u>Previous period</u>
	VND	VND
Raw materials	55,841,619	35,812,951
Labour expenses	3,468,833,493	2,222,127,169
Depreciation expenses	89,626,452	89,626,452
Tax, Charge, Fee	5,033,277	8,000,000
Expenses of outsourcing services	1,433,255,051	1,076,784,966
Other expenses in cash	212,476,950	87,418,242
Other decreases in general and administrative expenses	-	(145,000,000)
- Reversal of allowances	-	(145,000,000)
	<u>5,265,066,842</u>	<u>3,374,769,780</u>

32 . OTHER INCOME

	This period	Previous period
	VND	VND
Collected fines	-	259,600,000
Recovery of previously written-off receivables (*)	9,999,999,990	1,523,659,423
Cost of capital of Mr. Nguyen Tien Viet	-	904,767,123
Others	176,867,603	16,964,452
	<u>10,176,867,593</u>	<u>2,704,990,998</u>

(*) During the period, the Company recovered VND 9.99 billion from a receivable from Phuoc Tieng Import Export Company Limited (now Hoang Duy Import Export Company Limited), which had been fully provided for and written off in previous years.

33 . OTHER EXPENSES

	This period	Previous period
	VND	VND
Administrative fines and late payment interest	153,517,902	-
Penalty for breach of contract	-	904,767,123
Others	194,944,875	196,902,886
	<u>348,462,777</u>	<u>1,101,670,009</u>

34 . CURRENT CORPORATE INCOME TAX EXPENSES

	This period	Previous period
	VND	VND
Total profit before tax	31,528,626,189	4,593,349,898
Increase	348,462,777	196,902,886
- <i>Ineligible expenses</i>	348,462,777	196,902,886
Decrease	(31,877,088,966)	(8,726,953,354)
- <i>Dividends or profits received in cash</i>	(8,957,300,000)	(7,798,500,000)
- <i>Gains on exchange difference at the period-end</i>	(287,947,948)	(688,894,419)
- <i>Switching losses last year</i>	(12,352,885,732)	-
- <i>Foreign exchange loss from revaluation at the end of the previous year</i>	(278,955,296)	(239,558,935)
- <i>Recovery of receivables excluded from corporate income tax</i>	(9,999,999,990)	-
Taxable income	-	(3,936,700,570)
Current corporate income tax expense (tax rate 20%)	<u>-</u>	<u>-</u>

35 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Company are calculated as follows:

	This period	Previous period
	VND	VND
Net profit after tax	31,528,626,189	4,593,349,898
Profit distributed to common shares	31,528,626,189	4,593,349,898
Average number of outstanding common shares in circulation in the period	13,539,226	13,539,226
Basic earnings per share	<u>2,329</u>	<u>339</u>

The company has not planned to make any distribution to Bonus and welfare fund, bonus for the Board of Management from the net profit after tax at the date of preparing the Interim Financial Statements.

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

36 . FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Company may face include: market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company may be exposed to market risks such as: changes in prices, exchange rates and interest rates.

Price Risk

The Company bears price risk of equity instruments from short-term and long-term investments in securities due to the uncertainty of future prices of the securities. As regards, long-term securities held for long-term strategies, at the end of the period, the Company has no plan to sell these investments.

	Under 1 year VND	From 1 to 5 years VND	Over 5 years VND	Total VND
As at 30/06/2026				
Short-term investments	58,087,680,000	-	-	58,087,680,000
	<u>58,087,680,000</u>	<u>-</u>	<u>-</u>	<u>58,087,680,000</u>
As at 01/01/2026				
Short-term investments	72,810,738,000	-	-	72,810,738,000
	<u>72,810,738,000</u>	<u>-</u>	<u>-</u>	<u>72,810,738,000</u>

Exchange rate risk

The Company bears exchange rate risk when transactions are made in currencies other than Vietnam Dong such as: loans, revenues, expenses, imports of supplies, goods, machinery and equipment, etc.

Interest rate risk

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit Risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year VND	From 1 to 5 years VND	Over 5 years VND	Total VND
As at 30/06/2026				
Cash	54,463,693,261	-	-	54,463,693,261
Trade and other receivables	170,984,629,092	100,000,000	-	171,084,629,092
Held-to-maturity bonds	5,949,466,000	-	-	5,949,466,000
Term deposits	427,774,264,631	-	-	427,774,264,631
	<u>659,172,052,984</u>	<u>100,000,000</u>	<u>-</u>	<u>659,272,052,984</u>
As at 01/01/2026				
Cash	12,904,348,664	-	-	12,904,348,664
Trade and other receivables	162,173,276,129	100,000,000	-	162,273,276,129
Certificates of deposit	363,500,000,000	-	-	363,500,000,000
Held-to-maturity bonds	86,009,082,519	-	-	86,009,082,519
	<u>624,586,707,312</u>	<u>100,000,000</u>	<u>-</u>	<u>624,686,707,312</u>

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year VND	From 1 to 5 years VND	Over 5 years VND	Total VND
As at 30/06/2026				
Borrowings and debts	700,305,381,346	173,451,394,028	-	873,756,775,374
Trade and other payables	105,216,567,598	12,580,222,012	-	117,796,789,610
Accrued expenses	529,925,593	-	-	529,925,593
	<u>806,051,874,537</u>	<u>186,031,616,040</u>	<u>-</u>	<u>992,083,490,577</u>

**THE VIET NAM NATIONAL GENERAL EXPORT - IMPORT
JOINT STOCK COMPANY NO.1**

Interim Financial statements
For the period from 01/01/2026 to 30/06/2026

	<u>Under 1 year</u> VND	<u>From 1 to 5 years</u> VND	<u>Over 5 years</u> VND	<u>Total</u> VND
As at 01/01/2026				
Borrowings and debts	597,998,750,694	174,297,770,240	-	772,296,520,934
Trade and other payables	123,017,391,808	12,493,349,585	-	135,510,741,393
Accrued expenses	113,407,612	-	-	113,407,612
	<u>721,129,550,114</u>	<u>186,791,119,825</u>	<u>-</u>	<u>907,920,669,939</u>

The Company believes that risk level of loan repayment is low (or controllable). The Company is able to pay liabilities as they fall due using cash flows from operating activities and cash proceeds from financial assets as they mature.

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 Financial Statements.

38 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company are as follows:

Related parties	Relation
High Technology Agriculture Sam Joint Stock Company	Associate company
First Development Company Limited	Associate company – The Company's Management concurrently serves as the Chairman of the Members' Council of First Development Company Limited
Mrs. Mai Thu Ha	Chief Financial Officer

And members of the Board of Directors, the General Director and the Board of Supervision – Details are set out in the Board of Management's Report.

In addition to the information with related parties presented in the above Notes, during the period, the Company has transactions with related parties as follows:

	<u>This period</u> VND	<u>Previous period</u> VND
Purchase of goods and services	297,241,374	-
High Technology Agriculture Sam Joint Stock Company	297,241,374	-
Dividends received	8,957,300,000	7,798,500,000
First Development Company Limited	8,957,300,000	7,798,500,000
Interest income from loans	-	1,076,465,515
High Technology Agriculture Sam Joint Stock Company	-	1,076,465,515
Transfer of shares in a subsidiary	160,000,000	-
Mrs. Mai Thu Ha	160,000,000	-

Transactions with other related parties:

	Relation	This period VND	Previous period VND
Manager's income			
Mr. Nguyen Vinh Huy	Chairman	48,000,000	48,000,000
Mrs. Vu Thi Phuong	Member of Directors Board	969,726,044	610,243,090
	General Director		
Mrs. Mai Thu Ha	Chief Financial Officer	564,576,560	450,012,371
Mr. Le Tuan Diep	Member of Board of Directors	36,000,000	36,000,000
Mrs. Pham Thi Chien	Head of Supervision	30,000,000	30,000,000
Mrs. Pham Thi Thao	Member of Supervision	18,000,000	18,000,000
Mrs. Le Thi Thu Huong	Member of Supervision	18,000,000	18,000,000

In addition to the above related parties' transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

39 . COMPARATIVE FIGURES

The comparative information in these Interim Financial Statements is presented as 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 information presented in the interim statement of financial position and the corresponding notes thereto represents information from the financial statements for the financial year ended 31 December 2025. The comparative information presented in the interim statement of income, the interim statement of cash flows and the corresponding notes thereto represents information from the interim financial statements for the accounting period from 1 January 2025 to 30 June 2025. Such information was audited and reviewed by AASC Auditing Firm Company Limited.

As presented in Note 2.3, the Company applies Circular No. 99/2025/TT-BTC prospectively from 1 January 2026, resulting in changes to certain items in the Financial Statements. Certain figures as of 01 January 2026 and for the accounting period from 01 January 2025 to 30 June 2025 have been reclassified to comply with the Financial statements presentation requirements under Circular No. 99/2025. Details are presented in Appendix No.01.



Vu Thi Ngoc
Preparer



Nguyen Thanh Thuy
Chief Accountant



Vu Thi Phuong
Legal representative

Approved, 26 August 2026

APPENDIX I: COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025			Change
Code	Items	Value	Code	Items	Value	
		VND			VND	
a) Interim Statement of Financial Position			a) Interim Statement of Financial Position			
ASSETS			ASSETS			
120	II. Short-term investments	474,145,481,769	120	II. Short-term investments	493,740,107,248	Restatement
123	2. Short-term held-to-maturity investments	449,509,082,519	123	2. Short-term held-to-maturity investments	469,103,707,998	Restatement
130	III. Short-term receivables	196,913,135,847	130	III. Short-term receivables	177,318,510,368	Restatement
136	3. Other short-term receivables	28,408,570,345	135	3. Other short-term receivables	8,813,944,866	Restatement, code change
137	4. Allowance for short-term doubtful debts	(3,518,747,500)	136	4. Allowance for short-term doubtful debts	(3,518,747,500)	Code change
150	V. Other short-term assets	31,055,689,063	160	V. Other short-term assets	31,055,689,063	Code change
151	1. Short-term prepaid expenses	261,806,353	161	1. Short-term deferred expenses	261,806,353	Code change, rename
152	2. Deductible VAT	30,380,725,440	162	2. Deductible VAT	30,380,725,440	Code change
153	3. Taxes and other receivables from State budget	413,157,270	163	3. Taxes and other receivables from State budget	413,157,270	Code change
216	2. Other long-term receivables	100,000,000	215	1. Other long-term receivables	100,000,000	Code change
230	III. Investment properties	103,535,568,678	240	III. Investment properties	103,535,568,678	Code change
231	- Historical costs	150,100,381,782	241	- Historical costs	150,100,381,782	Code change
232	- Accumulated depreciation	(46,564,813,104)	242	- Accumulated depreciation	(46,564,813,104)	Code change
250	V. Long-term investments	59,605,348,530	260	IV. Long-term investments	59,605,348,530	Code change
251	1. Investment in subsidiaries	160,000,000	261	1. Investment in subsidiaries	160,000,000	Code change
252	2. Investments in joint ventures and associates	70,663,895,429	262	2. Investments in joint ventures and associates	70,663,895,429	Code change
253	3. Equity investments in other entities	1,200,000,000	263	3. Equity investments in other entities	1,200,000,000	Code change
254	4. Provision for devaluation of long-term investments	(12,418,546,899)	264	4. Allowance for long-term impairment of other investments	(12,418,546,899)	Code change, rename
260	VI. Other long-term assets	1,950,436,200	270	V. Other long-term assets	1,950,436,200	Code change
261	1. Long-term prepaid expenses	1,950,436,200	271	1. Long-term deferred expenses	1,950,436,200	Code change, rename
270	TOTAL ASSETS	953,677,080,458	280	TOTAL ASSETS	953,677,080,458	Code change

APPENDIX I: COMPARATIVE FIGURES

Figures according to the Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025			Change
Code	Items	Value VND	Code	Items	Value VND	
a) Interim Statement of Financial Position (continue)			a) Interim Statement of Financial Position (continue)			
300	C. LIABILITIES		300	C. LIABILITIES		
310	I. Current liabilities		310	I. Current liabilities		
313	3. Taxes and other payables to State budget	149,493,213	313	3. Dividend and profit payables	1,581,850,355	Restatement
314	4. Payables to employees	3,816,887,166	314	4. Short-term taxes and other payables to State budget	149,493,213	Code change
315	5. Short-term accrued expenses	113,407,612	315	5. Payables to employees	3,816,887,166	Code change
318	6. Short-term unearned revenue	252,996,312	316	6. Short-term accrued expenses	113,407,612	Code change
319	7. Other short-term payments	88,822,705,710	319	7. Short-term deferred revenue	252,996,312	Code change, rename
320	8. Short-term borrowings and finance lease liabilities	597,998,750,694	320	8. Other short-term payables	87,240,855,355	Restatement, code change
322	9. Bonus and welfare fund	343,956,728	321	9. Short-term borrowings and finance lease liabilities	597,998,750,694	Code change
330	II. Non-current liabilities		323	11. Bonus and welfare fund	343,956,728	Code change
336	1. Long-term unearned revenue	8,068,452,552	330	II. Non-current liabilities		
337	2. Other long-term payables	12,493,349,585	337	1. Long-term deferred revenue	8,068,452,552	Code change, rename
338	3. Long-term borrowings and finance lease liabilities	174,297,770,240	338	2. Other long-term payables	12,493,349,585	Code change
			339	3. Long-term borrowings and finance lease liabilities	174,297,770,240	Code change
400	D. OWNER'S EQUITY		400	D. OWNER'S EQUITY		
412	2. Share Premium	17,147,588,054	412	2. Share Premium	17,147,588,054	Rename
415	4. Treasury shares	(981,900)	415	4. Repurchased own shares	(981,900)	Rename
421	6. Retained earnings	(166,208,042,854)	420	6. Retained earnings	(166,208,042,854)	Code change
421a	Retained earnings accumulated to previous year	(183,040,699,673)	420a	Retained earnings accumulated to previous year	(183,040,699,673)	Code change
421b	Retained earnings of the current period	16,832,656,819	420b	Retained earnings of the current period	16,832,656,819	Code change, rename

APPENDIX I: COMPARATIVE FIGURES

Figures according to the interim financial statements for the accounting period from 1 January 2025 to 30 June 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025			Change
Code	Items	Value	Code	Items	Value	
		VND			VND	
	b) Interim Statement of Income			b) Interim Statement of Income		
21	6. Financial income	32,597,099,322	22	7. Financial income	32,597,099,322	Code change
22	7. Financial expense	34,662,965,907	23	8. Financial expense	34,662,965,907	Code change
23	- In which: Interest expense	15,700,111,720	24	In which: Interest expense	15,700,111,720	Code change
			70	19. Basic earnings per share	339	Addition of a line item
	c) Interim Statement of Cash flows			c) Interim Statement of Cash flows		
05	- Gains / losses from investment activities	(23,934,638,927)	05	- Gains / losses from investment and financial activities	(23,934,638,927)	Rename
12	- Increase or decrease in prepaid expenses	61,870,692	12	- Increase or decrease in deferred expenses	61,870,692	Rename
14	- Interest paid	(10,814,010,090)	14	- Interest paid	(10,814,010,090)	Rename