

**INVESTMENT JOINT STOCK  
COMPANY  
SOLAR STAR**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**



No. 2708/2026/CBTT-SJF

Hanoi, August 27, 2026

**INFORMATION DISCLOSURE**

**To: State Securities Commission  
Hanoi Stock Exchange**

1. Name of organization: Sao Thai Duong Investment Joint Stock Company

- Stock code: SJF
- Address: 8th Floor, SIMCO Song Da Building, Van Phuc EIA Sub-area, Ha Dong Ward, Hanoi City
- Contact Phone: (84-24) 6253 6626
- Email: hr.stdgroup@gmail.com
- Type of information disclosure: ☐24h ☐72h ☐ Unusual ☐Recurring

2. Contents of information disclosure:

- Audited Semi-annual Consolidated Financial Statements for 2026.
- Audited Semi-annual Mother's financial statements for 2026.
- Written explanation

3. This information was published on the company's website on 27/08/2026 at the link  
<http://stdgroup.vn>

We would like to commit that the information published above is true and fully responsible before the law for the content of the information published.

***Attachments:***

- Financial Statements
- Written explanation

**Persons authorized to disclose information**

**BUI THI NGOC HUYEN**

**SUNSTAR INVESTMENT JOINT STOCK COMPANY**

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



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**STATEMENT OF THE BOARD OF MANAGEMENT**

The Board of Directors of Sunstar Investment Joint Stock Company (hereinafter called "the Company") presents this report together with the reviewed interim separate financial statements of the Company for the six-month period ended 30 June 2026.

**GENERAL INFORMATION**

The company operates under the Joint Stock Company Business Registration Certificate No. 0105806767, registered for the first time on 01 March 2012, registered for the 12<sup>th</sup> change on 24 June 2025, issued by the Hanoi Department of Finance.

Company headquarters: 8<sup>th</sup> Floor, Simco Song Da Building, Van Phuc Urban Area, Ha Dong Ward, Ha Noi City.

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

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

**The Board of Directors**

| <b>Full name</b>     | <b>Position</b> | <b>Appointment/Dismissal</b> |
|----------------------|-----------------|------------------------------|
| Mr. Nguyen Tri Thien | Chairman of BOD | Reappointed on 5 June 2026   |
| Mr. Nguyen Xuan Nam  | Member          | Reappointed on 5 June 2026   |
| Mr. Dang Van Hoa     | Member          | Reappointed on 5 June 2026   |
| Mr. Nguyen Anh Tuan  | Member          | Reappointed on 5 June 2026   |
| Mr. Nguyen Cong Khai | Member          | Reappointed on 5 June 2026   |

**The Board of Supervisors**

| <b>Full name</b>         | <b>Position</b> | <b>Appointment/Dismissal</b> |
|--------------------------|-----------------|------------------------------|
| Ms. Nguyen Thi Minh      | Head of BOS     | Dismissed on 5 June 2026     |
| Ms. Do Nhu Ngoc          | Head of BOS     | Appointed on 5 June 2026     |
|                          | Member          | Dismissed on 5 June 2026     |
| Ms. Nguyen Thi Mai Huong | Member          | Reappointed on 5 June 2026   |
| Ms. Pham Thi Hoa         | Member          | Appointed on 5 June 2026     |

**The Board of Management**

| <b>Full name</b>      | <b>Position</b>         |
|-----------------------|-------------------------|
| Mr. Nguyen Anh Tuan   | General Director        |
| Mr. Masayuki Takeuchi | Deputy General Director |
| Mr. Nguyen Xuan Nam   | Deputy General Director |

**Legal representatives**

The legal representative of the Company during the period and to the date of this statement is Mr. Nguyen Tri Thien – Chairman of the Board of Directors.

## **STATEMENT OF THE BOARD OF MANAGEMENT (Continued)**

### **AUDITORS**

International Auditing and Valuation Company Limited has been appointed to review the interim separate financial statements of the Company for the six-month period ended 30 June 2026.

### **DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM SEPARATE FINANCIAL STATEMENTS**

The Board of Management of the Company is responsible for preparing the interim separate financial statements that give a true and fair view of the Company's interim separate financial position as at 30 June 2026, as well as its interim separate results of operations and interim separate cash flows for the six-month accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises, and relevant legal regulations governing the preparation and presentation of interim separate financial statements. In preparing these interim separate financial statements, The Board of Management is required to:

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

The Management Board is responsible for ensuring that proper accounting records are maintained to reasonably reflect the Company's interim separate financial position at any time and for ensuring that the interim separate financial statements comply with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises, and relevant legal regulations governing the preparation and presentation of interim separate financial statements. The Management Board is also responsible for safeguarding the Company's assets and for taking appropriate measures to prevent and detect fraud and other irregularities.

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

### **COMMITMENT ON INFORMATION DISCLOSURE**

The Board of Management represents and undertakes that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025 of the Government, detailing the implementation of a number of articles of the Law on Securities, and that the Company has not violated its information disclosure obligations in accordance with Circular No. 96/2020/TT-BTC dated 16 November 2020; Circular No. 08/2026/TT-BTC amending and supplementing a number of articles of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance providing guidance on information disclosure in the securities market; Circular No. 68/2024/TT-BTC dated 18 September 2024 and Circular No. 18/2025/TT-BTC dated 26 April 2025 amending and supplementing a number of articles of the circulars regulating securities transactions on the securities trading system, clearing and settlement of securities transactions, operations of securities companies, and information disclosure in the securities market.

**STATEMENT OF THE BOARD OF MANAGEMENT (Continue)**

**APPROVAL OF THE INTERIM SEPARATE FINANCIAL STATEMENTS**

The Board of Management approves the accompanying interim separate financial statements. The interim separate financial statements give a true and fair view of the Company's financial position as at 30 June 2026, as well as its separate results of operations and separate cash flows for the accounting period ended on the same date, in accordance with the accounting standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations on the preparation and presentation of the interim separate financial statements.

For and on behalf of The Board of Management,



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**Nguyễn Trí Thiên**

Chairman of the Board of Directors

Hanoi, 27 August 2026

No: 0308/2026/BCSX/IAV

## REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL INFORMATION

**To:** Shareholders  
Board of Directors, Board of Supervisors and Board of Management  
Sunstar Investment Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Sunstar Investment Joint Stock Company (hereinafter referred to as "the Company") prepared on 27 August 2026, from pages 07 to 30, comprising: the interim separate statement of financial position as at 30 June 2026, the Interim Separate Profit and Loss Statement, the Interim Separate Cash Flow Statement for the six-month accounting period ended on the same date, and the accompanying Selected Separate Financial Statements Notes.

### Board of Management's Responsibility

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as The Board of Management determines is necessary to enable the preparation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibilities

Our responsibility is to express a conclusion on these interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on review engagements 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.

### Basis for Disclaimer of Conclusion

As at 30 June 2026 and 1 January 2026, as presented in Note 4.10 – "Long-term financial investments" to The Selected Separate Financial Statements Notes, the Company assessed and concluded that the investment in Tona Investment and Construction Joint Stock Company, amounting to VND 147,000,000,000, is unlikely to generate future economic benefits. Accordingly, the Company recognised an impairment provision equivalent to 100% of the carrying amount of this investment. We were unable to obtain sufficient appropriate audit evidence to assess the appropriateness of the impairment provision recognised for this investment, as well as its effects, if any, on the accompanying interim separate financial statements.

## **REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL INFORMATION (continued)**

### **Basis for Disclaimer of Opinion (continued)**

As at 30 June 2026 and 1 January 2026, the Company's investment in its subsidiary, Sunstar Bamboo Invest Joint Stock Company, amounted to VND 200,000,000,000. We have not yet obtained sufficient appropriate audit evidence to assess the impairment loss of this investment and its effects, if any, on other line items presented in the accompanying separate interim financial statements.

As disclosed in No: 4.2 – “Short-term trade receivables” to the interim separate statement of financial position, as at 30 June 2026 and 1 January 2026, the Company performed a prudent assessment and determined that the short-term receivable from Dinh Vu Fertilizer Development Joint Stock Company, amounting to VND 59,740,825,000, is unlikely to be recovered. Accordingly, the Company recognised a full allowance for doubtful debts for this receivable. We were unable to obtain sufficient appropriate audit evidence to assess the impairment loss of this investment and its effects, if any, on other items presented in the accompanying separate interim financial statements.

As at 30 June 2026, the balances of “Held-to-maturity investments” in the Company's interim separate financial statements included an unsecured short-term loan to Cat Tuong Thien Tan Lac Joint Stock Company amounting to VND 120,800,000,000 (as at 01 January 2026: VND 120,800,000,000) and the related accrued interest receivable, which remained outstanding as at the date of this report, amounting to VND 32,246,724,971 (as at 01 January 2026: VND 31,048,653,738). We were unable to obtain sufficient appropriate audit evidence to assess the recoverability of the above receivable and its effects, if any, on other line items presented in the accompanying separate interim financial statements.

As at 30 June 2026 and 1 January 2026, the balance of “Other long-term payables” in the Company's separate financial statements included deposits received for land relating to the “Thanh Hoa OSB Bamboo Board Manufacturing Plant” and “Raw Material Area Development” projects, amounting to VND 9,800,000,000. We have not yet obtained sufficient appropriate audit evidence to assess the basis for recognition of this payable and its effects, if any, on other line items presented in the accompanying separate interim financial statements.

In 2024, the Company engaged in trading activities involving goods not passing through the warehouse. The balances of trade receivables and trade payables related to these transactions as at 30 June 2026 amounted to VND 7,135,243,000 and VND 8,510,537,380, respectively (as at 01 January 2026 VND 7,135,243,000 and VND 8,510,537,380). Based on the documents provided and the procedures performed, we were unable to assess the existence and accuracy of the above receivable and payable balances, the allowance for doubtful receivables required to be recognised, or their effects, if any, on the related line items presented in the accompanying separate interim financial statements.

## REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL INFORMATION (continued)

### Disclaimer of Opinion

Because of the significance of the matter described in the "Basis for Disclaimer of Opinion" section, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on the accompanying interim separate financial statements.



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**NGUYEN PHUONG THUY**

**Deputy Director**

Audit Practising Registration Certificate

No. 4567-2022-283-1

For and on behalf of

**INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED**

*Hanoi, 27 August 2026*

**INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION***As at 30 June 2026*

| <b>ASSETS</b>                                                          | <b>Code</b> | <b>Note</b> | <b>Closing balance<br/>VND</b> | <b>Opening balance<br/>VND</b> |
|------------------------------------------------------------------------|-------------|-------------|--------------------------------|--------------------------------|
| <b>A. SHORT-TERM ASSETS</b>                                            | <b>100</b>  |             | <b>158,948,373,007</b>         | <b>158,065,657,090</b>         |
| <b>I. Cash and cash equivalents</b>                                    | <b>110</b>  | <b>4.1</b>  | <b>43,358,487</b>              | <b>370,462,264</b>             |
| 1. Cash                                                                | 111         |             | 43,358,487                     | 370,462,264                    |
| <b>II. Short-term financial investments</b>                            | <b>120</b>  |             | <b>153,046,724,971</b>         | <b>151,848,653,738</b>         |
| 1. Short-term held-to-maturity investments                             | 123         | 4.5         | 153,046,724,971                | 151,848,653,738                |
| <b>III. Short-term receivables</b>                                     | <b>130</b>  |             | <b>4,185,606,321</b>           | <b>4,169,824,624</b>           |
| 1. Short-term trade receivables                                        | 131         | 4.2         | 67,302,783,686                 | 67,240,063,337                 |
| 2. Short-term advances to suppliers                                    | 132         | 4.3         | 400,562,936                    | 459,902,536                    |
| 3. Other short-term receivables                                        | 135         | 4.4         | 437,553,054                    | 425,152,106                    |
| 4. Short-term allowance for doubtful debts                             | 136         | 4.6         | (63,955,293,355)               | (63,955,293,355)               |
| <b>IV. Inventories</b>                                                 | <b>140</b>  |             | <b>592,828,345</b>             | <b>592,828,345</b>             |
| 1. Inventories                                                         | 141         | 4.7         | 592,828,345                    | 592,828,345                    |
| <b>V. Short-term biological assets</b>                                 | <b>150</b>  |             | <b>-</b>                       | <b>-</b>                       |
| <b>VI. Other short-term assets</b>                                     | <b>160</b>  |             | <b>1,079,854,883</b>           | <b>1,083,888,119</b>           |
| 1. Deductible value added tax                                          | 162         |             | 829,854,883                    | 833,888,119                    |
| 2. Taxes and other receivables from the State budget                   | 163         | 4.15        | 250,000,000                    | 250,000,000                    |
| <b>B. LONG-TERM ASSETS</b>                                             | <b>200</b>  |             | <b>440,336,102,962</b>         | <b>445,829,602,110</b>         |
| <b>II. Fixed assets</b>                                                | <b>220</b>  |             | <b>932,619,394</b>             | <b>1,020,052,462</b>           |
| 1. Tangible fixed assets                                               | 221         | 4.8         | 932,619,394                    | 1,020,052,462                  |
| - Cost                                                                 | 222         |             | 1,398,929,091                  | 1,398,929,091                  |
| - Accumulated depreciation                                             | 223         |             | (466,309,697)                  | (378,876,629)                  |
| <b>VI. Long-term financial investments</b>                             | <b>260</b>  | <b>4.10</b> | <b>432,379,278,777</b>         | <b>437,596,476,026</b>         |
| 1. Investments in subsidiaries                                         | 261         |             | 619,120,000,000                | 619,120,000,000                |
| 2. Investments in joint ventures and associates                        | 262         |             | 147,000,000,000                | 147,000,000,000                |
| 3. Equity investments in other entities                                | 263         |             | 198,660,000                    | 198,660,000                    |
| 4. Allowance for impairment of long-term investments in other entities | 264         |             | (333,939,381,223)              | (328,722,183,974)              |
| <b>VII. Other long-term assets</b>                                     | <b>270</b>  |             | <b>7,024,204,791</b>           | <b>7,213,073,622</b>           |
| 1. Long-term prepaid expenses                                          | 271         | 4.9         | 7,024,204,791                  | 7,213,073,622                  |
| <b>TOTAL ASSETS</b>                                                    |             |             |                                |                                |
| <b>(280 = 100 + 200)</b>                                               | <b>280</b>  |             | <b>599,284,475,969</b>         | <b>603,895,259,200</b>         |

## INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

| RESOURCES                                                    | Code       | Note        | Closing balance<br>VND | Opening balance<br>VND |
|--------------------------------------------------------------|------------|-------------|------------------------|------------------------|
| <b>C. LIABILITIES</b>                                        | <b>300</b> |             | <b>129,654,261,784</b> | <b>131,323,500,956</b> |
| <b>I. Short-term liabilities</b>                             | <b>310</b> |             | <b>20,187,411,784</b>  | <b>20,383,350,956</b>  |
| 1. Short-term trade payables                                 | 311        | 4.11        | 8,878,740,391          | 8,711,762,047          |
| 2. Short-term advances from customers                        | 312        | 4.12        | 15,200,009             | 15,200,009             |
| 3. Payables to employees                                     | 315        |             | -                      | 38,843,500             |
| 4. Short-term accrued expenses                               | 316        | 4.13        | 2,125,471,384          | 2,108,909,396          |
| 5. Short-term deferred revenue                               | 318        |             | -                      | 89,969,400             |
| 6. Other short-term payables                                 | 320        | 4.14        | -                      | 8,466,604              |
| 7. Short-term borrowings and finance lease liabilities       | 321        | 4.16        | 9,168,000,000          | 9,410,200,000          |
| <b>II. Long-term liabilities</b>                             | <b>330</b> |             | <b>109,466,850,000</b> | <b>110,940,150,000</b> |
| 1. Other long-term payables                                  | 338        | 4.14        | 9,800,000,000          | 9,800,000,000          |
| 2. Long-term borrowings and finance lease liabilities        | 339        | 4.16        | 99,666,850,000         | 101,140,150,000        |
| <b>D. EQUITY</b>                                             | <b>400</b> | <b>4.17</b> | <b>469,630,214,185</b> | <b>472,571,758,244</b> |
| 1. Owner's contributed capital                               | 411        |             | 792,000,000,000        | 792,000,000,000        |
| - Ordinary shares with voting rights                         | 411a       |             | 792,000,000,000        | 792,000,000,000        |
| 2. Retained earnings                                         | 420        |             | (322,369,785,815)      | (319,428,241,756)      |
| - Retained earnings/(losses) accumulated to the prior period | 420a       |             | (319,428,241,756)      | (288,940,820,576)      |
| - Retained earnings/(losses) of the current period           | 420b       |             | (2,941,544,059)        | (30,487,421,180)       |
| <b>TOTAL RESOURCES</b><br><b>(440 = 300 + 400)</b>           | <b>440</b> |             | <b>599,284,475,969</b> | <b>603,895,259,200</b> |

Preparer  
Bui Thi Ngoc Huyen

Chief Accountant  
Bui Thi Ngoc Huyen



Chairman of the Board of Directors  
Nguyen Tri Thien  
Hanoi, Viet Nam  
27 August 2026

**INTERIM SEPARATE PROFIT AND LOSS STATEMENT***For the six-month period ended 30 June 2026*

| ITEMS                                                                      | Code | Note | Current period<br>VND | Prior period<br>VND |
|----------------------------------------------------------------------------|------|------|-----------------------|---------------------|
| 1. Gross revenue from goods sold and services rendered                     | 01   | 5.1  | 432,533,523           | 3,150,358,030       |
| 2. Deductions                                                              | 02   |      | -                     | -                   |
| 3. Net revenue from goods sold and services rendered (10=01-02)            | 10   |      | 432,533,523           | 3,150,358,030       |
| 4. Cost of goods sold and services rendered                                | 11   | 5.2  | 267,970,188           | 2,836,044,518       |
| 5. Gross profit/ (losses) from goods sold and services rendered (20=10-11) | 20   |      | 164,563,335           | 314,313,512         |
| 6. Gain/loss from sale and disposal of investment property                 | 21   |      | -                     | -                   |
| 7. Financial income                                                        | 22   | 5.3  | 2,673,386,924         | 4,792,310,648       |
| 8. Financial expenses                                                      | 23   | 5.4  | 5,280,878,003         | 25,970,679,980      |
| - In which: Interest expense                                               | 24   |      | 63,680,754            | 45,473,064          |
| 9. Selling expenses                                                        | 25   |      | -                     | -                   |
| 10. General and administration expenses                                    | 26   | 5.5  | 498,616,315           | 2,526,819,292       |
| 11. Net operating profit/ (losses) (30=20+(21-22)-(25+26))                 | 30   |      | (2,941,544,059)       | (23,390,875,112)    |
| 12. Other income                                                           | 31   |      | -                     | -                   |
| 13. Other expenses                                                         | 32   |      | -                     | 2,226,216           |
| 14. Other profit/ (losses) (40=31-32)                                      | 40   |      | -                     | (2,226,216)         |
| 15. Accounting profit/ (losses) before tax (50 = 30 + 40)                  | 50   |      | (2,941,544,059)       | (23,393,101,328)    |
| 16. Current corporate income tax expense                                   | 51   |      | -                     | -                   |
| 17. Deferred corporate income tax expense                                  | 52   |      | -                     | -                   |
| 18. Net profit/ (losses) after corporate income tax (60=50-51-52)          | 60   |      | (2,941,544,059)       | (23,393,101,328)    |

(\*) Basic earnings per share and diluted earnings per share are presented in the consolidated financial statements and are not presented in the interim separate financial statements.

  
Preparer  
Bui Thi Ngoc Huyen

  
Chief Accountant  
Bui Thi Ngoc Huyen

  
Chairman of the Board of Directors  
Nguyen Tri Thien  
Hanoi, Viet Nam  
27 August 2026

**INTERIM SEPARATE CASH FLOWS STATEMENT**

For the six-month period ended 30 June 2026  
(Indirect method)

| ITEMS                                                                                                       | Code | Note | Current Period<br>VND | Prior period<br>VND |
|-------------------------------------------------------------------------------------------------------------|------|------|-----------------------|---------------------|
| <b>I. Cash flows from operating activities</b>                                                              |      |      |                       |                     |
| 1. (Losses)/Profit before tax                                                                               | 01   |      | (2,941,544,059)       | (23,393,101,328)    |
| 2. Adjustments for:                                                                                         |      |      |                       |                     |
| - Depreciation and amortisation of fixed assets and investment properties                                   | 02   |      | 87,433,068            | 100,779,699         |
| - Provisions                                                                                                | 03   |      | 5,217,197,249         | 13,044,668,513      |
| - Foreign exchange gains/losses from revaluation of foreign currency monetary items                         | 04   |      | (1,475,200,000)       | 15,021,111,303      |
| - (Gains)/losses from investing activities                                                                  | 05   |      | (1,198,186,924)       | (4,792,310,648)     |
| - Borrowing costs                                                                                           | 06   |      | 63,680,754            | 45,473,064          |
| 3. Operating profit/(loss) before changes in working capital                                                | 08   |      | (246,619,912)         | 26,620,603          |
| - Increase/(Decrease) in receivables                                                                        | 09   |      | (11,748,461)          | 1,414,832,662       |
| - Increase/(Decrease) in inventories                                                                        | 10   |      | -                     | 14,210,000          |
| - Increase/(Decrease) in accounts payable (not including accrued interest and corporate income tax payable) | 11   |      | 29,698,840            | (3,167,246,103)     |
| - Increase/(Decrease) in prepaid expenses                                                                   | 12   |      | 188,868,831           | 112,693,583         |
| - Interest paid                                                                                             | 14   |      | (47,118,766)          | (28,808,954)        |
| <b>Net cash flows from operating activities</b>                                                             | 20   |      | (86,919,468)          | (1,627,698,209)     |
| <b>II. Net cash flows from operating activities</b>                                                         |      |      |                       |                     |
| 1. Cash received from liquidation/disposal of fixed assets and other long-term assets                       | 22   |      | -                     | 154,439,592         |
| 2. Interest earned, dividends and profits received                                                          | 27   |      | 115,691               | 25,715              |
| <b>Net cash flows from investing activities</b>                                                             | 30   |      | 115,691               | 154,465,307         |
| <b>III. Cash flows from financing activities</b>                                                            |      |      |                       |                     |
| 1. Cash received from borrowings                                                                            | 33   | 6.1  | -                     | 1,560,000,000       |
| 2. Repayment of borrowings principal                                                                        | 34   | 6.2  | (240,300,000)         | (90,300,000)        |
| <b>Net cash flows from financing activities</b>                                                             | 40   |      | (240,300,000)         | 1,469,700,000       |
| <b>Net increase/(decrease) in cash for the period (50 = 20+30+40)</b>                                       | 50   |      | (327,103,777)         | (3,532,902)         |
| <b>Cash and cash equivalents at the beginning of the period</b>                                             | 60   |      | 370,462,264           | 22,158,344          |
| <b>Cash and cash equivalents at the end of the period (70 = 50+60)</b>                                      | 70   |      | 43,358,487            | 18,625,442          |

  
Preparer  
Bui Thi Ngoc Huyen

  
Chief Accountant  
Bui Thi Ngoc Huyen



  
Chairman of the Board of Directors  
Nguyen Tri Thien  
Hanoi, Viet Nam  
27 August 2026

**SELECTED SEPARATE FINANCIAL STATEMENTS NOTES***For the six-month period ended 30 June 2026*

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

**1. GENERAL INFORMATION****1.1 Structure of ownership**

The company operates under the Joint Stock Company Business Registration Certificate No. 0105806767, registered for the first time on 01 March 2012, registered for the 12<sup>th</sup> change on 24 June 2025, issued by the Hanoi Department of Finance.

The Company's charter capital according to the Business Registration Certificate is VND 792,000,000,000 (Seven hundred and ninety-two billion VND).

Company headquarters: 8<sup>th</sup> Floor, Simco Song Da Building, Van Phuc Urban Area, Ha Dong Ward, Ha Noi City.

The total number of employees of the Company as at 30 June 2026 was 6 (31 December 2025: 5).

**1.2 Business area**

The Company's business activities include trading in electronic equipment, fertilizers, construction materials, and bamboo products.

**1.3 Normal production and business cycle**

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

**1.4 Characteristics of the Company's operations during the period affecting the interim separate financial statements**

During the six-month accounting period ended 30 June 2026, the Company did not focus on trading in goods (construction materials and bamboo products); therefore, revenue for the six months of 2026 decreased significantly compared to the same period of the previous year.

**1.5 The Company's structure**

As at 30 June 2026, the Company has the following subsidiaries:

| Company                                      | Headquarter | Main business activities                                                                   | Ownership interest | Voting rights |
|----------------------------------------------|-------------|--------------------------------------------------------------------------------------------|--------------------|---------------|
| Mai Chau BWG Joint Stock Company             | Phu Tho     | Manufacturing of bamboo products, afforestation and forest care                            | 96.54%             | 96.54%        |
| Viet Nam Sunstar Ecotech Joint Stock Company | Hanoi       | Scientific research and technological development in the field of agricultural science     | 93.00%             | 93.00%        |
| Sunstar Bamboo Invest Joint Stock Company    | Hanoi       | Investment in forestry and agricultural production, construction, and real estate business | 84.75%             | 84.75%        |

As at 30 June 2026, the Company has the following associates:

| <b>Company</b>                                       | <b>Headquarter</b> | <b>Main business activities</b>                                                                            | <b>Ownership interest</b> | <b>Voting rights</b> |
|------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------|---------------------------|----------------------|
| Tona Construction And Investment Joint Stock Company | Hanoi              | Interior and exterior design, architectural design, project consultancy, and urban infrastructure planning | 49%                       | 49%                  |

## **1.6 Disclosure of information comparability in the financial statement**

The figures presented in the interim separate financial statements for the six-month accounting period ended 30 June 2026 are comparable with the corresponding figures for the same period of the prior year.

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

## **2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS AND ACCOUNTING PERIOD**

### **2.1. Basis of preparation of the interim separate financial statements**

The accompanying interim separate financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese accounting regime for enterprises, and relevant legal regulations governing the preparation and presentation of interim separate financial statements.

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

### **2.2. Going concern assumption**

As at 30 June 2026, the Company's accumulated losses amounted to VND 322,369,785,815 (the Company's accumulated losses as at 1 January 2026 amounted to VND 319,428,241,756). This condition indicates the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

The Board of Management has assessed the Company's ability to continue as a going concern and developed plans to maintain and develop the Company's operations. The Board of Management believes that these assessments are appropriate and that the Company will continue its normal business operations in the foreseeable future.

### **2.3. Accounting period**

The Company's annual accounting period begins on 1 January and ends on 31 December each year.

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

## **3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### **3.1 Changes in Accounting Policies and Disclosures**

The accounting policies applied by the Company in preparing the interim separate financial statements are consistent with those used in preparing the separate financial statements for the

financial year ended 31 December 2025 and the interim separate financial statements for the six-month accounting period ended 30 June 2025, except for changes in accounting policies related to transactions arising from the first-time adoption of Circular No. 99/2025/TT-BTC.

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99"), replacing Circular No. 200/2014/TT-BTC guiding the Enterprise Accounting System issued by the Ministry of Finance on 22 December 2014, and certain other related regulations. The Company applied the changes in accounting policies in accordance with Circular 99, which affected the Company on a simplified retrospective and non-retrospective basis in accordance with the transitional provisions of Circular 99. Accordingly, the Company has also restated the corresponding data of the prior period for certain items to conform with the presentation under Circular 99 in this period's interim financial statements, as presented in Note 9.5 - Comparative Information.

### 3.2 Estimates

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

### 3.3 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit, cash equivalents of the enterprise, and short-term investments with a recovery term of no more than 3 months from the date of investment, which are readily convertible into a known amount of cash, are not restricted from use, and are not subject to significant risk of change in value in converting to cash as at the end of the accounting period.

### 3.4 Financial investments

#### **Loans**

Loans are measured at cost less allowance for doubtful debts. The allowance for doubtful debts for the Company's loans is made in accordance with the current accounting regulations.

#### ***Investments in subsidiaries, joint ventures and associates***

##### ***Investment in subsidiaries***

Subsidiaries are companies controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operating policies of the investees so as to obtain benefits from their activities.

Investments in subsidiaries are carried in the Statement of Financial Position at cost less allowance for impairment of such investments, if any. Allowance for impairment of investments in subsidiaries is recognised when there is reliable evidence of a decline in the value of these investments at the end of the accounting period.

##### ***Investments in associates***

Associates are companies over which the Company has significant influence but which are neither subsidiaries nor joint ventures of the Company. Significant influence is the power to participate in the financial and operating policy-making processes of the investee but not control or joint control over those policies.

The Company initially recognises investments in subsidiaries, joint ventures and associates at cost. The Company recognises in income in the Statement of Profit or Loss the distributions received from the investee's accumulated net profit arising after the date of investment. Other amounts received by the Company, other than distributions of profit, are treated as a recovery of the investments and are recognised as a deduction from the cost of the investments.

Investments in subsidiaries, joint ventures and associates are carried in the Statement of Financial Position at cost less allowance for impairment of such investments, if any. Allowance for impairment of investments is recognised when there is reliable evidence of a decline in the value of these investments at the end of the accounting period.

***Investments in equity instruments of other entities***

Investments in equity instruments of other entities represent investments in equity instruments over which the Company has no control, joint control or significant influence over the investees.

Investments in equity instruments of other entities are carried at cost less allowance for impairment of investments.

**3.5 Receivables**

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for each doubtful debt based on the age of overdue debts or the expected level of possible loss, or debts that the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

**3.6 Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The Company's provision for impairment of inventories is made in accordance with prevailing accounting regulations. Accordingly, the Company is permitted to make a provision for obsolete, damaged and substandard inventories and in cases where the cost of inventories exceeds their net realisable value at the end of the accounting year.

**3.7 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a purchased fixed asset comprises its purchase price and all other costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating as intended:

**Depreciation period**

Motor vehicles

Number of years

08 - 10

**3.8 Prepaid expenses**

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

***Office rent***

Prepaid land lease represents the land rental paid for the land currently used by the Company. The prepaid land lease is amortized to expenses on a straight-line basis over the lease term of 29 years.

**3.9 Accounts payable and accrued expenses**

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient supporting accounting documentation. They also include amounts payable to employees for accrued leave and other production and business expenses that need to be recognized in advance. When these expenses are incurred in reality, any differences between the actual amount and the accrued amount are adjusted accordingly by recognizing additional expenses or reversing previously accrued expenses to reflect the variance.
- Other payables represent non-trade payables and deferred payment interest arising when the Company has not yet made payments to suppliers.

**3.10 Borrowings and finance lease liabilities**

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

**3.11 Borrowing costs**

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

**3.12 Owner's equity**

Capital is recorded according to the amount actually invested by shareholders.

Share Premium represents the difference between the par value and the issue price of shares (including the re-issuance of treasury shares). It can be either a positive premium (if the issue price exceeds the par value) or a negative premium (if the issue price is lower than the par value).

**3.13 Distribution of net profits**

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and there is a list of shareholders entitled to receive dividends.

**3.14 Revenue and earnings**

***Revenue from sales of goods***

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

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

***Revenue from service rendered***

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all following conditions are satisfied:

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

***Financial income***

***Interest***

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

**3.15 General and administration expenses**

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

**3.16 Corporate income tax**

Income tax expense represents the sum of the tax currently payable. The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are not taxable or deductible.

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

**3.17 Related parties**

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

|                                                                          | Closing balance<br>VND | Opening balance<br>VND |
|--------------------------------------------------------------------------|------------------------|------------------------|
| Cash on hand                                                             | 2,943,233              | 1,975,854              |
| Demand deposits                                                          | 40,415,254             | 368,486,410            |
| Joint Stock Commercial Bank for Investment and<br>Development of Vietnam | 28,206,530             | 356,277,986            |
| Demand deposits with other banks                                         | 12,208,724             | 12,208,424             |
|                                                                          | <u>43,358,487</u>      | <u>370,462,264</u>     |

4.2 Short-term trade receivables

|                                                          | Closing balance       |                       | Opening balance       |                       |
|----------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                          | Value<br>VND          | Allowance<br>VND      | Value<br>VND          | Allowance<br>VND      |
| Dinh Vu Fertilizer<br>Development Joint<br>Stock Company | 59,740,825,000        | 59,740,825,000        | 59,740,825,000        | 59,740,825,000        |
| Xuan Huy Investment<br>Joint Stock Company               | 7,135,243,000         | 3,567,621,500         | 7,135,243,000         | 3,567,621,500         |
| Others                                                   | 426,715,686           | 233,902,855           | 363,995,337           | 233,902,855           |
|                                                          | <u>67,302,783,686</u> | <u>63,542,349,355</u> | <u>67,240,063,337</u> | <u>63,542,349,355</u> |

4.3 Short-term advances to suppliers

|                                                            | Closing balance    |                   | Opening balance    |                   |
|------------------------------------------------------------|--------------------|-------------------|--------------------|-------------------|
|                                                            | Value<br>VND       | Provision<br>VND  | Value<br>VND       | Provision<br>VND  |
| HAFA Investment Joint<br>Stock Company                     | 248,979,300        | -                 | 248,979,300        | -                 |
| ABBS Vietnam<br>Mechanical & Electrical<br>Company Limited | 50,000,000         | 50,000,000        | 50,000,000         | 50,000,000        |
| Vietnam Post<br>Corporation – Hanoi<br>City Post Office    | 50,331,776         | -                 | 50,331,776         | -                 |
| Others                                                     | 51,251,860         | -                 | 110,591,460        | -                 |
|                                                            | <u>400,562,936</u> | <u>50,000,000</u> | <u>459,902,536</u> | <u>50,000,000</u> |

4.4 Other short-term receivables

|                            | Closing balance    |                    | Opening balance    |                    |
|----------------------------|--------------------|--------------------|--------------------|--------------------|
|                            | Book value<br>VND  | Allowance<br>VND   | Book value<br>VND  | Allowance<br>VND   |
| Deposits and collateral    | 36,537,600         | -                  | 36,538,000         | -                  |
| MHC Joint Stock<br>Company | 300,000,000        | 300,000,000        | 300,000,000        | 300,000,000        |
| Others                     | 101,015,454        | 62,944,000         | 88,614,106         | 62,944,000         |
|                            | <u>437,553,054</u> | <u>362,944,000</u> | <u>425,152,106</u> | <u>362,944,000</u> |

4.5 Held-to-maturity investments

|                                                        | Closing balance        |                        |           | Opening balance        |                        |           |
|--------------------------------------------------------|------------------------|------------------------|-----------|------------------------|------------------------|-----------|
|                                                        | Cost                   | Recoverable amount     | Provision | Cost                   | Recoverable amount     | Provision |
|                                                        | VND                    | VND                    | VND       | VND                    | VND                    | VND       |
| <b>Cat Tuong Thien Tan Lac Joint Stock Company (i)</b> | <b>153,046,724,971</b> | <b>153,046,724,971</b> | -         | <b>151,848,653,738</b> | <b>151,848,653,738</b> | -         |
| Loans                                                  | 120,800,000,000        | 120,800,000,000        | -         | 120,800,000,000        | 120,800,000,000        | -         |
| Accrued interest                                       | 32,246,724,971         | 32,246,724,971         | -         | 31,048,653,738         | 31,048,653,738         | -         |
|                                                        | <b>153,046,724,971</b> | <b>153,046,724,971</b> | -         | <b>151,848,653,738</b> | <b>151,848,653,738</b> | -         |

(i) The loan was granted under Loan Agreement No. 01/HĐV/STD-CTT dated 16 December 2021 and Appendix No. 01 dated 16 December 2022 between Sao Thai Duong Investment Joint Stock Company (Party A) and Cat Tuong Thien Tan Lac Joint Stock Company (Party B). The loan term is 12 months from the signing date of the loan agreement, with an interest rate of 8% per annum, and is unsecured. Party A has the right to convert the loan into equity in Party B in the event that the borrower increases its charter capital. The loan was approved under Board of Directors' Resolution No. 12/2021/NQHĐQT/SJF dated 15 December 2021.

Pursuant to Addendum No. 03/PLHĐV/SJF-CTT dated 31 December 2025 between the two parties, Sao Thai Duong Investment Joint Stock Company (Party A) agreed to extend the loan granted to Cat Tuong Thien Tan Lac Joint Stock Company (Party B) until 31 December 2026, with an interest rate of 2% per annum effective from 1 January 2026.

4.6 Bad debts

|                                                      | Closing balance              |                        | Opening balance              |                        |
|------------------------------------------------------|------------------------------|------------------------|------------------------------|------------------------|
|                                                      | Principal amount of debt VND | Recoverable amount VND | Principal amount of debt VND | Recoverable amount VND |
| Dinh Vu Fertilizer Development Joint Stock Company   | 59,740,825,000               | -                      | 59,740,825,000               | -                      |
| Xuan Huy Investment Joint Stock Company              | 7,135,243,000                | 3,567,621,500          | 7,135,243,000                | 3,567,621,500          |
| PhucMinh HAWINCO Joint Stock Company                 | 148,980,053                  | -                      | 148,980,053                  | -                      |
| Thanh Nga Ha Noi Trading Development And Investment  | 84,922,802                   | -                      | 84,922,802                   | -                      |
| ABBS Vietnam Mechanical & Electrical Company Limited | 50,000,000                   | -                      | 50,000,000                   | -                      |
| Others                                               | 362,944,000                  | -                      | 362,944,000                  | -                      |
|                                                      | <b>67,522,914,855</b>        | <b>3,567,621,500</b>   | <b>67,522,914,855</b>        | <b>3,567,621,500</b>   |

4.7 Inventories

|             | Closing balance    |                  | Opening balance    |                  |
|-------------|--------------------|------------------|--------------------|------------------|
|             | Cost<br>VND        | Provision<br>VND | Cost<br>VND        | Provision<br>VND |
| Merchandise | 592,828,345        | -                | 592,828,345        | -                |
|             | <b>592,828,345</b> | <b>-</b>         | <b>592,828,345</b> | <b>-</b>         |

4.8 Increases, decreases in tangible fixed assets

|                                 | Motor vehicles<br>VND | Tổng<br>VND   |
|---------------------------------|-----------------------|---------------|
| <b>COST</b>                     |                       |               |
| Opening balance                 | 1,398,929,091         | 1,398,929,091 |
| Closing balance                 | 1,398,929,091         | 1,398,929,091 |
| <b>ACCUMULATED DEPRECIATION</b> |                       |               |
| Opening balance                 | 378,876,629           | 378,876,629   |
| Increasing during the period    | 87,433,068            | 87,433,068    |
| Depreciation for the period     | 87,433,068            | 87,433,068    |
| Closing balance                 | 466,309,697           | 466,309,697   |
| <b>NET BOOK VALUE</b>           |                       |               |
| Opening balance                 | 1,020,052,462         | 1,020,052,462 |
| Closing balance                 | 932,619,394           | 932,619,394   |

- The cost of fully depreciated tangible fixed assets that are still in use as at 30 June 2026 is VND 0, and at 01 January 2026 is VND 0;

- The remaining value of tangible fixed assets used as mortgage or pledge to secure loans as at 30 June 2026 is VND 932,619,394, and as at 01 January 2026 is VND 1,020,052,465.

4.9 Long-term prepaid expenses

|                            | Closing balance<br>VND | Opening balance<br>VND |
|----------------------------|------------------------|------------------------|
| Office rental expenses (i) | 7,024,204,791          | 7,213,073,622          |
|                            | <b>7,024,204,791</b>   | <b>7,213,073,622</b>   |

(i) Office lease contract No. 2012/2019/HĐTVP dated 20 December 2019 between Simco SongDa Joint Stock Company and Sunstar Investment Joint Stock Company with a total leased area of 436.08 m<sup>2</sup>. The lease term is 25 years from 01 January 2020 to 31 December 2044. Appendix to the contract No. 01/2021/PLHĐ dated 10 November 2021 extended the lease term by 5 years, from 01 January 2045 to 31 December 2049.

4.10 Long-term financial investments

|                                                     | Closing balance        |                    |                          | Opening balance        |                    |                          |
|-----------------------------------------------------|------------------------|--------------------|--------------------------|------------------------|--------------------|--------------------------|
|                                                     | Cost                   | Recoverable amount | Provision                | Cost                   | Recoverable amount | Provision                |
|                                                     | VND                    | VND                | VND                      | VND                    | VND                | VND                      |
| <b>Investment in subsidiaries</b>                   | <b>619,120,000,000</b> | <b>-</b>           | <b>(186,740,721,223)</b> | <b>619,120,000,000</b> | <b>-</b>           | <b>(181,523,523,974)</b> |
| Mai Chau BWG Joint Stock Company                    | 270,320,000,000        | (i)                | (97,769,402,780)         | 270,320,000,000        | (i)                | (92,569,757,630)         |
| Viet Nam Sunstar Ecotech Joint Stock Company        | 148,800,000,000        |                    | (88,971,318,443)         | 148,800,000,000        |                    | (88,953,766,344)         |
| Sunstar Bamboo Invest Joint Stock Company           | 200,000,000,000        |                    |                          | 200,000,000,000        |                    |                          |
| <b>Investments in joint ventures and associates</b> | <b>147,000,000,000</b> |                    | <b>(147,000,000,000)</b> | <b>147,000,000,000</b> |                    | <b>(147,000,000,000)</b> |
| Investment Joint Stock Company (ii)                 | 147,000,000,000        |                    | (147,000,000,000)        | 147,000,000,000        |                    | (147,000,000,000)        |
| <b>Investments in others entities</b>               | <b>198,660,000</b>     |                    | <b>(198,660,000)</b>     | <b>198,660,000</b>     |                    | <b>(198,660,000)</b>     |
| Jarcel Viet Nam Joint Stock Company                 | 198,660,000            | (*)                | (198,660,000)            | 198,660,000            | (*)                | (198,660,000)            |
|                                                     | <b>766,318,660,000</b> | <b>-</b>           | <b>(333,939,381,223)</b> | <b>766,318,660,000</b> | <b>-</b>           | <b>(328,722,183,974)</b> |

Fair value

(i) The Company has not determined the fair value of the investments because there is no specific guidance on determining fair value.

(ii) The Company's Board of Management assesses that Tona Investment and Construction Joint Stock Company is facing difficulties in its business operations and financial position, which seriously affect the recoverability of the investment in the future. Accordingly, the Board of Management decided to make a provision for impairment of 100% of the value of this investment from 2023. In 2024, the Company issued Resolution No. 2709/2024/NQHĐQT-SJF dated 27 September 2024 of the Board of Directors regarding the divestment of this investment. However, as at the date of preparation of these financial statements, the Company has not yet found a partner to whom the investment can be transferred.

**4.11 Short-term trade payables**

|                                                         | <b>Closing balance<br/>VND</b> | <b>Opening balance<br/>VND</b> |
|---------------------------------------------------------|--------------------------------|--------------------------------|
| Binh Minh Viet Investment and Trade Joint Stock Company | 8,510,537,380                  | 8,510,537,380                  |
| Others                                                  | 368,203,011                    | 201,224,667                    |
|                                                         | <b>8,878,740,391</b>           | <b>8,711,762,047</b>           |

**4.12 Short-term advances from customers**

|                                                         | <b>Closing balance<br/>VND</b> | <b>Opening balance<br/>VND</b> |
|---------------------------------------------------------|--------------------------------|--------------------------------|
| Binh Minh Viet Investment And Trade Joint Stock Company | 6,620,000                      | 6,620,000                      |
| Others                                                  | 8,580,009                      | 8,580,009                      |
|                                                         | <b>15,200,009</b>              | <b>15,200,009</b>              |

**4.13 Short-term accrued expenses**

|                           | <b>Closing balance<br/>VND</b> | <b>Opening balance<br/>VND</b> |
|---------------------------|--------------------------------|--------------------------------|
| Accrued interest expenses | 2,125,471,384                  | 2,108,909,396                  |
|                           | <b>2,125,471,384</b>           | <b>2,108,909,396</b>           |

**4.14 Other payables**

**4.14.1 Other short-term payables**

|                  | <b>Closing balance<br/>VND</b> | <b>Opening balance<br/>VND</b> |
|------------------|--------------------------------|--------------------------------|
| Social insurance | -                              | 8,466,604                      |
|                  | <b>-</b>                       | <b>8,466,604</b>               |

**4.14.2 Other long-term payables**

|                      | <b>Closing balance<br/>VND</b> | <b>Opening balance<br/>VND</b> |
|----------------------|--------------------------------|--------------------------------|
| Mr. Doan Van Lap (i) | 4,300,000,000                  | 4,300,000,000                  |
| Mr. Lo Van Ninh (i)  | 3,000,000,000                  | 3,000,000,000                  |
| Mr. Vi Van Duong (i) | 2,500,000,000                  | 2,500,000,000                  |
|                      | <b>9,800,000,000</b>           | <b>9,800,000,000</b>           |

(i) This amount represents cash deposits made by individuals for the purchase of land in Chieng Chau Commune, Mai Chau District, Hoa Binh Province.

4.15 Taxes and amounts receivables, payables to the State budget

|                      | Closing balance    |          | During the period |          | Opening balance    |          |
|----------------------|--------------------|----------|-------------------|----------|--------------------|----------|
|                      | Receivable         | Payable  | Amount payable    | Paid     | Receivable         | Payable  |
|                      | VND                | VND      | VND               | VND      | VND                | VND      |
| Corporate income tax | 250,000,000        | -        |                   |          | 250,000,000        | -        |
|                      | <b>250,000,000</b> | <b>-</b> | <b>-</b>          | <b>-</b> | <b>250,000,000</b> | <b>-</b> |

4.16 Borrowings and finance lease liabilities

4.16.1 Short-term borrowings and finance lease liabilities

|                                                                                             | Opening balance      | During the period |                    | Closing balance      |
|---------------------------------------------------------------------------------------------|----------------------|-------------------|--------------------|----------------------|
|                                                                                             | Amount               | Increases         | Decreases          | Amount               |
|                                                                                             | VND                  | VND               | VND                | VND                  |
| <b>Short-term borrowings</b>                                                                | <b>9,229,600,000</b> | <b>-</b>          | <b>242,200,000</b> | <b>8,987,400,000</b> |
| StaBOO Holding AG (i)                                                                       | 6,719,600,000        | -                 | 92,200,000         | 6,627,400,000        |
| Mr. Do Duc Giang (ii)                                                                       | 800,000,000          | -                 | -                  | 800,000,000          |
| Ms. Bui Thi Yen                                                                             | 150,000,000          | -                 | 150,000,000        | -                    |
| Mr. Mac Van Nhat (iii)                                                                      | 700,000,000          | -                 | -                  | 700,000,000          |
| Mr. Le Dinh Vu (iv)                                                                         | 860,000,000          | -                 | -                  | 860,000,000          |
| <b>Current portion of long-term liabilities</b>                                             | <b>180,600,000</b>   | <b>90,300,000</b> | <b>90,300,000</b>  | <b>180,600,000</b>   |
| Joint Stock Commercial Bank For Investment And Development Of Viet Nam - Gia Lam Branch (v) | 180,600,000          | 90,300,000        | 90,300,000         | 180,600,000          |
| <b>Short-term borrowings and finance lease liabilities</b>                                  | <b>9,410,200,000</b> | <b>90,300,000</b> | <b>332,500,000</b> | <b>9,168,000,000</b> |

4.16.2 Long-term borrowings and finance lease liabilities

|                                                                                                | Opening balance        | During the period |                      | Closing balance       |
|------------------------------------------------------------------------------------------------|------------------------|-------------------|----------------------|-----------------------|
|                                                                                                | Amount<br>VND          | Increases<br>VND  | Decreases<br>VND     | Giá trị<br>VND        |
| StaBOO Holding AG (i)                                                                          | 100,794,000,000        | -                 | 1,383,000,000        | 99,411,000,000        |
| Joint Stock Commercial Bank For Investment And<br>Development Of Viet Nam - Gia Lam Branch (v) | 346,150,000            |                   | 90,300,000           | 255,850,000           |
| <b>Long-term borrowings and finance lease liabilities</b>                                      | <b>101,140,150,000</b> | <b>-</b>          | <b>1,473,300,000</b> | <b>99,666,850,000</b> |

Details of borrowings:

(i) Loan from StaBOO Holding AG in Switzerland under the following loan agreement:

- Loan agreement No. 01/SB-SJF dated 28 April 2023 for CHF 500,000 (five hundred thousand Swiss Francs) at an interest rate of 2%/year. The loan term is until 15 December 2023. Purpose: for business operations. The loan is unsecured.
- Loan agreement No. 02/SB-SJF dated 25 August 2023 for CHF 700,000 (seven hundred thousand Swiss Francs) at an interest rate of 2%/year. The loan term is until 15 December 2023. Purpose: for business operations. The loan is unsecured.
- Loan agreement No. 03/SB-SJF dated 31 January 2024 for CHF 2,000,000 (two million Swiss Francs) at an interest rate of 2%/year. The loan term is until 31 March 2024. Purpose: for business operations. The loan is unsecured.

According to the agreement dated 28 May 2024 between Sunstar Investment Joint Stock Company, Mr. Nguyen Trong Nghia (the Borrower), and StaBOO Holding AG (the Lender), StaBOO Holding AG agreed to extend the loan amounting to CHF 3,000,000 (three million Swiss Francs) until 31 May 2034 under the following terms and conditions:

- The Borrower shall repay CHF 200,000 (two hundred thousand Swiss Francs) from previous loans;
- The Lender shall receive a 10% equity interest in StaBOO Thanh Hoa Joint Stock Company (in which Mr. Nguyen Trong Nghia holds shares); the loan bears no interest during the term;

However, upon maturity (31 May 2034), the Borrower (Sunstar Investment Joint Stock Company and Mr. Nguyen Trong Nghia) is obliged to repurchase the 10% equity interest in StaBOO Thanh Hoa Joint Stock Company from the Lender (StaBOO Holding AG).

(ii) Loan agreement No. 18.2024/HDCV/STD-CN dated 20 August 2024 between Sunstar Investment Joint Stock Company and Mr. Do Duc Giang, with a loan amount of VND 800,000,000, interest at 2%/year. The loan term is 3 months. Purpose: for the Company's business operations. The loan is unsecured.

Appendix to loan agreement No. 02.2026/PLHĐVM/STD-CN dated 02 January 2026 extends the loan term to 12 months.

(iii) Loan agreement No. 01.2025/HĐVM/STD-CN dated 06 January 2025 between Sunstar Investment Joint Stock Company and Mr. Mac Van Nhat, with a loan amount of VND 700,000,000, interest at 2%/year. The loan term is 12 months. Purpose: for the Company's business operations. The loan is unsecured.

Appendix to loan agreement No. 01.2026/HĐVM/STD-CN dated 05 January 2026 extends the loan term to 12 months

(iv) Loan agreement No. 02.2025/HĐVM/STD-CN dated 20 May 2025 between Sunstar Investment Joint Stock Company and Mr. Le Dinh Vu, with a loan amount of VND 860,000,000. The loan term is 12 months. Purpose: for the Company's business operations. The loan is unsecured.

Appendix to loan agreement No. 03.2026/HĐVM/STD-CN dated 20 May 2026 extends the loan term to 12 months

(v) Loan from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Gia Lam Branch under Credit Contract No. 01/2023/6152035/HĐTD dated 16 November 2023, with a loan amount of VND 903,000,000. Purpose: investment in one Kia Carnival 2.2D automobile. Loan term: 60 months; Interest rate: fixed at 8.5% /year during the first year; for subsequent periods, the interest rate is equal to BIDV's 24-month term postpaid civil loan interest rate plus a margin of 3.9%/year. Collateral: Mortgage contract No. 01/2023/6152035/HĐBĐ dated 16 November 2023 between Sunstar Investment Joint Stock Company and BIDV – Gia Lam Branch, secured by one Kia Carnival 2.2D Signature 7S automobile, license plate No. 30K-605.63.

#### **4.17 Owner's equity**

##### **4.17.1 Reconciliation table of equity**

|                                         | Owner's contributed capital | Retained earnings        | Total                  |
|-----------------------------------------|-----------------------------|--------------------------|------------------------|
|                                         | VND                         | VND                      | VND                    |
| <b>Prior year's opening balance</b>     | <b>792,000,000,000</b>      | <b>(288,940,820,576)</b> | <b>503,059,179,424</b> |
| Decrease in the year                    | -                           | (30,487,421,180)         | (30,487,421,180)       |
| - Loss for the year                     |                             | (30,487,421,180)         | (30,487,421,180)       |
| <b>Prior year's closing balance</b>     | <b>792,000,000,000</b>      | <b>(319,428,241,756)</b> | <b>472,571,758,244</b> |
| <b>Current period's opening balance</b> | <b>792,000,000,000</b>      | <b>(319,428,241,756)</b> | <b>472,571,758,244</b> |
| Decrease in the period                  | -                           | (2,941,544,059)          | (2,941,544,059)        |
| - Loss for the period                   | -                           | (2,941,544,059)          | (2,941,544,059)        |
| <b>Current period's closing balance</b> | <b>792,000,000,000</b>      | <b>(322,369,785,815)</b> | <b>469,630,214,185</b> |

##### **4.17.2 Details of owner's investment capital**

|                     | Closing balance                |             | Opening balance                |             |
|---------------------|--------------------------------|-------------|--------------------------------|-------------|
|                     | Amount of capital contribution | Ratio       | Amount of capital contribution | Ratio       |
|                     | VND                            | %           | VND                            | %           |
| Ms. Do Ngoc Anh Thu | 70,383,800,000                 | 8.89%       | 70,383,800,000                 | 8.89%       |
| Other shareholders  | 721,616,200,000                | 91.11%      | 721,616,200,000                | 91.11%      |
|                     | <b>792,000,000,000</b>         | <b>100%</b> | <b>792,000,000,000</b>         | <b>100%</b> |

4.17.3 Capital transactions with owners and dividend and profit distributions

|                                         | Current period<br>VND | Prior period<br>VND |
|-----------------------------------------|-----------------------|---------------------|
| <b>Owner's equity contributions</b>     |                       |                     |
| Opening balance                         | 792,000,000,000       | 792,000,000,000     |
| Increasing in the period                | -                     | -                   |
| Decreasing in the period                | -                     | -                   |
| Closing balance                         | 792,000,000,000       | 792,000,000,000     |
| <b>Dividends or distributed profits</b> | -                     | -                   |

4.17.4 Shares

|                                                       | Closing balance<br>Share | Opening balance<br>Share |
|-------------------------------------------------------|--------------------------|--------------------------|
| <b>Number of shares registered for issuance</b>       | <b>79,200,000</b>        | <b>79,200,000</b>        |
| <b>Number of shares issued to the public</b>          | <b>79,200,000</b>        | <b>79,200,000</b>        |
| - Ordinary shares                                     | 79,200,000               | 79,200,000               |
| - Preference shares                                   | -                        | -                        |
| <b>Number of shares repurchased</b>                   | -                        | -                        |
| - Ordinary shares                                     | -                        | -                        |
| - Preference shares                                   | -                        | -                        |
| <b>Number of outstanding shares in circulation</b>    | <b>79,200,000</b>        | <b>79,200,000</b>        |
| - Ordinary shares                                     | 79,200,000               | 79,200,000               |
| - Preference shares                                   | -                        | -                        |
| Par value of outstanding shares: 10.000 VND per share |                          |                          |

4.17.5 Profits distribution

|                                                                             | Current period<br>VND    | Prior period<br>VND      |
|-----------------------------------------------------------------------------|--------------------------|--------------------------|
| Undistributed profits at the beginning of the period                        | (319,428,241,756)        | (288,940,820,576)        |
| Loss from business operations during the period                             | (2,941,544,059)          | (23,393,101,328)         |
| Other adjustments decreasing profit                                         | -                        | -                        |
| Other adjustments increasing profit                                         | -                        | -                        |
| Profit distributed as dividends and appropriated to funds during the period | (322,369,785,815)        | (312,333,921,904)        |
| <b>Remaining undistributed profits</b>                                      | <b>(322,369,785,815)</b> | <b>(312,333,921,904)</b> |

**5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM SEPARATE PROFIT AND LOSS STATEMENTS**

**5.1 Revenue from goods sold and services rendered**

|                                    | <b>Current period<br/>VND</b> | <b>Prior period<br/>VND</b> |
|------------------------------------|-------------------------------|-----------------------------|
| Revenue from sale of goods         | -                             | 2,760,419,230               |
| Revenue from provision of services | 432,533,523                   | 389,938,800                 |
|                                    | <b>432,533,523</b>            | <b>3,150,358,030</b>        |

**5.2 Cost of goods sold**

|                             | <b>Current period<br/>VND</b> | <b>Prior period<br/>VND</b> |
|-----------------------------|-------------------------------|-----------------------------|
| Cost of finished goods sold |                               | 2,691,131,000               |
| Cost of services provided   | 267,970,188                   | 144,913,518                 |
|                             | <b>267,970,188</b>            | <b>2,836,044,518</b>        |

**5.3 Financial income**

|                                         | <b>Current period<br/>VND</b> | <b>Prior period<br/>VND</b> |
|-----------------------------------------|-------------------------------|-----------------------------|
| Interest income from deposits and loans | 1,198,186,924                 | 4,792,310,648               |
| Foreign exchange gains                  | 1,475,200,000                 | -                           |
|                                         | <b>2,673,386,924</b>          | <b>4,792,310,648</b>        |

**5.4 Financial expenses**

|                                     | <b>Current period<br/>VND</b> | <b>Prior period<br/>VND</b> |
|-------------------------------------|-------------------------------|-----------------------------|
| Interest expense                    | 63,680,754                    | 45,473,064                  |
| Foreign exchange loss               | -                             | 15,021,111,303              |
| Provision for financial investments | 5,217,197,249                 | 10,904,095,613              |
|                                     | <b>5,280,878,003</b>          | <b>25,970,679,980</b>       |

**5.5 General and administration expenses**

|                               | <b>Current period<br/>VND</b> | <b>Prior period<br/>VND</b> |
|-------------------------------|-------------------------------|-----------------------------|
| Administrative staff expenses | 145,200,000                   | 315,567,900                 |
| Depreciation of fixed assets  | -                             | 13,346,631                  |
| Taxes, fees and charges       | -                             | 3,000,000                   |
| Allowance expenses            | -                             | 2,140,572,900               |
| External services expenses    | 353,416,315                   | 54,331,861                  |
|                               | <b>498,616,315</b>            | <b>2,526,819,292</b>        |

**6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM SEPARATE CASH FLOW STATEMENTS**

**6.1 Actual amounts of borrowings received during the period**

|                                                 | Current period<br>VND | Prior period<br>VND  |
|-------------------------------------------------|-----------------------|----------------------|
| Proceeds from borrowings under normal contracts | -                     | 1,560,000,000        |
|                                                 | <b>-</b>              | <b>1,560,000,000</b> |

**6.2 Actual amounts of principal paid during the period**

|                                                     | Current period<br>VND | Prior period<br>VND |
|-----------------------------------------------------|-----------------------|---------------------|
| Repayments of loan principal under normal contracts | 240,300,000           | 90,300,000          |
|                                                     | <b>240,300,000</b>    | <b>90,300,000</b>   |

**7. OTHER INFORMATION**

**7.1. Commitments**

During the period, the Company did not enter into any commitments or guarantees for any third party.

**7.2. Events occurring after the end of the accounting period**

The Board of Directors confirms that, in the opinion of the Board of Directors, in all material respects, there have been no unusual events occurring after the balance sheet date that would affect the financial situation and operations of the Company that would require adjustment or presentation in these interim separate financial statements.

**7.3. Transactions and balances with related parties**

The related parties with the Company include key management members, individuals and organisations involved with key management members and other related parties.

**7.3.1 Transactions and balances with key management members, individuals and organisations involved with key management members**

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

***Income of key management members:***

|                           | Position                       | Current period<br>VND | Prior period<br>VND |
|---------------------------|--------------------------------|-----------------------|---------------------|
| <b>Board of Directors</b> |                                |                       |                     |
| Mr. Nguyen Tri Thien      | Chairman                       | -                     | 67,200,000          |
| Mr. Nguyen Xuan Nam       | Member                         | -                     | 29,100,000          |
| Mr. Nguyen Anh Tuan       | Member and General<br>Director | 36,000,000            | 58,200,000          |

***Transactions with key management members and individuals related to key management members.***

The Company does not have transactions related to sales and provision of services to key management members and individuals related to key management members.

### 7.3.2 Transactions and balances with other related parties

Other related parties to the Company include: Enterprises and individuals that directly or indirectly have control over the Company or are controlled by the Company, or are under common control with the Company, including parent companies and companies in the same group.

#### *List of other related parties*

| Other related parties                        | Address | Relationship |
|----------------------------------------------|---------|--------------|
| Mai Chau BWG Joint Stock Company             | Phu Tho | Subsidiary   |
| Viet Nam Sunstar Ecotech Joint Stock Company | Hanoi   | Subsidiary   |
| Sunstar Bamboo Invest Joint Stock Company    | Hanoi   | Subsidiary   |

#### *Transactions with other related parties*

During the period, the Company did not enter into any transactions with related companies.

#### *Balance of accounts receivable/(payable) with other related parties*

As at the end of the accounting period, the Company had no outstanding balances with other related parties.

### 7.4. Segment Information

The company is not required to prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by geographical area or business segment as prescribed in Circular 20/2006/TT-BTC dated 20 March 2006 of the Ministry of Finance regarding guidance on the implementation of six (06) accounting standards issued under Decision No. 12/2005/QĐ-BTC dated 15 February 2005 of the Ministry of Finance.

### 7.5. Comparative information

The comparative figures are those presented in the Separate Financial Statements for the financial year ended 31 December 2025 and the Interim Separate Financial Statements for the six-month accounting period ended 30 June 2025, which were audited and reviewed by International Auditing and Valuation Company Limited.

Certain items have been reclassified in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 guiding accounting vouchers, accounting accounts, bookkeeping, and the preparation and presentation of Financial Statements of enterprises, in order to be comparable with the figures of this period (see details in Appendix 01).



Preparer  
Bui Thi Ngoc Huyen



Chief Accountant  
Bui Thi Ngoc Huyen



Chairman of the Board of Directors  
Nguyen Tri Thien  
Hanoi, Viet Nam  
27 August 2026

## Appendix 01

**Appendix 01:** Restatement of certain items to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025, for comparison with the figures of this period:

| Separate Financial Statements for the financial year ended<br>31 December 2025 |            |                        | Adjustments in accordance with Circular No. 99/2025/TT-BTC          |            |                        |                   |
|--------------------------------------------------------------------------------|------------|------------------------|---------------------------------------------------------------------|------------|------------------------|-------------------|
| Items                                                                          | Code       | Amount                 | Items                                                               | Code       | Amount (restated)      | Difference        |
| <b>Separate Balance Sheet</b>                                                  |            |                        | <b>Separate Statement of Financial Position</b>                     |            |                        |                   |
| <b>ASSETS</b>                                                                  |            |                        |                                                                     |            |                        |                   |
| <b>Short-term financial investments</b>                                        | <b>120</b> | -                      | <b>Short-term financial investments</b>                             | <b>120</b> | <b>151,848,653,738</b> | (151,848,653,738) |
| Held-to-maturity investments                                                   | 123        | -                      | Short-term held-to-maturity investments                             | 123        | 151,848,653,738        | (151,848,653,738) |
| <b>Short-term receivables</b>                                                  | <b>130</b> | <b>156,018,468,362</b> | <b>Short-term receivables</b>                                       | <b>130</b> | <b>4,169,824,624</b>   | 151,848,643,738   |
| Short-term trade receivables                                                   | 131        | 67,240,063,337         | Short-term trade receivables                                        | 131        | 67,240,063,337         | -                 |
| Short-term advances to suppliers                                               | 132        | 459,902,536            | Short-term advances to suppliers                                    | 132        | 459,902,536            | -                 |
| Short-term loan receivables                                                    | 135        | 120,800,000,000        |                                                                     |            |                        | 120,800,000,000   |
| Other short-term receivables                                                   | 136        | 31,473,805,844         | Other short-term receivables                                        | 135        | 425,152,106            | 31,048,653,738    |
| Short-term allowance for doubtful debts                                        | 137        | (63,955,293,355)       | Short-term allowance for doubtful debts                             | 136        | (63,955,293,355)       | -                 |
| <b>Other short-term assets</b>                                                 | <b>150</b> | <b>1,083,888,119</b>   | <b>Other short-term assets</b>                                      | <b>160</b> | <b>1,083,888,119</b>   | -                 |
| Deductible value added tax                                                     | 152        | 833,888,119            | Deductible value added tax                                          | 162        | 833,888,119            | -                 |
| Taxes and other receivables from the State budget                              | 153        | 250,000,000            | Taxes and other receivables from the State budget                   | 163        | 250,000,000            | -                 |
| <b>Long-term financial investments</b>                                         | <b>250</b> | <b>437,596,476,026</b> | <b>Long-term financial investments</b>                              | <b>260</b> | <b>437,596,476,026</b> | -                 |
| Investments in subsidiaries                                                    | 251        | 619,120,000,000        | Investments in subsidiaries                                         | 261        | 619,120,000,000        | -                 |
| Investments in joint ventures and associates                                   | 252        | 147,000,000,000        | Investments in joint ventures and associates                        | 262        | 147,000,000,000        | -                 |
| Equity investments in other entities                                           | 253        | 198,660,000            | Equity investments in other entities                                | 263        | 198,660,000            | -                 |
| Allowances for impairment of long-term financial investments                   | 254        | (328,722,183,974)      | Allowance for impairment of long-term investments in other entities | 264        | (328,722,183,974)      | -                 |
| <b>Other long-term assets</b>                                                  | <b>260</b> | <b>7,213,073,622</b>   | <b>Other long-term assets</b>                                       | <b>270</b> | <b>7,213,073,622</b>   | -                 |
| Long-term prepaid expenses                                                     | 261        | 7,213,073,622          | Long-term prepaid expenses                                          | 271        | 7,213,073,622          | -                 |

## Appendix 01

Separate Financial Statements for the financial year ended  
31 December 2025

| Items                                                        | Code | Amount            |
|--------------------------------------------------------------|------|-------------------|
| <b>RESOURCES</b>                                             |      |                   |
| Payables to employees                                        | 314  | 38,843,500        |
| Short-term accrued expenses                                  | 315  | 2,108,909,396     |
| Other short-term payables                                    | 319  | 8,466,604         |
| Short-term borrowings and finance lease liabilities          | 320  | 9,410,200,000     |
| Other long-term payables                                     | 337  | 9,800,000,000     |
| Long-term borrowings and finance lease liabilities           | 338  | 101,140,150,000   |
| Retained earnings                                            | 421  | (319,428,241,756) |
| - Retained earnings/(losses) accumulated to the prior period | 421a | (288,940,820,576) |
| - Retained earnings/(losses) of the current period           | 421b | (30,487,421,180)  |

## Adjustments in accordance with Circular No. 99/2025/TT-BTC

| Items                                                        | Code | Amount (restated) | Difference |
|--------------------------------------------------------------|------|-------------------|------------|
| Payables to employees                                        | 315  | 38,843,500        | -          |
| Short-term accrued expenses                                  | 316  | 2,108,909,396     | -          |
| Other short-term payables                                    | 320  | 8,466,604         | -          |
| Short-term borrowings and finance lease liabilities          | 321  | 9,410,200,000     | -          |
| Other long-term payables                                     | 338  | 9,800,000,000     | -          |
| Long-term borrowings and finance lease liabilities           | 339  | 101,140,150,000   | -          |
| Retained earnings                                            | 420  | (319,428,241,756) | -          |
| - Retained earnings/(losses) accumulated to the prior period | 420a | (288,940,820,576) | -          |
| - Retained earnings/(losses) of the current period           | 420b | (30,487,421,180)  | -          |

Financial Statements for the accounting period ended 30  
June 2025

| Items                                             | Code | Amount         |
|---------------------------------------------------|------|----------------|
| <b>Interim Separate Profit and Loss Statement</b> |      |                |
| Financial income                                  | 21   | 4,792,310,648  |
| Financial expenses                                | 22   | 25,970,679,980 |
| <i>In which: Interest expense</i>                 | 23   | 45,473,064     |
| <b>Interim Separate Cash Flow Statement</b>       |      |                |
| Increase/(Decrease) in prepaid expenses           | 12   | 112,693,583    |
| Interest paid                                     | 14   | (28,808,954)   |

## Adjustments in accordance with Circular No. 99/2025/TT-BTC

| Items                                             | Code | Amount         | Difference |
|---------------------------------------------------|------|----------------|------------|
| <b>Interim Separate Profit and Loss Statement</b> |      |                |            |
| Financial income                                  | 22   | 4,792,310,648  | -          |
| Financial expenses                                | 23   | 25,970,679,980 | -          |
| <i>In which: Interest expense</i>                 | 24   | 45,473,064     | -          |
| <b>Interim Separate Cash Flow Statement</b>       |      |                |            |
| Increase/(Decrease) in prepaid expenses           | 12   | 112,693,583    | -          |
| Interest paid                                     | 14   | (28,808,954)   | -          |

