

Số: 262 /PP-TCKT
No.: 262 /PP-TCKT

Thành phố Hồ Chí Minh, ngày 28 tháng 08 năm 2026
Ho Chi Minh City, 28 August 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội (HNX)
To: Hanoi Stock Exchange (HNX)

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT- BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, **Tổng Công Ty Cổ phần Phong Phú** (MCK: PPH) thực hiện công bố thông tin báo cáo tài chính (BCTC) bán niên soát xét năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Phong Phu Corporation (Stock code: PPH) would like to disclose the reviewed interim financial statements for the first six months of fiscal year 2026 with Hanoi Stock Exchange as follows:

1. Tên tổ chức/ Name of Organization: TỔNG CÔNG TY CỔ PHẦN PHONG PHÚ/ Phong Phu Corporation

- Mã chứng khoán/ Stock code: PPH
- Địa chỉ/ Address: 48 Tầng Nhon Phú, Phường Tăng Nhon Phú, Tp. HCM/ No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City, Vietnam.
- Điện thoại liên hệ/ Tel: 02822101693
- Website: www.phongphucorp.com

2. Nội dung thông tin công bố/ Content of information disclosure:

- **BCTC bán niên soát xét năm 2026** theo quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC gồm/ *Reviewed interim financial statements for the first six months of fiscal year 2026 in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC, including:*

☐ BCTC riêng (Tổ chức không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ *Separate Interim Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);*

☐ BCTC hợp nhất (Tổ chức có công ty con)/ *Consolidated Interim Financial Statements (Listed organizations have subsidiaries);*

☒ BCTC tổng hợp (Tổ chức có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Interim Financial Statements (Listed organizations has an accounting units directly under its own accounting system).*

- **Các trường hợp thuộc diện phải giải trình nguyên nhân/ Cases in which the cause must be explained:**



+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC bán niên soát xét năm 2026 / *The auditing organization expresses an opinion that is not a fully accepted opinion for reviewed interim financial statements for the first six months of fiscal year 2026:*

☐ Có/ Yes

☒ Không/ No

Văn bản giải trình trong trường hợp tích có / *Explanatory documents in case of a "Yes" answer:*

☐ Có/ Yes

☐ Không/ No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC bán niên soát xét năm 2026)/ *Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for reviewed interim financial statements for the first six months of fiscal year 2026):*

☐ Có/ Yes

☒ Không/ No

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of a "Yes" answer:*

☐ Có/ Yes

☐ Không/ No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại Báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước?/ *The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year?*

☒ Có/ Yes

☐ Không/ No

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of a "Yes" answer:*

☒ Có/ Yes

☐ Không/ No

+ Lợi nhuận sau thuế trong kỳ báo cáo có bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại? / *The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa?*

☐ Có/ Yes

☒ Không/ No

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of a "Yes" answer:*

☐ Có/ Yes

☐ Không/ No

Thông tin này được công bố trên trang thông tin điện tử của Công ty vào ngày: 28/08/2026 tại đường dẫn/ *This information was published on the Company's website on 28 August 2026 at the link: <http://www.phongphucorp.com/shareholder/bao-cao-tai-chinh.html>.*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung thông tin công bố./ *We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.*

Đại diện tổ chức/ Organization Representative

Người đại diện theo pháp luật/ *Legal Representative*

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

(Signature, full name, position, and company seal)

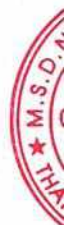
TỔNG GIÁM ĐỐC/ GENERAL DIRECTOR



DƯƠNG KHUÊ

**COMBINED
INTERIM FINANCIAL STATEMENTS**
FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2026

PHONG PHU CORPORATION



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GENERAL INFORMATION**Corporate information**

Phong Phu Corporation (hereinafter referred to as "the Corporation") is a company formed by equitizing the former State-owned company in line with the Decision No. 06/2007/QĐ-BCN dated 11 January 2007 of the Minister of Industry (now is the Ministry of Industry and Trade). The Corporation has been operating under the Business Registration Certificate No. 0301446006, initially registered on 20 February 2009 and 20th amended on 20 August 2025, issued by Ho Chi Minh City Department of Finance.

Head office

- Address : No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City
- Tel. : +84 (028) 66 847 979
- Fax : +84 (028) 38 406 790

The Corporation's affiliates:

Affiliates	Address
Branch of Phong Phu Corporation	No. 378 Minh Khai Street, Vinh Tuy Ward, Hanoi City
Branch of Phong Phu Corporation in Nha Trang	Km1447, Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province
Branch of Phong Phu Corporation in Da Lat – Du Lys Hotel	No. 14 Nam Ky Khoi Nghia Street, Xuan Huong - Da Lat Ward, Lam Dong Province
Branch of Phong Phu Corporation in Ninh Thuan – Ninh Phu Fiber Factory	Hanh Tri Village, Ninh Son Commune, Khanh Hoa Province

The Corporation's principal business activities are:

- Manufacturing fibers, sewing thread, embroidery thread, woven cloth, towels, fabric, fibers, garments, readymade garments (excluding clothes, bleaching, dyeing, starching, printing and processing second-hand goods), packages (excluding scrap recycling, pulp production at the head office);
- Trading in machines, spare parts used in garment and textile industries. Trading in office equipment, electrical materials, machinery and equipment serving industrial production, checking and measuring system serving environmental experiment. Wholesaling electrical machinery and equipment, electrical materials (generators, electric motors, electric wires, equipment used in electronic boards). Wholesaling machinery and equipment, spare parts of agricultural machinery;
- Providing services of scientific researches and technology transfer;
- Breeding pigs (not at the head office);
- Afforesting and tending forest;
- Exploiting and processing forestal products;
- Executing, consulting, designing and installing civil-industrial and refrigerant electric system;
- Providing food and beverage services (not providing food and beverage services and games at the head office);
- Constructing infrastructures, industrial and urban parks, developing houses;
- Giving consulting and brokerage services in real estate;
- Kindergarten and primary education;
- Mechanical processing;
- Producing, distributing steam, hot water, air-conditioning;
- Treating sewage;
- Providing interior decoration services;
- Advertising;
- Retailing garments;



PHONG PHU CORPORATION

GENERAL INFORMATION (cont.)

- Growing bulbs with starch content, sugar cane, tobacco including rustic tobacco, plants or crops in order to harvest thread or fiber, plants or crops with oil seeds or nuts containing oil, pepper, rubber, coffee, tea, bean of all types, ornamentals and flowers (not at the head office).

Board of Directors and Management

The Board of Directors and the Management of the Corporation during the period and up to the date of this statement include:

The Board of Directors

Full name	Position
Mr. Tran Quang Nghi	Chairman
Mr. Duong Khue	Member
Mr. Pham Phu Chung	Member
Ms. Pham Minh Huong	Member
Ms. Truong Thi Ngoc Phuong	Member

The Supervisory Board

Full name	Position
Ms. Nguyen Thi My Le	Head of the Board
Ms. Vu Thi Thuy Duong	Member
Mr. Le Hong Linh	Member

The Management

Full name	Position
Mr. Duong Khue	General Director
Ms. Le Thi Hoang Trang	Deputy General Director
Mr. Pham Phu Chung	Deputy General Director
Mr. Ly Anh Tai	Deputy General Director
Mr. Nguyen Van Nhiem	Managing Director
Mr. Doan Kien	Managing Director
Ms. Truong Thi Ngoc Phuong	Managing Director

Legal representative

The legal representative of the Corporation during the period and up to the date of this statement is Mr. Duong Khue – General Director.

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed as the Corporation's independent auditor.



STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Phong Phu Corporation (hereinafter referred to as "the Corporation") presents this statement together with the Combined Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Combined Interim Financial Statements that give a true and fair view of the financial position, the financial performance and the cash flows of the Corporation during the period. In order to prepare these Combined Interim Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state whether applicable accounting standards have been followed or not, and all the differences subject to any material departures are disclosed and explained in the Combined Interim Financial Statements;
- prepare the Combined Interim Financial Statements of the Corporation on a going-concern basis unless it is inappropriate to presume that the Corporation will continue in business;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Combined Interim Financial Statements.

The Board of Management is responsible for ensuring that proper accounting records are maintained to accurately reflect, with reasonable accuracy at any time, the financial position of the Corporation and that such accounting records comply with the applicable accounting framework. The Board of Management is also responsible for safeguarding the Corporation's assets and, accordingly, for taking reasonable measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that it has complied with the above requirements in the preparation of these Combined Interim Financial Statements.

Statement of the Board of Management

In the Board of Management's opinion, the Combined Interim Financial Statements give a true and fair view of the financial position of the Corporation as of 30 June 2026 and of its combined interim financial performance and combined interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Combined Interim Financial Statements.

For and on behalf of the Board of Management,



Duong Khue

General Director

Date: 27 August 2026



No. 1.1362/26/TC-AC

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
PHONG PHU CORPORATION**

We have reviewed the accompanying Combined Interim Financial Statements of Phong Phu Corporation (hereinafter referred to as "the Corporation"), which were prepared on 24 August 2026 (from page 07 to page 58), comprising the Combined Interim Statement of Financial Position as of 30 June 2026, the Combined Interim Income Statement, the Combined Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Combined Interim Financial Statements.

Responsibility of the Board of Management

The Corporation's Board of Management is responsible for the preparation, true and fair presentation of the Combined Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Combined Interim Financial Statements; and responsible for such internal control as the Board of Management determines necessary to enable the preparation and presentation of the Combined Interim Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on these Combined Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review of interim financial information performed by 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 the 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.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Combined Interim Financial Statements do not give a true and fair view, in all material respects, of the combined financial position of Phong Phu Corporation as of 30 June 2026 and of its combined interim financial performance and combined interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Combined Interim Financial Statements.



Emphasis of matter

Without qualifying our opinion above, we would like to draw attention to Note No. VIII.7 in the Notes to the Combined Interim Financial Statements regarding the transfer of Residence Area project in Phuoc Long Ward, Ho Chi Minh City between Saigon Agriculture Incorporation and the Corporation. The Corporation accordingly made the provision for loss payable to Saigon Agriculture Incorporation on the basis of the loss determined at the transfer date under the Judgment dated 18 December 2021 and the Appellate Judgments dated 08, 09 and 15 June 2022 of the People's Court of Ho Chi Minh City. The Corporation also handed over the project assets and relevant invoices to Saigon Agriculture Incorporation. Currently, the Corporation is working with Saigon Agriculture Incorporation to resolve civil issues (if any) arising from the cancellation of the project transfer contract, in accordance with the guidance of competent authorities and regulations of applicable laws.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Hoang Thai Vuong

Partner

Audit Practice Registration Certificate No. 2129-2023-008-1

Authorized Signatory

Ho Chi Minh City, 27 August 2026



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

COMBINED INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As of 30 June 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		1,144,979,311,756	1,061,567,519,205
I. Cash and cash equivalents	110	V.1	38,010,965,060	40,169,698,283
1. Cash	111		38,010,965,060	20,169,698,283
2. Cash equivalents	112		-	20,000,000,000
II. Short-term financial investments	120		478,002,511,168	430,721,706,198
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Short-term held-to-maturity investments	123	V.2a	478,002,511,168	430,721,706,198
4. Provisions for impairment of short-term held-to-maturity investments	124		-	-
5. Other short-term investments	125		-	-
6. Provisions for impairment of other short-term investments	126		-	-
III. Short-term receivables	130		493,519,511,155	443,909,740,564
1. Short-term trade receivables	131	V.3	406,228,696,216	358,748,494,460
2. Short-term advances to suppliers	132	V.4	9,180,610,323	9,885,451,867
3. Short-term intra-company receivables	133		-	-
4. Receivables from construction contracts under percentage of completion method	134		-	-
5. Other short-term receivables	135	V.5a	110,529,258,173	109,689,747,797
6. Allowance for short-term doubtful debts	136	V.6	(32,419,931,943)	(34,414,831,946)
7. Shortage of assets awaiting resolution	137		878,386	878,386
IV. Inventories	140		134,900,057,995	141,719,447,600
1. Inventories	141	V.7	136,329,951,138	143,183,469,760
2. Allowance for devaluation of inventories	142	V.7	(1,429,893,143)	(1,464,022,160)
V. Current biological assets	150		-	-
1. Short-term livestock intended for one-time harvest	151		-	-
2. Short-term seasonal or one-time harvest crops	152		-	-
3. Provisions for impairment of current biological assets	153		-	-
VI. Other current assets	160		546,266,378	5,046,926,560
1. Short-term deferred expenses	161	V.8a	324,266,868	-
2. Deductible VAT	162		-	1,170,812,893
3. Taxes and other receivables from the State	163	V.16	221,999,510	3,876,113,667
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City
COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Combined Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	200		1,510,831,975,686	1,541,614,664,907
I. Long-term receivables	210		128,186,368,441	127,550,998,510
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215	V.5b	128,186,368,441	127,550,998,510
6. Allowance for long-term doubtful debts	216		-	-
II. Fixed assets	220		672,431,219,516	703,048,125,884
1. Tangible fixed assets	221	V.9	672,340,755,833	702,951,631,295
- Historical cost	222		1,929,508,938,071	1,911,695,281,952
- Accumulated depreciation	223		(1,257,168,182,238)	(1,208,743,650,657)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	90,463,683	96,494,589
- Initial cost	228		583,927,273	583,927,273
- Accumulated amortization	229		(493,463,590)	(487,432,684)
III. Non-current biological assets	230		-	-
1. Bearer animals	231		-	-
a) Immature bearer animals	232		-	-
b) Mature bearer animals	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation	235		-	-
2. Long-term livestock intended for one-time harvest	236		-	-
3. Long-term seasonal or one-time harvest crops	237		-	-
4. Provisions for impairment of non-current biological assets	238		-	-
IV. Investment property	240		-	-
- Historical cost	241		-	-
- Accumulated depreciation	242		-	-
V. Non-current assets in process	250		4,141,099,556	9,514,662,040
1. Long-term work in process	251		-	-
2. Construction in progress	252	V.11	4,141,099,556	9,514,662,040
VI. Long-term financial investments	260		697,537,455,730	695,970,858,731
1. Investments in subsidiaries	261	V.2b	258,850,000,000	258,850,000,000
2. Investments in joint ventures and associates	262	V.2b	371,267,159,796	371,267,159,796
3. Equity investments in other entities	263	V.2b	107,581,427,637	107,581,427,637
4. Provisions for impairment of long-term investments in other entities	264	V.2b	(40,161,131,703)	(41,727,728,702)
5. Long-term held-to-maturity investments	265		-	-
6. Provisions for impairment of long-term held-to-maturity investments	266		-	-
VII. Other non-current assets	270		8,535,832,443	5,530,019,742
1. Long-term deferred expenses	271	V.8b	8,535,832,443	5,530,019,742
2. Deferred income tax assets	272	V.12	-	-
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS	280		2,655,811,287,442	2,603,182,184,112

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Combined Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		821,474,231,786	977,997,957,251
I. Current liabilities	310		643,004,223,769	786,761,759,171
1. Short-term trade payables	311	V.13	212,472,553,133	216,567,533,082
2. Short-term advances from customers	312	V.14	115,584,222,170	119,521,996,176
3. Payables for dividends and profit distributions	313	V.15	685,113,735	685,113,735
4. Short-term taxes and amounts payable to the State budget	314	V.16	12,585,193,745	2,986,756,875
5. Payables to employees	315	V.17	22,707,484,824	41,537,476,894
6. Short-term accrued expenses	316	V.18	5,105,930,947	3,893,383,288
7. Short-term intra-company payables	317		-	-
8. Short-term payables relating to construction contracts under percentage of completion method	318		-	-
9. Short-term deferred revenue	319	V.19a	4,025,127,057	4,099,518,119
10. Other short-term payables	320	V.20a,c	44,789,375,606	21,557,520,195
11. Short-term borrowings and financial lease liabilities	321	V.21a,c	126,188,555,713	295,421,698,439
12. Provisions for short-term payables	322	V.22	62,473,188,366	62,473,188,366
13. Bonus and welfare fund	323	V.23	36,387,478,473	18,017,574,002
14. Price stabilization fund	324		-	-
15. Trading Government bonds	325		-	-
II. Non-current liabilities	330		178,470,008,017	191,236,198,080
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for working capital received	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term deferred revenue	337	V.19b	15,359,658,225	17,075,497,775
8. Other long-term payables	338	V.20b,c	13,529,406,000	13,999,742,000
9. Long-term borrowings and financial lease liabilities	339	V.21b,c	149,580,943,792	160,160,958,305
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liability	342		-	-
13. Provisions for long-term payables	343		-	-
14. Science and technology development fund	344		-	-

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Combined Interim Statement of Financial Position (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		1,834,337,055,656	1,625,184,226,861
1. Owner's capital	411	V.24	746,708,910,000	746,708,910,000
- Ordinary shares with voting rights	411a		746,708,910,000	746,708,910,000
- Preferred shares	411b		-	-
2. Share premiums	412	V.24	32,368,276,001	32,368,276,001
3. Bond conversion options	413		-	-
4. Other owner's capital	414	V.24	37,335,440,000	-
5. Share repurchases	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.24	558,150,904,476	492,173,636,476
9. Other equity funds	419		-	-
10. Retained profit	420	V.24	459,773,525,179	353,933,404,384
- Retained profit to the end of the previous period	420a		136,808,424,384	353,933,404,384
- Retained profit for the current period	420b		322,965,100,795	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		2,655,811,287,442	2,603,182,184,112

Approved on 24 August 2026


 Nguyen Thi Thuy
 Preparer


 Le Thi Tu Anh
 Chief Accountant


 Duong Khue
 Legal representative


PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

COMBINED INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2026

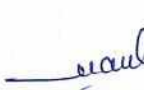
Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	812,571,682,052	874,361,643,934
2. Revenue deductions	02	VI.2	296,583,485	105,229,034
3. Net revenue from sales of goods and provisions of services	10		812,275,098,567	874,256,414,900
4. Cost of sales	11	VI.3	660,574,667,277	751,727,302,817
5. Gross profit from sales of goods and provisions of services	20		151,700,431,290	122,529,112,083
6. Gain/loss on disposal, liquidation of investment properties	21		-	-
7. Financial income	22	VI.4	283,053,751,163	260,895,027,267
8. Financial expenses	23	VI.5	5,019,029,483	26,709,156,410
In which: Interest expenses	24		6,223,115,314	16,826,155,881
9. Selling expenses	25	VI.6	7,735,301,312	8,746,170,385
10. General and administrative expenses	26	VI.7	89,968,052,657	98,965,757,751
11. Net operating profit	30		332,031,799,001	249,003,054,804
12. Other income	31	VI.8	588,658,856	270,109,825
13. Other expenses	32	VI.9	15,698,813	1,410,929,779
14. Other profit/(loss)	40		572,960,043	(1,140,819,954)
15. Total accounting profit before tax	50		332,604,759,044	247,862,234,850
16. Current income tax	51	V.16	9,472,991,583	-
17. Deferred income tax	52		-	-
18. Profit after tax	60		<u>323,131,767,461</u>	<u>247,862,234,850</u>
19. Basic earnings per share	70	VI.10		
20. Diluted earnings per share	71	VI.10		

Approved on 24 August 2026



 Nguyen Thi Thuy
 Preparer



 Le Thi Tu Anh
 Chief Accountant



 Dương Khue
 Legal representative

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

INTERIM CASH FLOW STATEMENT

(Full form)

(Indirect method)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		332,604,759,044	247,862,234,850
2. Adjustments for:				
- Depreciation/Amortization of fixed assets and investment properties	02	V.9, 10	48,430,562,487	49,505,212,417
- Provisions and allowances	03	V.2b, 6, 7	(3,595,626,019)	1,182,670,230
- Exchange gain/loss due to revaluation of monetary items in foreign currencies	04	VI.4, 5	(590,658,544)	15,658,465,645
- Gain/loss from investing and financing activities	05	VI.4	(281,924,461,465)	(259,824,124,546)
- Borrowing costs	06	VI.5	6,223,115,314	16,826,155,881
- Other adjustments	07		-	-
3. Operating profit before movements in working capital	08		101,147,690,817	71,210,614,477
- Increase/decrease of receivables	09		(41,827,175,213)	(260,495,529,139)
- Increase/decrease of inventories	10		6,853,518,622	203,628,694,353
- Increase/decrease of payables	11		(2,367,207,703)	10,458,477,961
- Increase/decrease of deferred expenses	12		(3,330,079,569)	(291,993,276)
- Increase/decrease of trading securities	13		-	-
- Interest expenses paid	14	V20a; 21a; VI.5;	(7,103,391,955)	(22,688,972,324)
- Corporate income tax paid	15	V.16	(3,000,000,000)	(29,729,199)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.23, 24	(20,938,143,195)	(15,756,526,678)
Net cash flows generated from/(used in) operating activities	20		29,435,211,804	(13,964,963,825)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.9, 11, VII	(11,521,999,943)	(51,841,092,006)
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2a	(464,332,640,586)	(451,015,409,106)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2a	417,051,835,616	495,000,000,000
5. Equity investments in other entities	25	V.5b	(635,369,931)	(14,400,000,000)
6. Cash recovered from equity investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.5a; VI.4; VII	282,643,928,513	200,407,527,735
Net cash flows generated from investing activities	30		223,205,753,669	178,151,026,623

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Combined Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.21a	46,026,542,992	16,951,442,907
4. Repayment for borrowing principal	34	V.21a	(226,152,611,527)	(36,997,765,487)
5. Payment for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.15, 24	(74,670,891,000)	(141,111,854,775)
<i>Net cash flows used in financing activities</i>	<i>40</i>		<i>(254,796,959,535)</i>	<i>(161,158,177,355)</i>
Net cash flows during the period	50		(2,155,994,062)	3,027,885,443
Beginning cash and cash equivalents	60	V.1	40,169,698,283	48,821,827,874
Effects of fluctuations in foreign exchange rates	61		(2,739,161)	-
Ending cash and cash equivalents	70	V.1	38,010,965,060	51,849,713,317

Approved on 24 August 2026

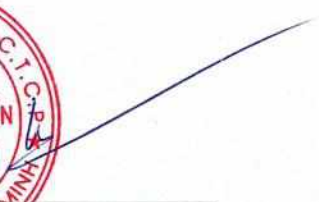


 Nguyen Thi Thuy
 Preparer



 Le Thi Tu Anh
 Chief Accountant





 Duong Khue
 Legal representative

This statement should be read in conjunction with the Notes to the Combined Interim Financial Statements



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

NOTES TO THE COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

I. GENERAL INFORMATION**1. Investment form**

Phong Phu Corporation (hereinafter referred to as "the Corporation") is a joint stock company.

2. Business fields

The Corporation operates in the industrial manufacturing, trading and servicing sectors.

3. Principal business activities

The principal business activities of the Corporation are manufacturing and trading in fibers, cloth, towels, sewing thread, embroidery thread, garments and fashion clothes (excluding bleaching, dyeing, starching and printing on the textile, sewed, knitted products, processing second-hand goods); trading in silk, thread, textile fibers and garments, etc.

4. Normal operating cycle

The Corporation's normal operating cycle is within 12 months.

5. The Corporation's structure***Subsidiaries***

Subsidiaries	Address	Principal business activities	Percentage of equity	Percentage of benefit	Percentage of voting right
Phong Phu Home Textile Joint Stock Company	Hanh Tri Village, Ninh Son Commune, Khanh Hoa Province	Manufacturing, trading in cotton, fibers, fabric, garments; trading in chemicals, dye, machinery and equipment of textile and garment industries	90%	90%	90%
Nam Duong Phu Joint Stock Company (*)	No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City	Manufacturing, trading in cotton, fibers	76.59%	76.59%	96.33%

- (*) According to the Charter of Nam Duong Phu Joint Stock Company, the Corporation invests in Nam Duong Phu Joint Stock Company at the percentage of voting right and percentage of benefit of 48%, and Phong Phu Home Textile Joint Stock Company invests in Nam Duong Phu Joint Stock Company at the percentage of voting right and percentage of benefit of 10%. As of the reporting date, the shareholders of Nam Duong Phu Joint Stock Company have not fully contributed the registered charter capital; therefore, the Corporation's percentage of voting right and percentage of benefit in Nam Duong Phu Joint Stock Company are corresponding to the direct contribution rate of 76.59%. The Corporation's direct voting right percentage is 76.59% and the indirect voting right percentage through Phong Phu Home Textile Joint Stock Company is 19.74%.



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Combined Interim Financial Statements (cont.)*Joint ventures and associates*

Companies	Address	Principal business activities	Percentage of equity	Percentage of benefit	Percentage of voting right
Coats Phong Phu Limited Liability Company	No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City	Manufacturing and trading in cotton, fibers	35.65%	30.00%	35.65%
HUD Saigon Housing and Urban Development Investment Joint Stock Company	No. 159 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City	Investing, constructing and trading in real estate	21.51%	21.51%	21.51%
Dalat Garment Joint-Stock Company	No. 09 Phu Dong Thien Vuong Street, Lam Vien – Da Lat Ward, Lam Dong Province	Manufacturing and trading in textile and garment products, materials, machinery and equipment used in garment and textile industries	40.00%	40.00%	40.00%
Phong Phu Trading & Investment Promotion Corporation	No. 117 Cong Quynh Street, Cau Ong Lanh Ward, Ho Chi Minh City	Manufacturing, trading in cotton, imported materials; manufacturing and exporting towel of all kinds	31.71%	31.71%	31.71%
Phong Phu - Daewon - Thu Duc Housing Development Corporation	No. 378 Minh Khai Street, Vinh Tuy Ward, Hanoi City	Trading in real estate, land use right of owners, users or lessees	47.64%	47.64%	47.64%
Dong Nam Textile Joint Stock Company	No. 727 Au Co Street, Tan Phu Ward, Ho Chi Minh City	Manufacturing textile products	35.99%	35.99%	35.99%
Nha Trang Textile & Garment Joint Stock Company	Km 1447, Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province	Manufacturing textile products	23.89%	23.89%	23.89%

These notes form an integral part of and should be read in conjunction with the Combined Interim Financial Statements



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Combined Interim Financial Statements (cont.)

Affiliates which are not legal entities and do the accounts recording dependently

Affiliates	Address
Branch of Phong Phu Corporation	No. 378 Minh Khai Street, Vinh Tuy Ward, Hanoi City
Branch of Phong Phu Corporation in Nha Trang	Km 1447, Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province
Branch of Phong Phu Corporation in Da Lat – Du Lys Hotel	No. 14 Nam Ky Khoi Nghia Street, Xuan Huong - Da Lat Ward, Lam Dong Province
Branch of Phong Phu Corporation in Ninh Thuan – Ninh Phu Fiber Factory	Hanh Tri Village, Ninh Son Commune, Khanh Hoa Province

6. Headcount

As of the reporting date, the Corporation's headcount is 689 (headcount at the beginning of the year: 663).

7. Statement of information comparability on the Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period. During the period, the Corporation adopted the Vietnamese Enterprise Accounting System, which was issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the Combined Interim Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" column and the "Previous period" column in the Combined Interim Financial Statements have been restated in accordance with the new classifications and names specified in Circular 99 to ensure comparability. These changes do not affect the Corporation's total assets, total liabilities, owner's equity and after-tax profit.

8. Other information

The Corporation's shares have been registered for trading on UPCoM (Unlisted Public Company Market) of the Hanoi Stock Exchange with the stock code "PPH" pursuant to Decision No. 626/QĐ-SGDHN dated 16 August 2017 of the Hanoi Stock Exchange. The first trading date was 23 August 2017.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY UNIT

1. Accounting period

The Corporation's accounting period is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Corporation's transactions are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Corporation applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99 and other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Combined Interim Financial Statements.



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Combined Interim Financial Statements (cont.)

2. Statement of the compliance with the Accounting Standards and System

The Corporation's Board of Management has complied with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Combined Interim Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

The Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

The Corporation's affiliates have their own accounting sections but do the accounts recording dependently. The Combined Interim Financial Statements of the whole Corporation are prepared on the basis of combining the Interim Financial Statements of the Head Office and those of affiliates authorized to prepare the Interim Financial Statements. Internal transactions and balances between the Head Office and affiliates, as well as among affiliates, are eliminated for preparation of the Combined Interim Financial Statements.

2. Foreign currency transactions

Transactions denominated in foreign currencies are translated at the spot exchange rate at the date of transaction. The balances of monetary items denominated in foreign currencies at the reporting date (excluding foreign currency-denominated receivables for which an allowance for doubtful debts has been made) are revalued at the average buying and selling rates applicable to wire transfer exchange rate of each bank.

Exchange differences arising from the transactions denominated in foreign currency during the period, are recognized in financial income (if a gain) or financial expenses (if a loss). Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the reporting date are presented on the basis of net amount of total gains and total losses arising from the revaluation of such items and are recognized in financial income (if a gain) or financial expenses (if a loss).

3. Cash and cash equivalents

Cash includes cash on hand, cash in bank and cash in transit. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (calculated from the date of purchase to the maturity date), which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

4. Financial investments

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Corporation has the intention and ability to hold it to maturity. The Corporation's held-to-maturity investments include time deposits held to maturity for the purpose of collecting periodic interest. Interest income is recognized in financial income on an accrual basis.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or no longer exists in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Combined Interim Financial Statements (cont.)

Investments in subsidiaries, joint ventures and associates

Subsidiary

A subsidiary is an entity controlled by the Corporation. Control is achieved when the Corporation has the ability to control the financial and operating policies of the investee in order to obtain economic benefits from the activities of that enterprise.

Joint ventures

A joint venture is an entity which is established by a contractual arrangement whereby the Corporation and the involved parties undertake an economic activity that is subject to joint control. Joint control is understood as the requirement for strategic decisions regarding the operating and financial policies of the joint venture to be made with the consent of all parties involved in the joint venture.

Associates

An associate is an entity over which the Corporation has significant influence but not control over its financial and operating policies. Significant influence is demonstrated by the right to participate in decisions regarding the financial and operating policies of the investee but not to control these policies.

Initial recognition

Investments in subsidiaries, joint ventures and associates are initially recognized at cost, comprising acquisition cost or capital contributions plus any directly attributable transaction cost (such as transaction costs and fees for brokerage, consultancy, audit, other charges, taxes and bank charges among others). In case the Corporation borrows funds to invest in subsidiaries, joint ventures and associates, the interest expenses are recognized in the financial expenses and are not capitalized. Where an investment is acquired through the transfer of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are subsequently measured at cost.

Dividends and profits incurred prior to the acquisition of investments are deducted from the investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Corporation's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in subsidiaries, joint ventures and associates

A provision for impairment of investments in subsidiaries, joint ventures and associates is recognized when the subsidiaries, joint ventures and associates incur losses or the investment is impaired and the Corporation might incur a loss of capital. The provision amount is determined by multiplying the Corporation's actual paid-in ownership interest (%) in the subsidiaries, joint ventures and associates as at the end of the accounting period by the difference between the actual capital contributed by all owners and the equity of subsidiaries, joint ventures and associates as at the same date. If the subsidiaries, joint ventures and associates are consolidated into the Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Any increase or decrease in the provisions for impairment of investments in subsidiaries, joint ventures, associates required to be recognized as of the reporting date is recorded into financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Corporation does not have control, joint control or significant influence over the investees.



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Combined Interim Financial Statements (cont.)

Investments in equity instruments of other entities are initially recognized at cost, comprising acquisition cost or capital contributions plus any directly attributable transaction cost (such as transaction costs and fees for brokerage, consultancy, audit, other charges, taxes and bank charges among others). In case the Corporation borrows funds to invest in equity instruments of other entities, the interest expenses are recognized in the financial expenses and are not capitalized. Where an investment is acquired through the transfer of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are subsequently measured at cost.

Dividends and profits incurred prior to the acquisition of investments are deducted from the investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Corporation's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or investments whose fair value can be reliably determined, the provision is based on the market value of the shares.
- For investments for which fair value cannot be reliably determined at the reporting date, an impairment provision is recognized based on the losses incurred by the investee, with the provision amount determined by multiplying the Corporation's actual paid-in ownership interest (%) in the investee as at the end of the accounting period by the difference between the actual capital contributed by all owners and the equity of investee as at the same date.

Any increase or decrease in the impairment provision for investments in equity instruments of other entities required to be recognized as of the reporting date is recorded into financial expenses.

5. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Corporation and customers who are independent to the Corporation.
- Other receivables represent receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Combined Interim Statement of Financial Position on the basis of their remaining term as of the reporting date.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- For overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue for 3 years or more.
- For doubtful debts: Allowance is made on the basis of the estimated loss.

Increases or decreases in the obligatory allowance for doubtful debts as of the reporting date are recorded into general and administrative expenses.



PHONG PHU CORPORATION

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COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Combined Interim Financial Statements (cont.)

6. Inventories

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

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- For work-in-process: Costs include costs of main materials, labor and other directly attributable expenses.
- For finished goods: Costs comprise costs of materials, direct labor and directly attributable general manufacturing expenses allocated on the basis of normal operations.

Inventory costs are determined using the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance for devaluation of inventories as of the reporting date are recorded into costs of sales.

Spare parts, standby equipment held for use for more than 12 months or beyond the Corporation's normal operating cycle, and work in progress with production or circulation periods extending beyond the normal operating cycle, are not classified as inventories but are presented as non-current assets in the Combined Interim Statement of Financial Position.

7. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Combined Interim Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be re-classified as short-term when preparing the Combined Interim Financial Statements.

The Corporation allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses. The timing and method of allocating deferred expenses are as follows:

Land use right

Expenses on transfer of land use right include the actual expenses paid for the transferred land being used by the Corporation. Expenses on transfer of definite land use right are allocated over the term specified in Land Use Right Certificate.

Repair expenses

Repair expenses include the actual expenses used to repair offices for lease, machinery and equipment. These expenses are allocated into costs on a straight-line basis over an estimated useful life of no more than 3 years.



PHONG PHU CORPORATION

Address: No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City

COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Notes to the Combined Interim Financial Statements (cont.)

Expenses of tools

Expenses on tools put into use are allocated into costs on a straight-line basis over an estimated useful life of no more than 3 years.

8. **Tangible fixed assets**

Tangible fixed assets are presented at historical cost minus any accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Corporation to acquire the assets up to the time when it is brought to its working condition for its intended use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Corporation. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the period. Costs of routine repair and maintenance of tangible fixed assets are recognized into operation costs in the period in which they are incurred. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted as necessary. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 40
Machinery and equipment	05 – 15
Vehicles	06 – 10
Office equipment	03 – 08

9. **Intangible fixed assets**

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.

Initial cost of intangible fixed assets includes all costs incurred by the Corporation to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial cost and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

The Corporation's intangible fixed asset consists solely of computer software. Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software includes all directly attributable costs incurred by the Corporation up to the date the software is available to use. The computer software is amortized on a straight-line basis over 2–5 years.



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Notes to the Combined Interim Financial Statements (cont.)

10. Construction in progress

Construction in progress reflects costs directly related to assets under construction, machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognized in operating expenses during the period. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the expenses are recognized as deferred expenses and amortized to operating expenses over the period until the next scheduled repair or maintenance.

11. Business Cooperation Contract

A Business Cooperation Contract ("BCC") is a contractual agreement between two or more parties to jointly conduct economic activities without establishing a separate legal entity. The applicable accounting method is determined based on the substance of each arrangement, and in particular, whether the parties have joint control over the relevant activities. The joint control exists when decisions relating to the relevant activities of the BCC require the consent of all parties sharing control, irrespective of their respective ownership interest or the legal form of the arrangement.

In all cases, where the Corporation receives cash or assets contributed by other parties to the BCC, such amounts are recognized as liabilities and are not recognized as owner's equity.

BCCs with joint control

Depending on the nature and form of the contract, the Corporation applies the appropriate accounting method for one of the following three forms of joint control:

BCCs in the form of jointly controlled assets

The Corporation recognizes in its Combined Interim Financial Statements:

- The Corporation's share of the jointly controlled assets, classified according to the nature of assets.
- Liabilities separately incurred by the Corporation and its share of joint liabilities to be borne.
- Income from the sale or use of the Corporation's allocated share of output.
- Expenses incurred by the Corporation and its share of expenses incurred in connection with the BCC.

BCCs in the form of jointly controlled operations

This form of cooperative arrangement does not result in the establishment of a separate legal entity. The Corporation recognizes the following in its Combined Interim Financial Statements:

- Assets controlled by the Corporation.
- Liabilities incurred by the Corporation.
- Its share of revenue from the sale of goods or provisions of services generated by the BCC.
- Expenses incurred by the Corporation in connection with the BCC.



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Under a BCC with product-sharing arrangement, the Corporation periodically receives its allocated share of products based on the Product Allocation Schedule and the Product Delivery Note prepared by the BCC's accounting department. These documents form the basis for recognizing the value of the allocated products in inventories or the appropriate asset category.

BCCs under the post-tax profit-sharing arrangement

Under this arrangement, the parties are entitled to share in the profits of the BCC only to the extent that the BCC generates profits and are responsible for their agreed share of any losses incurred by the BCC.

Where the Corporation is responsible for the accounting for tax purposes and the tax finalization of the BCC, the Corporation records all revenue and expenses incurred by the BCC in its accounting records for the purpose of determining the BCC's operating results and tax liabilities. However, the Corporation recognizes in its Combined Interim Income Statement only the portion of revenue and expenses corresponding to its contractual share of the BCC's results.

Where the Corporation is not responsible for the accounting for tax purposes and the tax finalization of the BCC, the Corporation recognizes in its Combined Interim Income Statement its share of the revenue and expenses of the BCC, based on the Revenue and Expense Allocation Schedule provided by the party responsible for the BCC's accounting.

Accounting upon the termination of a jointly controlled BCC or the Corporation's withdrawal from the BCC

For BCCs in the form of jointly controlled assets and jointly controlled operations, the assets and liabilities allocated to the Corporation upon liquidation or termination of the BCC are recognized at the agreed value. Any difference between the agreed value and the corresponding carrying amount is recognized in profit or loss in the period in which the liquidation or termination occurs.

For BCCs under the post-tax profit-sharing arrangement, the party responsible for the BCC's accounting settles all assets and liabilities recorded in the BCC's accounting records, determines the liquidation result and allocate such results to the participating parties in accordance with the contractual profit-sharing ratio. The portion allocated to the Corporation is recognized as income or expense in the period.

12. Payables and accrued expenses

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

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

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Corporation, including payables for import through entrustment.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers during the period, for which payment has not yet been made due to insufficient supporting and accounting documentation, and other accrued operation costs (such as interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are presented as short-term or long-term in the Combined Interim Statement of Financial Position based on their remaining maturities as at the reporting date.



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Notes to the Combined Interim Financial Statements (cont.)

13. Payables for dividends and profit distributions

Dividends are recognized as liabilities when the Corporation no longer has discretion to avoid the obligation to pay dividends to shareholders in accordance with the Law on Securities and the Corporation's Charter.

14. Deferred revenue

Deferred revenue comprises amounts prepaid by customers for one or more accounting periods in respect of asset leases.

Deferred revenue does not include advance payments received from customers for which the Corporation has not yet supplied products, merchandise or services; and revenue for which payment has not yet been received from asset leases or the provision of services over multiple periods.

15. Provisions for payables

Provisions are recognized when the Corporation has a present obligation (legal or constructive) as a result of a past event, the settlement of which is expected to result in an outflow of economic benefits, and a reliable estimate of the obligation can be made.

The carrying amount of a provision for payables is the best estimate of the amount required to settle the present obligations at the end of the accounting period.

The Corporation's provisions for payables represent the loss arising from the transfer of the project.

16. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amount invested by the shareholders.

Share premiums

Share premiums recognized comprise:

- The excess of the issuance price over the par value of shares issued in an IPO or additional issuance.
- The difference between the repurchase price and the re-issuance price of the Corporation's own share.
- The excess of the principal of convertible bonds over the par value of the additional shares issued upon conversion together with the full value of the bond conversion options, which is transferred to share premiums, regardless of whether the bondholders exercise their options or not.

Directly attributable costs incurred in connection with a successful share issuance are deducted from share premiums. Costs incurred in connection with an unsuccessful share issuance are recognized as financial expenses during the period.

Other owner's capital

Other owner's capital arises from the distribution of stock dividends during the period and is pending updates to the Business Registration Certificate.

17. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by a vote of the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.



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Notes to the Combined Interim Financial Statements (cont.)

18. Recognition of revenue and income

Revenue from sales of merchandise and finished goods

Revenue from sales of merchandise and finished goods shall be recognized when the Corporation satisfies its contractual obligations by transferring control of the merchandise and finished goods to the customer, provided that all of the following conditions are met:

- The Corporation transfers most of risks and benefits incident to the ownership of merchandise, products to customers.
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of revenue can be measured reliably.
- The Corporation received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when the Corporation satisfies its contractual obligations, provided that all of the following conditions are met:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Corporation received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Revenue from operating leases

Revenue from operating leases is recognized on a straight-line basis over the lease term. Rentals received in advance for several periods are recognized as revenue on a straight-line basis over the lease term.

Interest

Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

Dividends and profit received

Dividends and profit received are recognized when the Corporation is entitled to receive dividends or profit from its investing activities. For investments in entities whose securities are registered and centrally deposited with Viet Nam Securities Depository and Clearing Corporation, the recognition date is the last record date. For investments in other entities, the recognition date is decided in accordance with the Law on Enterprises and the Charter of the investee. Only dividend and profit distributions attributable to the period after the investment date are recognized in financial income. Amounts attributable to the period before the investment date are deducted from the costs of the investment. The dividends received in the form of shares are not recognized in financial income and are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.



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19. Revenue deductions

Revenue deductions only include sales returns. These items are tracked separately and included into revenue from sales of goods and provisions of services to determine net revenue for the reporting period.

In case of products, merchandise provided in the previous periods but sales returns incurred in the following period, revenue deduction is recognized as follows:

- If the revenue deductions arise prior to the issuance date of the Combined Interim Financial Statements: this constitutes a post-balance-sheet event and is recognized as a revenue deduction in the Combined Interim Financial Statements for the reporting period.
- If the revenue deductions arise after the issuance date of the Combined Interim Financial Statements: they are recognized as revenue deductions for the period in which they arise.

20. Borrowing costs

Borrowing costs are interest and other costs that the Corporation incurs in connection with the borrowing.

Borrowing costs are recognized as an expense during the period when they are incurred, unless they are qualified for capitalized borrowing costs.

Borrowing costs that are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales, are capitalized as part of that asset when it is probable that they will result in future economic benefits to the Corporation and the borrowing costs can be reliably measured.

The capitalization of borrowing costs commences when all three of the following conditions are concurrently met:

- Expenditure for the construction or production of the asset has been incurred;
- Borrowing costs have been incurred; and
- Activities necessary to prepare the asset for its intended use or sale are being undertaken.

Capitalization is suspended during periods when the construction or production process is abnormally interrupted. Capitalization stops when substantially all activities necessary to prepare the asset for its intended use or sale have been completed.

For a specific borrowing for purpose of construction or production of an asset in progress, the capitalized borrowing costs are the actual borrowing costs incurred, less any investment income on the temporary investment of those borrowings.

In the event that general borrowings are partly used for the construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings outstanding during the period, except for borrowings made specifically for the purpose of obtaining an asset.

21. Expenses

Expenses are those that result in outflows of the Corporation's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.



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When the Corporation recognizes revenue, it also recognizes the costs corresponding to generating that revenue. Such costs include those incurred in the reporting period in which the related revenue was recognized, together with costs incurred in the prior reporting periods or accrued expenses related to the revenue recognized in that period. In the event that matching principle conflicts with prudence principle, costs are recognized in accordance with the nature of the underlying transaction and the requirements of the applicable Vietnamese Accounting Standards in order to ensure true and fair representation of the transaction.

22. Corporate income tax

The Corporation's accounting policy for corporate income tax is applied in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, the Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing certain articles of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal regulations. Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax includes the tax amount computed based on the assessable income during the period and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses, non-taxable income and losses brought forward.

On a quarterly basis, the Corporation determines and recognizes the provisional corporate income tax payable based on the self-assessed tax liability. At the end of the fiscal year, the Corporation determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between carrying values of assets and liabilities serving the preparation of the Combined Interim Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expenses.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.



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When preparing the Combined Interim Statement of Financial Position, deferred income tax assets and deferred income tax liabilities are offset against each other if:

- The Corporation has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
 - The same taxable subjects; or
 - The Corporation has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

23. Related party

A party is considered a related party of the Corporation if that party has the ability to control the Corporation or exercise significant influence over the Corporation, or has power to participate in financial and operating policy decisions of the Corporation. A party is also considered a related party of the Corporation if both parties are subject to common control.

Related parties of the Corporation include:

- The Parent Company, subsidiaries, joint ventures, associates and fellow subsidiaries within the Group.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Corporation, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Corporation's operations, including the Board of Management, the supervisory Board, other management members and their close family members.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by the key management personnel or major shareholders of the Corporation and entities that share the key management personnel with the Corporation.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Corporation, including the individual's parents, spouse, children and siblings.

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

24. Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing an individual product or service or a group of related products or services, and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.



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The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business segment and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business segment. The Corporation's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Combined Interim Financial Statements of the Corporation.

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

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	1,570,645,347	2,177,865,421
Cash in bank	36,440,319,713	17,991,832,862
- Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	11,607,787,065	11,219,089,733
- Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	16,852,983,841	1,117,833,699
- Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	4,855,159,148	2,616,817,569
- Other banks	3,124,389,659	3,038,091,861
Cash equivalents	-	20,000,000,000
- 40-day deposit at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	-	20,000,000,000
Total	38,010,965,060	40,169,698,283

2. Financial investments

The financial investments of the Corporation include held-to-maturity investments and equity investments in other entities. The Corporation's financial investments are as follows:



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Notes to the Combined Interim Financial Statements (cont.)**2a. Short-term held-to-maturity investments**

Term deposits at banks are detailed as follows:

	Ending balance			Beginning balance		
	Costs	Recoverable amount	Provisions	Costs	Recoverable amount	Provisions
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	113,000,000,000	113,000,000,000	-	30,000,000,000	30,000,000,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	88,500,000,000	88,500,000,000	-	110,000,000,000	110,000,000,000	-
Vietnam International Commercial Joint Stock Bank (VIB)	80,000,000,000	80,000,000,000	-	80,000,000,000	80,000,000,000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	75,000,000,000	75,000,000,000	-	95,000,000,000	95,000,000,000	-
Southeast Asia Commercial Joint Stock Bank (SeABank)	61,700,000,000	61,700,000,000	-	50,000,000,000	50,000,000,000	-
Asia Commercial Joint Stock Bank (ACB)	59,802,511,168	59,802,511,168	-	65,721,706,198	65,721,706,198	-
Total	478,002,511,168	478,002,511,168	-	430,721,706,198	430,721,706,198	-

2b. Equity investments in other entities

	Ending balance			Beginning balance		
	Costs	Recoverable amount	Provisions	Costs	Recoverable amount	Provisions
Investments in subsidiaries	258,850,000,000	258,850,000,000	-	258,850,000,000	258,850,000,000	-
Phong Phu Home Textile Joint Stock Company ⁽ⁱ⁾	220,050,000,000	220,050,000,000	-	220,050,000,000	220,050,000,000	-
Nam Duong Phu Joint Stock Company ⁽ⁱⁱ⁾	38,800,000,000	38,800,000,000	-	38,800,000,000	38,800,000,000	-
Investments in joint ventures and associates	371,267,159,796	364,466,643,559	(6,800,516,237)	371,267,159,796	362,180,698,770	(9,086,461,026)
Coats Phong Phu Limited Liability Company ⁽ⁱⁱⁱ⁾	85,253,638,578	85,253,638,578	-	85,253,638,578	85,253,638,578	-
HUD Saigon Housing and Urban Development Investment Joint Stock Company ^(iv)	10,000,000,000	10,000,000,000	-	10,000,000,000	10,000,000,000	-
Dalat Garment Joint-Stock Company ^(v)	6,769,616,000	6,769,616,000	-	6,769,616,000	6,769,616,000	-
Phong Phu Trading & Investment Promotion Corporation ^(vi)	6,800,516,237	-	(6,800,516,237)	6,800,516,237	-	(6,800,516,237)
Phong Phu - Daewon - Thu Duc Housing Development Corporation ^(vii)	144,586,200,608	144,586,200,608	-	144,586,200,608	144,586,200,608	-
Dong Nam Textile Joint Stock Company ^(viii)	46,888,561,208	46,888,561,208	-	46,888,561,208	46,888,561,208	-
Nha Trang Textile & Garment Joint Stock Company ^(ix)	70,968,627,165	70,968,627,165	-	70,968,627,165	68,682,682,376	(2,285,944,789)
Equity investments in other entities	107,581,427,637	74,220,812,171	(33,360,615,466)	107,581,427,637	74,940,159,961	(32,641,267,676)
Binh An Garment Textile Material Accessories Joint Stock Company ^(x)	13,027,052,451	9,814,298,445	(3,212,754,006)	13,027,052,451	10,123,431,264	(2,903,621,187)
Lien Phuong Textile & Garment Corporation ^(xi)	32,288,540,334	22,389,440,505	(9,899,099,829)	32,288,540,334	22,389,440,505	(9,899,099,829)

These notes form an integral part of and should be read in conjunction with the Combined Interim Financial Statements



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	Costs	Ending balance Recoverable amount	Provisions	Costs	Beginning balance Recoverable amount	Provisions
Gia Dinh Development Corporation ^(xii)	12,533,634,095	12,533,634,095	-	12,533,634,095	12,533,634,095	-
Gia Dinh - Phong Phu Textile and Garment Corporation ^(xiii)	5,852,355,319	-	(5,852,355,319)	5,852,355,319	-	(5,852,355,319)
Vietnam Wool Joint Stock Company ^(xiv)	1,337,103,882	560,799,175	(776,304,707)	1,337,103,882	560,799,175	(776,304,707)
Viet Nam Textile Garment Materials Trading and Manufacturing Company Limited ^(xv)	11,282,879,453	2,460,640,000	(8,822,239,453)	11,282,879,453	2,870,854,970	(8,412,024,483)
Saigon - Rach Gia Corporation ^(xvi)	2,984,184,383	-	(2,984,184,383)	2,984,184,383	-	(2,984,184,383)
Hung Phu Joint Stock Company ^(xvii)	1,813,677,769	-	(1,813,677,769)	1,813,677,769	1	(1,813,677,768)
Vinatex Nam Dinh City Development Joint Stock Company ^(xviii)	9,151,690,000	9,151,690,000	-	9,151,690,000	9,151,690,000	-
Phuoc Loc Joint Stock Company ^(xix)	3,216,754,481	3,216,754,481	-	3,216,754,481	3,216,754,481	-
Phong Phu International Joint Stock Company ^(xx)	14,093,555,470	14,093,555,470	-	14,093,555,470	14,093,555,470	-
Total	737,698,587,433	697,537,455,730	(40,161,131,703)	737,698,587,433	695,970,858,731	(41,727,728,702)

- (i) The Corporation has held 14,400,000 shares, equivalent to 90% of the charter capital of Phong Phu Home Textile Joint Stock Company.
- (ii) The Corporation has held 3,880,000 shares, equivalent to 76.59% of the paid-up capital of Nam Duong Phu Joint Stock Company. The charter capital to be contributed to Nam Duong Phu Joint Stock Company is VND 9,200,000,000.
- (iii) The Corporation has invested VND 85,253,638,578 in Coats Phong Phu Limited Liability Company, equivalent to 35.65% of the charter capital.
- (iv) The Corporation has invested in 1,000,000 shares of HUD Saigon Housing and Urban Development Investment Joint Stock Company, equivalent to 21.51% of the charter capital.
- (v) The Corporation has invested in 423,100 shares of Dalat Garment Joint-Stock Company, equivalent to 40.00% of the charter capital.
- (vi) The Corporation has invested in 634,192 shares of Phong Phu Trading & Investment Promotion Corporation, equivalent to 31.71% of the charter capital.
- (vii) The Corporation has invested in 12,519,778 shares of Phong Phu – Daewon – Thu Duc Housing Development Corporation, equivalent to 47.64% of the charter capital.
- (viii) The Corporation has invested in 4,331,572 shares, equivalent to 35.99% of the charter capital of Dong Nam Textile Joint Stock Company.
- (ix) The Corporation has invested in 5,614,375 shares, equivalent to 23.89% of the charter capital of Nha Trang Textile & Garment Joint Stock Company.

These notes form an integral part of and should be read in conjunction with the Combined Interim Financial Statements



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Notes to the Combined Interim Financial Statements (cont.)

- (x) The Corporation has invested in 1,301,424 shares of Binh An Garment Textile Material Accessories Joint Stock Company, equivalent to 11.72% of the charter capital.
- (xi) The Corporation has invested in 2,999,772 shares of Lien Phuong Textile & Garment Corporation, equivalent to 12.74% of the charter capital.
- (xii) The Corporation has invested in 880,808 shares of Gia Dinh Development Corporation, equivalent to 2.33% of the charter capital.
- (xiii) The Corporation has invested in 600,000 shares of Gia Dinh - Phong Phu Textile and Garment Corporation, equivalent to 10.91% of the charter capital.
- (xiv) The Corporation has invested in 130,000 shares of Vietnam Wool Joint Stock Company, equivalent to 2.02% of the charter capital.
- (xv) The Corporation has invested in 1,126,228 shares of Viet Nam Textile Garment Materials Trading and Manufacturing Company Limited, equivalent to 23.66% of the charter capital. Viet Nam Textile Garment Materials Trading and Manufacturing Company Limited has temporarily suspended its business operations and is undergoing the dissolution procedures.
- (xvi) The Corporation has invested in 300,000 shares of Saigon - Rach Gia Corporation, equivalent to 2.25% of the charter capital.
- (xvii) The Corporation has invested in 180,100 shares of Hung Phu Joint Stock Company, equivalent to 6.00% of the charter capital.
- (xviii) The Corporation has invested in 991,012 shares of Vinatex Nam Dinh City Development Joint Stock Company, equivalent to 12.04% of the charter capital.
- (xix) The Corporation has invested in 30,000 shares of Phuoc Loc Joint Stock Company, equivalent to 15.79% of the charter capital.
- (xx) The Corporation has invested in 2,400,000 shares of Phong Phu International Joint Stock Company, equivalent to 16.34% of the charter capital.

Recoverable amount

For investments in listed shares or investments for which a fair value can be reliably determined, the recoverable amount is determined based on the market value at the end of the accounting period.

For investments for which fair value cannot be measured reliably, the recoverable amount is determined by reference to the Corporation's share of the investee's equity, based on the investee's Consolidated Financial Statements where the investee is a parent company, or its Separate Financial Statements where the investee is an independent entity and has no subsidiaries, as at the reporting date. The estimated recoverable amount is at most equal to the historical cost of the investment.

Operations of subsidiaries, joint ventures and associates

Phong Phu Trading & Investment Promotion Corporation has ceased operations. Other subsidiaries, joint ventures and associates have been in normal operations and have not experienced significant changes as compared to the previous year.



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Notes to the Combined Interim Financial Statements (cont.)*Provisions for impairment of equity investments in other entities*

Changes in provisions for impairment of equity investments in other entities are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	41,727,728,702	56,954,631,244
Reversal of provisions	(1,566,596,999)	(6,035,255,508)
Ending balance	40,161,131,703	50,919,375,736

Transactions with subsidiaries, joint ventures and associates

Transactions between the Corporation and its subsidiaries, joint ventures and associates are presented in Note No. VIII.2b.

3. Short-term trade receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Carrying amount</u>	<u>Allowances</u>	<u>Carrying amount</u>	<u>Allowances</u>
<i>Receivables from related parties</i>	<i>356,524,495,263</i>	<i>(9,930,807,340)</i>	<i>314,215,291,331</i>	<i>(11,930,807,340)</i>
Coats Phong Phu Limited Liability Company	313,774,484,817	-	281,676,531,142	-
Phong Phu Home Textile Joint Stock Company	21,154,128,062	-	9,030,256,773	-
Phong Phu Trading & Investment Promotion Corporation	9,930,807,340	(9,930,807,340)	11,930,807,340	(11,930,807,340)
Phuoc Loc Joint Stock Company	7,585,237,574	-	5,568,007,119	-
Phong Phu International Joint Stock Company	1,475,754,936	-	803,561,279	-
Nam Duong Phu Joint Stock Company	1,270,228,876	-	2,597,367,157	-
Vinatex International Joint Stock Company	544,521,827	-	144,930,995	-
Sinnika Vietnam Joint Stock Company	412,269,015	-	438,106,108	-
Vinatex International Fabric Company Limited	377,062,816	-	2,025,723,418	-
<i>Receivables from other customers</i>	<i>49,704,200,953</i>	<i>(2,654,815,335)</i>	<i>44,533,203,129</i>	<i>(2,649,715,338)</i>
Total	406,228,696,216	(12,585,622,675)	358,748,494,460	(14,580,522,678)

4. Short-term advances to suppliers

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Carrying amount</u>	<u>Allowances</u>	<u>Carrying amount</u>	<u>Allowances</u>
Nam Duong Phu Joint Stock Company (a related party)	11,354,580	-	-	-
Timtex Trading Co., Ltd.	2,267,544,586	-	-	-
COFCO International Singapore Pte. Ltd.	1,773,994,503	-	-	-
Hoang Viet Travel - Freight - Investment Joint Stock Company	1,170,000,000	-	-	-
Opportunity Growth Int'l Ltd.	612,641,840	-	1,208,861,882	-
Natex Limited	-	-	1,299,027,120	-
Tan Thinh Phat Electromechanical Trading and Services Co., Ltd.	-	-	1,000,932,778	-
Other suppliers	3,345,074,814	(300,000,000)	6,376,630,087	(300,000,000)
Total	9,180,610,323	(300,000,000)	9,885,451,867	(300,000,000)

These notes form an integral part of and should be read in conjunction with the Combined Interim Financial Statements



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Notes to the Combined Interim Financial Statements (cont.)**5. Other receivables****5a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
<i>Receivables from related party</i>	<i>1,267,930,645</i>	<i>-</i>	<i>305,162,320</i>	<i>-</i>
Vinatex International Fabric Company Limited – interest on asset rental	844,828,934	-	305,162,320	-
Dalat Garment Joint Stock Company – Dividends received	423,101,711	-	-	-
<i>Receivables from other organizations and individuals</i>	<i>109,261,327,528</i>	<i>(19,534,309,268)</i>	<i>109,384,585,477</i>	<i>(19,534,309,268)</i>
Saigon Agriculture Incorporation:	94,500,967,262	(16,291,758,178)	98,774,188,174	(16,291,758,178)
- Receivables for business co-operation in Lang Le – Bau Co project (*)	43,532,895,759	(16,291,758,178)	43,532,895,759	(16,291,758,178)
- Receivables arising from recovery of invoices and cancellation of the contract for transfer of the Residence Area Project in Phuoc Long Ward, Ho Chi Minh City (ii)	50,968,071,503	-	55,241,292,415	-
Advances to employees	8,317,163,317	-	4,371,493,142	-
Short-term deposits	108,000,000	-	-	-
Other short-term receivables	6,335,196,949	(3,242,551,090)	6,238,904,161	(3,242,551,090)
Total	110,529,258,173	(19,534,309,268)	109,689,747,797	(19,534,309,268)

- (i) On 09 April 2021, Ho Chi Minh City People's Committee Office issued the Notice No. 279/TB-VP on conclusion of Vo Van Hoan, Vice Chairman of the Municipal People's Committee agreeing the policy that Saigon Agriculture Incorporation would not continue the project implementation and it is assigned to enter into negotiation to terminate the business co-operation contract with the Corporation. On 26 May 2021, the Department of Natural Resources and Environment issued the Document No. 4046/STNMT-QLĐ to report to the Municipal People's Committee on taking back the project land and handing it over to the People's Committee of Binh Chanh District (the People's Committee of Binh Loi Commune now).

On 15 May 2023, the People's Committee of Ho Chi Minh City issued the Decision No. 1923/QĐ-UBND on recovery of land for Lang Le – Bau Co Industrial Cluster project. The Corporation and Saigon Agriculture Incorporation are working to reach an agreement on unfinished investment costs, shared capital and outstanding balances of the involved parties to report to the Municipal People's Committee for appraisal and direction toward handling.

- (ii) In 2025, the Corporation and Saigon Agriculture Incorporation agreed to recover/return invoices and settle financial matters relating to the cancellation of the contract for transfer of Residence Area Project in Phuoc Long Ward, Ho Chi Minh City. The Corporation has reclassified the project's work-in-process costs to Other short-term/long-term receivables, comprising the value of the business cooperation for the Residence Area Project in Phuoc Long Ward, Ho Chi Minh City, and the outstanding receivables from Saigon Agriculture Incorporation.

On 09 February 2026, the Corporation issued Official Letter No. 37/PP-TCKT to Saigon Agriculture Incorporation requesting the repayment of VND 4,273,220,912 in connection with the recovery/return of the aforementioned invoices. On 12 February 2026, Saigon Agriculture Incorporation repaid this amount in full to the Corporation.



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Notes to the Combined Interim Financial Statements (cont.)**5b. Other long-term receivables**

This item represents the amount relating to the business cooperation for the residence area project in Phuoc Long Ward, Ho Chi Minh City, with Saigon Agriculture Incorporation under Business Cooperation Contract No. 52/HĐHT-TCT dated 31 October 2008.

6. Overdue debts

	Ending balance		Beginning balance	
	Original amount	Recoverable value	Original amount	Recoverable value
<i>Related party</i>	9,930,807,340	-	11,930,807,340	-
Phong Phu Trading & Investment Promotion Corporation	9,930,807,340	-	11,930,807,340	-
<i>Other organizations and individuals</i>	49,730,262,184	27,241,137,581	49,793,117,824	27,309,093,218
Saigon Agriculture Incorporation	43,532,895,759	27,241,137,581	43,532,895,759	27,241,137,581
Other organizations and individuals	6,197,366,425	-	6,260,222,065	67,955,637
Total	59,661,069,524	27,241,137,581	61,723,925,164	27,309,093,218

Changes in allowances for doubtful debts are as follows:

	Current period	Previous period
Beginning balance	34,414,831,946	35,491,061,945
Allowance/(Reversal of allowance)	(1,994,900,003)	7,217,925,738
Ending balance	32,419,931,943	42,708,987,683

7. Inventories

	Ending balance		Beginning balance	
	Costs	Allowances	Costs	Allowances
Goods in transit	-	-	4,289,594,478	-
Materials and supplies	60,903,413,004	(1,418,456,177)	40,313,690,114	(1,418,456,177)
Work-in-process	22,344,965,990	-	23,287,553,070	-
Finished goods	39,325,822,645	(11,436,966)	59,276,360,120	(45,565,983)
Merchandise	13,755,749,499	-	16,016,271,978	-
Total	136,329,951,138	(1,429,893,143)	143,183,469,760	(1,464,022,160)

Changes in allowances for devaluation of inventories are as follows:

	Current period	Previous period
Beginning balance	1,464,022,160	1,427,844,877
Reversal of allowance	(34,129,017)	-
Ending balance	1,429,893,143	1,427,844,877

The allowance for devaluation of inventories was reversed as the finished goods for which an allowance had been made in the previous year were fully sold during this period.

8. Deferred expenses**8a. Short-term deferred expenses**

	Ending balance	Beginning balance
Repair expenses	312,266,868	-
Other short-term deferred expenses	12,000,000	-
Total	324,266,868	-

These notes form an integral part of and should be read in conjunction with the Combined Interim Financial Statements



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Notes to the Combined Interim Financial Statements (cont.)**8b. Long-term deferred expenses**

	Ending balance	Beginning balance
Land use rights	1,714,285,680	2,448,979,560
Repair expenses	2,243,378,310	2,715,599,844
Tools and supplies	4,578,168,453	365,440,338
Total	8,535,832,443	5,530,019,742

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical cost					
Beginning balance	567,738,361,322	1,302,854,635,496	28,886,481,681	12,215,803,453	1,911,695,281,952
Completed construction	-	14,916,516,095	2,897,140,024	-	17,813,656,119
Ending balance	567,738,361,322	1,317,771,151,591	31,783,621,705	12,215,803,453	1,929,508,938,071
<i>In which:</i>					
Assets fully depreciated but still in use	58,082,608,697	472,370,408,211	9,362,500,864	3,313,387,883	543,128,905,655
Assets waiting for liquidation	-	-	-	-	-
Accumulated depreciation					
Beginning balance	250,288,500,211	932,263,653,251	18,887,457,682	7,304,039,513	1,208,743,650,657
Depreciation during the period	11,748,680,389	34,957,660,090	1,359,975,160	358,215,942	48,424,531,581
Ending balance	262,037,180,600	967,221,313,341	20,247,432,842	7,662,255,455	1,257,168,182,238
Carrying value					
Beginning balance	317,449,861,111	370,590,982,245	9,999,023,999	4,911,763,940	702,951,631,295
Ending balance	305,701,180,722	350,549,838,250	11,536,188,863	4,553,547,998	672,340,755,833
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

The list of tangible fixed assets at the end of the accounting period is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Denim Fabric Preparation and Finishing Workshop	103,789,998,906	27,572,766,210	76,217,232,696
Other tangible fixed assets	1,825,718,939,165	1,229,595,416,028	596,123,523,137
Total	1,929,508,938,071	1,257,168,182,238	672,340,755,833

Certain tangible fixed assets with a carrying value of VND 280,501,984,436 have been pledged as security for the Corporation's borrowings from banks and Vietnam National Textile and Garment Group (see Note No. V.21).

10. Intangible fixed assets

	Initial cost	Accumulated amortization	Carrying value
Beginning balance	583,927,273	487,432,684	96,494,589
Amortization during the period		6,030,906	
Ending balance	583,927,273	493,463,590	90,463,683

In which, the initial cost of intangible fixed assets fully amortized but still in use is VND 403,000,000.



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Notes to the Combined Interim Financial Statements (cont.)**11. Construction in progress**

	Beginning balance	Costs incurred during the period	Inclusion in fixed assets during the period	Inclusion in deferred expenses	Ending balance
<i>Acquisition of fixed assets</i>	<i>9,066,480,222</i>	<i>7,239,749,386</i>	<i>(14,916,516,095)</i>	<i>(84,590,161)</i>	<i>1,305,123,352</i>
Assets at the Ninh Phu Factory	622,296,207	5,921,875,702	(5,489,070,210)	(84,590,161)	970,511,538
Other assets	8,444,184,015	1,317,873,684	(9,427,445,885)	-	334,611,814
<i>Construction in progress</i>	<i>448,181,818</i>	<i>5,526,116,228</i>	<i>(2,897,140,024)</i>	<i>(241,181,818)</i>	<i>2,835,976,204</i>
Fire prevention and firefighting project	-	2,835,976,204	-	-	2,835,976,204
Other projects	448,181,818	2,690,140,024	(2,897,140,024)	(241,181,818)	-
Total	9,514,662,040	12,765,865,614	(17,813,656,119)	(325,771,979)	4,141,099,556

12. Unrecognized deferred income tax assets

The Corporation has not recognized deferred income tax assets for temporarily deductible differences, as follows:

	Ending balance	Beginning balance
Accrued expenses	-	3,893,383,288
Provisions for payables	62,473,188,366	62,473,188,366
Total	62,473,188,366	66,366,571,654

Pursuant to the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025 and the Government's Decree No. 320/2025/NĐ-CP dated 15 December 2025 detailing certain provisions of the Corporate Income Tax Law, temporarily deductible differences may be deducted without any time limit. No deferred income tax asset has been recognized in respect of these amounts, as it is not probable that sufficient future taxable profits will be available to utilize them.

13. Short-term trade payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>191,548,906,492</i>	<i>198,741,061,082</i>
Coats Phong Phu Limited Liability Company	156,769,332,380	167,140,071,222
Phong Phu Home Textile Joint Stock Company	28,939,249,534	28,253,247,978
Phuoc Loc Joint Stock Company	3,862,610,152	1,653,490,832
Nha Trang Textile & Garment Joint Stock Company	1,939,914,426	1,409,350,943
Vietnam National Textile and Garment Group	37,800,000	53,488,507
Nam Duong Phu Joint Stock Company	-	231,411,600
<i>Payables to other suppliers</i>	<i>20,923,646,641</i>	<i>17,826,472,000</i>
Total	212,472,553,133	216,567,533,082

The Corporation has no overdue trade payables.

14. Short-term advances from customers

	Ending balance	Beginning balance
Advances from customers with respect to the transfer of terrace houses of Residence Area project in Phuoc Long Ward, Ho Chi Minh City (see Note No. VIII.7)	115,401,827,748	115,401,827,748
Other customers	182,394,422	4,120,168,428
Total	115,584,222,170	119,521,996,176



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Notes to the Combined Interim Financial Statements (cont.)**15. Payables for dividends and profit distributions**

This item represents dividends payable to shareholders.

16. Short-term taxes and amounts payable to the State budget

	Beginning balance		Movements during the period		Ending balance	
	Payables	Receivables	Amount payable	Amount paid	Payables	Receivables
VAT on local sales	46,456,987	-	7,440,276,568	(5,130,059,931)	2,356,673,624	-
VAT on imports	-	-	875,682,513	(875,682,513)	-	-
Export-import duties	-	-	120,890,466	(135,120,961)	-	14,230,495
Corporate income tax	-	207,769,015	9,472,991,583	(3,000,000,000)	6,472,991,583	207,769,015
Personal income tax	2,931,319,728	-	10,225,749,181	(9,410,781,491)	3,746,287,418	-
Natural resource tax	8,980,160	-	81,258,170	(80,997,210)	9,241,120	-
Land rental	-	3,668,344,652	40,444,550,540	(36,776,205,888)	-	-
Withholding tax	-	-	60,081,256	(60,081,256)	-	-
Fees, legal fees, and other duties	-	-	315,270	(315,270)	-	-
Total	2,986,756,875	3,876,113,667	68,721,795,547	(55,469,244,520)	12,585,193,745	221,999,510

Value added tax (VAT)

The Corporation pays VAT in accordance with the deduction method. The VAT rates applied are as follows:

- Leasing, trading in fiber	10%
- Using water, trading in waste cotton	5%
- Export revenue	0%
- Revenue from the sale of unprocessed cotton	Not subject to tax

In 2026, the Corporation is entitled to a VAT rate of 8% on merchandise and services as specified in the Government's Decree No. 174/2025/NĐ-CP dated 30 June 2025, providing guidance on Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Import-export duties

The Corporation has declared and paid these duties in line with the Customs' notices.

Corporate income tax

The Corporation has to pay corporate income tax at the rate of 20% on assessable income.

The estimated corporate income tax payable is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Total accounting profit before tax	332,604,759,044	247,862,234,850
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	3,104,291,130	42,676,972,770
- Decreases	(20,920,137,550)	(537,815,813)
Taxable income	314,788,912,624	290,001,391,807
Income exempted from tax	(267,423,954,711)	(247,724,599,000)
Loss brought forward from the previous years	-	(42,276,792,807)
Assessable income	47,364,957,913	-
Corporate income tax rate	20%	20%
Corporate income tax payable	9,472,991,583	-



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Notes to the Combined Interim Financial Statements (cont.)

Determination of corporate income tax liability of the Corporation is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Combined Interim Financial Statements can be changed upon the inspection of tax authorities.

Natural resource tax

The Corporation has to pay natural resource tax for the activity of exploiting underground water.

Land rental

The Corporation has to pay land rental for land lots being used according to the notices of the tax department.

Other taxes

The Corporation has declared and paid these taxes in line with the prevailing regulations.

17. Payables to employees

This item represents salary and bonus to be paid to employees.

18. Short-term accrued expenses

	Ending balance	Beginning balance
Utility costs	3,622,462,944	2,774,293,010
Other short-term accrued expenses	1,483,468,003	1,119,090,278
Total	5,105,930,947	3,893,383,288

19. Deferred revenue**19a. Short-term deferred revenue**

	Ending balance	Beginning balance
<i>Deferred revenue from related party</i>	<i>3,157,462,000</i>	<i>3,157,462,000</i>
Coats Phong Phu Limited Liability Company – Advances for leasing fixed assets	3,157,462,000	3,157,462,000
<i>Deferred revenue relating to organizations</i>	<i>867,665,057</i>	<i>942,056,119</i>
Total	4,025,127,057	4,099,518,119

19b. Long-term deferred revenue

	Ending balance	Beginning balance
<i>Deferred revenue from related party</i>	<i>12,629,847,970</i>	<i>14,208,578,980</i>
Coats Phong Phu Limited Liability Company – Advances for leasing fixed assets	12,629,847,970	14,208,578,980
<i>Deferred revenue relating to other organizations</i>	<i>2,729,810,255</i>	<i>2,866,918,795</i>
Vinh Phuong Trading Production Company Limited – Expenses for investment and expansion of Denim Textile Workshop 1	2,729,810,255	2,866,918,795
Total	15,359,658,225	17,075,497,775



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Notes to the Combined Interim Financial Statements (cont.)**20. Other payables****20a. Other short-term payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	7,518,997,250	880,200,519
Vietnam National Textile and Garment Group – Interest expenses	775,850,250	880,200,519
Lien Phuong Textile & Garment Corporation – Profit payable	6,743,147,000	-
<i>Payables to other organizations and individuals</i>	37,270,378,356	20,677,319,676
An Tam Investment Development Joint Stock Company – receipt of business cooperation capital	19,500,000,000	19,500,000,000
VietinBank – Payables under L/C	15,759,825,530	-
Receipt of short-term deposits	600,306,000	96,000,000
Other short-term payables	1,410,246,826	1,081,319,676
Total	44,789,375,606	21,557,520,195

20b. Other long-term payables

	Ending balance	Beginning balance
<i>Payables to related party</i>	5,226,000,000	5,226,000,000
Lien Phuong Textile & Garment Corporation – Receipt of long-term capital contribution	5,226,000,000	5,226,000,000
<i>Payables to other organizations and individuals</i>	8,303,406,000	8,773,742,000
Receipt of long-term deposits and mortgages	8,303,406,000	8,773,742,000
Total	13,529,406,000	13,999,742,000

20c. Overdue debts

The Corporation has no other overdue payables.

21. Borrowings**21a. Short-term borrowings**

	Ending balance	Beginning balance
<i>Current portions of long-term borrowings payable to related party</i>	19,577,431,126	18,709,723,616
Vietnam National Textile and Garment Group (see Note No. V.21b)	19,577,431,126	18,709,723,616
<i>Short-term borrowings payable to other organizations and individuals</i>	106,611,124,587	276,711,974,823
Short-term borrowings from banks ⁽ⁱ⁾	46,018,757,992	208,988,383,168
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	7,994,613,788	49,859,047,785
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	-	60,819,966,081
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	25,839,548,587	98,309,369,302
Asia Commercial Joint Stock Bank (ACB)	12,184,595,617	-
Short-term borrowings from individuals ⁽ⁱⁱ⁾	60,592,366,595	67,723,591,655
Total	126,188,555,713	295,421,698,439

⁽ⁱ⁾ The borrowings from banks are to supplement the working capital and issue letters of guarantee.

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- (ii) The short-term borrowings from individuals are to serve the operations.

The Corporation is capable of repaying its short-term borrowings.

Details of movements in short-term borrowings during the period are presented in Appendix 01 attached.

21b. Long-term borrowings

The borrowing from Vietnam National Textile and Garment Group (a related party) is to restructure finance and pay non-current liabilities from credit institutions according to commitments of Vietnam National Textile and Garment Group to ADB and the Ministry of Finance. This borrowing is secured by mortgaging some fixed assets (see Note No. V.9).

The Corporation is capable of repaying its long-term borrowings.

The repayment schedule of the long-term borrowings is as follows:

	Ending balance	Beginning balance
1 year or less	19,577,431,126	18,709,723,616
More than 1 year to 5 years	100,541,007,808	96,084,828,355
More than 5 years	49,039,935,984	64,076,129,950
Total	169,158,374,918	178,870,681,921

Details of movements in long-term borrowing from Vietnam National Textile and Garment Group are as follows:

	Current period	Previous period
Beginning balance	160,160,958,305	516,330,778,162
Exchange rate difference	(517,837,095)	15,066,477,817
Transfer to short-term borrowings	(10,062,177,418)	(9,030,849,777)
Ending balance	149,580,943,792	522,366,406,202

21c. Overdue borrowings

The Corporation has no overdue borrowings.

22. Provisions for short-term payables

In 2021, based on the judgement dated 18 December 2021 of the People's Court of Ho Chi Minh City on the violation of Saigon Agriculture Incorporation regarding the transfer of the Residence Area project in Quarter 4, Phuoc Long Ward, Ho Chi Minh City, the Corporation made provision for loss payable to Saigon Agriculture Incorporation on the basis of the loss determined as at the transfer date for an amount of VND 62,473,188,366. Accordingly, the provision for loss is made on the basis of the land area of 9,568 m² (corresponding to the adjacent land area, for which capital was mobilized and the transfer contract was signed) and the loss rate was determined at 28% of the capital contributed by Saigon Agriculture Incorporation.

23. Bonus and welfare fund

	Beginning balance	Increases due to extraction from profit	Disbursement during the period	Ending balance
Bonus fund	9,946,656,868	15,494,317,000	(9,293,589,087)	16,147,384,781
Welfare fund	1,996,429,915	1,000,000,000	(649,887,442)	2,346,542,473
Bonus fund for the Management	6,074,487,219	22,647,064,000	(10,828,000,000)	17,893,551,219
Total	18,017,574,002	39,141,381,000	(20,771,476,529)	36,387,478,473



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Notes to the Combined Interim Financial Statements (cont.)**24. Owner's equity****24a. Statement of changes in owner's equity**

Information on the changes in owner's equity is presented in the attached Appendix 02.

24b. Details of owner's capital

	Ending balance	Beginning balance
Vietnam National Textile and Garment Group	374,087,960,000	374,087,960,000
Other shareholders	372,620,950,000	372,620,950,000
Total	746,708,910,000	746,708,910,000

24c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	74,670,891	74,670,891
Number of shares issued	74,670,891	74,670,891
- Ordinary shares	74,670,891	74,670,891
- Preferred shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preferred shares	-	-
Number of outstanding shares	74,670,891	74,670,891
- Ordinary shares	74,670,891	74,670,891
- Preferred shares	-	-

Par value per outstanding share: VND 10,000.

24d. Profit distribution

During the period, the Corporation distributed the 2025 profit in accordance with the Resolution No. 02/NQ-ĐHĐCĐ/2026 dated 21 May 2026 of 2026 Annual General Meeting of Shareholders as follows:

	Amount to be distributed	Dividends advanced in the previous year	Amount appropriated in the current period
• Distribution of dividends to shareholders in cash	186,677,227,500	112,006,336,500	74,670,891,000
• Distribution of dividends to shareholders by shares	37,335,440,000	-	37,335,440,000
• Appropriation for investment and development fund	65,977,268,000	-	65,977,268,000
• Appropriation for bonus and welfare fund	16,494,317,000	-	16,494,317,000
• Appropriation for bonus to the Board of Directors, the Supervisory Board, the Management and hospitality expenditure (3%)	12,370,738,000	-	12,370,738,000
• Appropriation for bonus for performance over target (10% of extra-profit)	10,276,326,000	-	10,276,326,000



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According to Report No. 233/BC-PP on the results of the share issuance to pay dividends and Notice No. 234/TB-PP dated 11 August 2026 and Official Letter No. 7826/UBCK-QLCB dated 14 August 2026 from the State Securities Commission, the Corporation completed the share issuance to pay dividends for the 2025 fiscal year from retained profit under the approved plan. The total number of shares after the issuance increased from 74,670,891 shares to 78,404,225 ordinary shares. The Corporation is currently updating its Business Registration Certificate to reflect the increase in charter capital.

25. Off-combined interim statement of financial position items**25a. Foreign currencies**

	<u>Ending balance</u>	<u>Beginning balance</u>
US Dollar (USD)	806,561.52	197,559.81
Euro (EUR)	254.19	259.28

25b. Collateral

	<u>Carrying value</u>	
	<u>Ending balance</u>	<u>Beginning balance</u>
Machinery and equipment	279,691,583,789	310,031,836,317
Vehicles	542,478,791	678,098,489
Office equipment	267,921,856	309,140,608
Total	280,501,984,436	311,019,075,414

Some tangible fixed assets have been mortgaged to secure the borrowings from Vietnam National Textile and Garment Group (a related party) for the purpose of financial restructuring and payment of non-current liabilities from credit institutions, in accordance with the commitments of Vietnam National Textile and Garment Group to ADB and the Ministry of Finance.

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE COMBINED INTERIM INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of finished goods	382,342,781,877	365,953,578,293
Revenue from sales of merchandise and provisions of services	430,228,900,175	508,408,065,641
Total	812,571,682,052	874,361,643,934

1b. Revenue from sales of goods and provisions of services to related parties

The sales of goods and provisions of services to the related parties are presented in Note No. VIII.2b.

2. Revenue deductions

This item represents sales returns.



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Notes to the Combined Interim Financial Statements (cont.)**3. Cost of sales**

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of finished goods sold	303,142,657,002	295,579,218,781
Cost of merchandise and services provided	357,466,139,292	456,148,084,036
Reversal of allowance for devaluation of inventories	(34,129,017)	-
Total	660,574,667,277	751,727,302,817

4. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Demand deposit interest	26,587,697	28,675,226
Term deposit interest	14,500,506,754	12,099,525,546
Dividends and profits received	267,423,954,711	247,724,599,000
Exchange gain arising	512,043,457	863,614,561
Exchange gain due to the revaluation of monetary items in foreign currencies	590,658,544	-
Interest on deferred payment	-	178,612,934
Total	283,053,751,163	260,895,027,267

5. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Borrowing costs	6,223,115,314	16,826,155,881
Exchange loss arising	362,511,168	259,790,392
Exchange loss due to the revaluation of monetary items in foreign currencies	-	15,658,465,645
Reversal of provisions for investment loss	(1,566,596,999)	(6,035,255,508)
Total	5,019,029,483	26,709,156,410

6. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	1,167,187,440	1,767,977,156
Transportation expenses	2,376,303,557	1,746,571,374
Other expenses	4,191,810,315	5,231,621,855
Total	7,735,301,312	8,746,170,385



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Notes to the Combined Interim Financial Statements (cont.)**7. General and administrative expenses**

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for office staff	21,071,443,003	20,916,065,220
Administrative supplies	1,529,581,451	1,440,092,288
Depreciation/(amortization) of fixed assets	1,736,955,246	1,581,617,150
Taxes, fees and legal fees	40,580,425,365	42,777,961,395
Allowance/(Reversal of allowance) for doubtful debts	(1,994,900,003)	7,217,925,738
Expenses for external services	23,885,428,915	20,649,732,497
Other expenses	3,159,118,680	4,382,363,463
Total	89,968,052,657	98,965,757,751

8. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Income from re-use of materials and spare parts	539,700,000	-
Income from compensation for site clearance	-	142,035,000
Other income	48,958,856	128,074,825
Total	588,658,856	270,109,825

9. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Demolition and construction costs due to land clearance	-	1,285,921,754
Fine payment	8,315,270	110,526,207
Other expenses	7,383,543	14,481,818
Total	15,698,813	1,410,929,779

10. Earnings per share

Information on earnings per share is presented in the Consolidated Interim Financial Statements.

11. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Purchase costs of merchandise sold	273,559,290,265	371,952,715,586
Costs of materials and supplies	251,709,497,881	238,215,439,614
Labor costs	49,251,050,717	51,631,311,554
Depreciation/(amortization) of fixed assets	46,299,388,251	45,962,062,164
Expenses for external services	94,710,060,886	90,336,195,425
Other expenses	42,748,733,246	61,341,506,610
Total	758,278,021,246	859,439,230,953



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Notes to the Combined Interim Financial Statements (cont.)**VII. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE COMBINED INTERIM CASH FLOW STATEMENT**

During the period, the Corporation has had the following non-cash transactions:

	Accumulated from the beginning of the year	
	Current year	Previous year
Reduction of interest expenses corresponding to loan interest received	1,682,235,373	6,743,792,244
Offsetting loan interest against payables	-	4,821,116,722

At of the reporting date, balances relevant to acquisition of fixed assets and construction in progress are as follows:

	Ending balance	Beginning balance
Payables for acquisition of fixed assets	1,530,650,693	2,548,692,424
Advances for acquisition of fixed assets	-	1,936,135,423

VIII. OTHER DISCLOSURES**1. Operating leased assets**

At of the reporting date, the total minimum rentals to be collected in the future from non-cancellable operating leases are classified by terms as follows:

	Ending balance	Beginning balance
1 year or less	93,823,633,067	89,318,521,041
More than 1 year to 5 years	262,186,895,512	264,817,601,059
More than 5 years	182,932,208,428	212,568,273,639
Total	538,942,737,007	566,704,395,739

2. Transactions and balances with related parties

The Corporation's related parties include key management personnel, their related individuals and other related parties.

2a. Transactions and balances with the key management personnel and their related individuals

The key management personnel include: members of the Board of Directors, the Supervisory Board and the Management. The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Corporation has no sales of goods or service provisions and no other transactions with the key management personnel and their related individuals.

Balances with the key management personnel and their related individuals

The Corporation has no balances with the key management personnel and their related individuals.

Compensation to members of the Board of Directors, the Supervisory Board, salaries and bonuses of the General Director and other managers

	Current period	Previous period
Board of Directors and Supervisory Board	492,000,000	492,000,000
Board of Management and other managers	3,635,551,985	3,970,517,179
Total	4,127,551,985	4,462,517,179



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Notes to the Combined Interim Financial Statements (cont.)

2b. Transactions and balances with other related parties

Other related parties of the Corporation include:

Other related parties	Relationship
Vietnam National Textile and Garment Group	Parent Company
Phong Phu Home Textile Joint Stock Company	Subsidiary
Nam Duong Phu Joint Stock Company	Subsidiary
Dong Nam Textile Joint Stock Company	Associate
Nha Trang Textile & Garment Joint Stock Company	Associate
Coats Phong Phu Limited Liability Company	Associate
HUD Saigon Housing and Urban Development Investment Joint Stock Company	Associate
Dalat Garment Joint-Stock Company	Associate
Phong Phu Trading & Investment Promotion Corporation	Associate
Phong Phu - Daewon - Thu Duc Housing Development Corporation	Associate
Viet Nam Textile Garment Materials Trading and Manufacturing Company Limited	Subsidiary of Vietnam National Textile and Garment Group
Hoa Tho Fashion Joint Stock Company	Subsidiary of Vietnam National Textile and Garment Group
Towel Woven Joint Stock Company - Nam Dinh Textile Garment	Subsidiary of Vietnam National Textile and Garment Group
Hoa Tho Textile - Garment Joint Stock Corporation	Subsidiary of Vietnam National Textile and Garment Group
Garment 10 Corporation - Joint Stock Company	Associate of Vietnam National Textile and Garment Group
Viet Thang Corporation	Associate of Vietnam National Textile and Garment Group
Viet Tien Garment Corporation	Associate of Vietnam National Textile and Garment Group
Lien Phuong Textile & Garment Corporation	Associate of Vietnam National Textile and Garment Group
Vinatex Nam Dinh City Development Joint Stock Company	Associate of Vietnam National Textile and Garment Group
Phong Phu International Joint Stock Company	Company related to the key management personnel
Phuoc Loc Joint Stock Company	Company related to the key management personnel
Vinatex International Fabric Company Limited	Company related to the key management personnel of Vietnam National Textile and Garment Group
Nha Be Garment Corporation - Joint Stock Company	Company related to the key management personnel of Vietnam National Textile and Garment Group
Vinatex International Joint Stock Company	Company related to the key management personnel of Vietnam National Textile and Garment Group
Sinnika Vietnam Joint Stock Company	Company related to the key management personnel of Vietnam National Textile and Garment Group



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Notes to the Combined Interim Financial Statements (cont.)*Transactions with other related parties*

The Corporation's sales of goods and provisions of services and other transactions with other related parties are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Vietnam National Textile and Garment Group</i>		
Dividend distribution	37,408,796,000	18,704,398,000
Borrowing interest payable	4,761,491,633	16,724,562,998
Service charges	495,778,683	492,326,686
Purchase of merchandise and materials	7,619,048	-
<i>Phong Phu Home Textile Joint Stock Company</i>		
Purchase of merchandise and materials	112,809,905,534	115,104,461,481
Purchase of services	6,549,882,842	5,213,813,261
Sale of merchandise and finished goods	40,300,935,249	103,276,683,634
Provision of services	58,677,430,319	46,612,122,201
Dividends received	17,280,000,000	-
Interest on asset rental and interest on deferred payment receivable	-	4,719,633,674
<i>Nam Duong Phu Joint Stock Company</i>		
Purchase of materials	8,925,929,990	7,433,229,614
Sale of merchandise and finished goods	1,176,137,849	2,232,979,018
Provision of services	1,440,000	-
Capital contribution	-	14,400,000,000
<i>Coats Phong Phu Limited Liability Company</i>		
Profit received	241,470,853,000	239,474,599,000
Sale of merchandise and finished goods	428,736,938,986	412,604,223,874
Provision of services	7,558,241,155	6,782,408,061
Lease of plant	1,578,731,010	1,578,731,010
Purchase of materials	214,555,746,036	191,299,627,360
<i>Dalat Garment Joint Stock Company</i>		
Dividends received	423,101,711	-
<i>Nha Trang Textile & Garment Joint Stock Company</i>		
Purchase of merchandise	11,412,587,220	8,562,708,725
Plant rental service charges	1,016,443,362	529,350,882
Sale of merchandise and finished goods	6,494,400,000	7,207,200,000
<i>Lien Phuong Textile & Garment Corporation</i>		
Profit transfer	6,743,147,000	4,928,359,333
<i>Phuoc Loc Joint Stock Company</i>		
Dividends received	1,050,000,000	1,050,000,000
Purchase of merchandise and materials	66,561,091,350	58,037,519,738
Sale of merchandise and finished goods	52,852,872,125	43,999,309,892
Provision of services	4,177,772,154	3,989,445,207

These notes form an integral part of and should be read in conjunction with the Combined Interim Financial Statements



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	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Phong Phu International Joint Stock Company</i>		
Dividends received	7,200,000,000	7,200,000,000
Provision of services	8,486,666,948	8,616,246,205
<i>Vinatex International Fabric Company Limited</i>		
Interest on asset rental	1,682,235,373	2,024,158,570
Provision of services	2,205,549,608	2,177,359,206
<i>Vinatex International Joint Stock Company</i>		
Provision of services	2,432,368,631	239,944,245
<i>Hoa Tho Textile - Garment Joint Stock Corporation</i>		
Purchase of merchandise and materials	-	10,631,817
Provision of services	1,387,002,534	1,387,002,534
<i>Sinnika Vietnam Joint Stock Company</i>		
Provision of services	1,407,099,464	1,472,663,459
<i>Viet Thang Corporation</i>		
Purchase of merchandise	143,463,000	-

Sales of merchandise and services to other related parties are made at mutually agreed prices. Purchases of merchandise and services from other related parties are done at the agreed prices.

Balances with other related parties

The balances with other related parties are presented in Notes No. V.3, V.4, V.5a, V.13, V.19, V.20 and V.21.

The receivables from other related parties are not secured and will be settled in cash.

3. Segment information

The main segment report is business segment because the Corporation's business activities are organized and managed on the basis of the features of products and services provided by the Corporation. Each segment is a business unit which provides different products and serves different markets.

3a. Information on business segment

The Corporation has the following main business fields:

- Manufacturing: manufacturing and consuming cloth, towels, sewing thread, embroidery thread, garments and fashion clothes.
- Others: trading in fibers and other materials, providing kindergarten education service, and performing industrial projects, resorts and complex buildings.

Segment information according to the business segment of the Corporation is presented in the attached Appendix 03.



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3b. Information on geographical segment

All of the plants of the Corporation are in Vietnam. The Corporation's market is mainly in Vietnam, other Asian countries (South Korea, Japan, Hong Kong, China, and Thailand) and European and American countries.

Details of net external revenue from sales of goods and provisions of services in respect of geographical segment based on the location of customers are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Domestic revenue	703,276,272,539	760,608,014,246
Export revenue	108,998,826,028	113,648,400,654
Total	812,275,098,567	874,256,414,900

4. Comparative figures

4a. Adoption of the new accounting system

The fiscal year ending 31 December 2026 is the first year when the Corporation applies the Vietnamese Enterprise Accounting System under Circular 99, replacing Circular 200.

The transition to the application of Circular 99 is carried out using the following methods:

- For changes in accounting policies where the Circular 99 provides specific transition guidance, the Corporation follows that guidance.
- For changes in accounting policies where the Circular 99 does not require retroactive adjustments or simplified retroactive adjustments, the Corporation applies the non-retroactive method.

4b. Impact of the adoption of the new accounting system

The impact of adopting the new accounting system on the comparative figures in the Combined Interim Statement of Financial Position is as follows:

Items	Code	Unadjusted figures	Adjustments	Adjusted figures
Payables for dividends and profit distributions	313	-	685,113,735	685,113,735
Other short-term payables	320	22,242,633,930	(685,113,735)	21,557,520,195

5. Significant accounting judgements, estimates and assumptions

In preparing these Combined Interim Financial Statements, the Board of Management has made estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates. Significant accounting judgements, estimates and assumptions are reviewed and updated by the Board of Management on an ongoing basis based on historical experience and other relevant factors.

The estimates described below have been identified by the Board of Management as those that could have a material effect on the Combined Financial Statements for the subsequent fiscal year should the underlying assumption change.

Allowance for doubtful debts

The Corporation estimates the allowance for doubtful debts based on an assessment of the recoverability of individual receivable balances, taking into account debt ages, customers' financial condition. Uncertainty arises primarily from forecasting customers' future ability to settle outstanding balances, particularly under changing economic conditions.



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Notes to the Combined Interim Financial Statements (cont.)

The Board of Management assesses the possibility that actual credit losses will exceed the allowance recognized to be low, based on customers' payment history and available information on the financial position of each debtor.

To mitigate credit risk, the Board of Management has implemented the following measures:

- Performing regular monitoring and collection of outstanding receivables;
- Reviewing customer credit limits on a quarterly basis.

Allowance for devaluation of inventories

The Corporation estimates the net realizable value of inventories based on estimated selling prices less estimated costs necessary to make the sale. Uncertainty arises from fluctuations in market prices, changes in customer demand and the risk of inventory obsolescence.

Based on market conditions at the reporting date, including market price trends over the preceding six months and sales contracts executed, the Board of Management considers the likelihood that actual selling prices will be significantly lower than the estimated amounts to be low.

To minimize risks, the Board of Management has implemented the following measures:

- Conducting physical inventory counts and quality assessments every six months;
- Adjusting production plans in line with market demand;
- Implementing promotional programs to accelerate the sale of slow-moving inventories; and
- Diversifying distribution channels to expand market coverage.

Estimated useful lives and residual values of fixed assets

The Corporation estimates the useful lives of fixed assets based on technical assessments and actual operating experience. Uncertainty arises from technological developments, changes in utilization patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimation.

The Board of Management considers the likelihood of significant differences between the estimated and actual useful lives to be low for the majority of the Corporation's fixed assets.

As at 30 June 2026, the Board of Management has not identified any factors that would require significant revisions to the assumptions currently applied in determining the useful lives of fixed assets.

The Board of Management has adopted the following measures:

- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Performing scheduled maintenance in accordance with technical requirements;
- Assessing assets for indicators of impairment at each reporting date in accordance with applicable regulations; and
- Planning timely replacement of assets to minimize disruptions to business operations.

Estimation of corporate income tax and deferred tax

The determination of income tax expense and deferred tax assets/tax liabilities requires the Board of Management to exercise judgement regarding the application of prevailing tax regulations, the probability of generating sufficient future taxable profits against which deferred tax assets can be utilized, and the potential outcomes of tax audits and assessments by the tax authorities.

Based on the Corporation's recent operating performance and the approved business plan, the Board of Management considers the likelihood that actual future taxable profits will be significantly lower than forecast to be low.



PHONG PHU CORPORATION

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COMBINED INTERIM FINANCIAL STATEMENTS

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Notes to the Combined Interim Financial Statements (cont.)

The Board of Management has adopted the following measures:

- Reviewing the recoverability of deferred tax assets on an annual basis;
- Consulting tax specialists regarding the application of tax regulations to complex transactions;
- Maintaining adequate supporting documentation to facilitate explanations and compliance during tax inspections and tax audits; and
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

6. Subsequent events

Other than the event presented in Note No. V.24d, the Corporation's Board of Management confirms that there are no other material events arising from the reporting date to the approval date of the Combined Interim Financial Statements that require adjustments or disclosures in the Combined Interim Financial Statements.

7. Other disclosures

On 22 June 2019, the People's Committee of Ho Chi Minh City issued the Decision No. 2649/QĐ-UBND on revoking and repealing the Decision No. 6077/QĐ-UBND dated 17 November 2017 of the People's Committee of Ho Chi Minh City approving the transfer of Residence Area project in Phuoc Long B Ward, Thu Duc City, Ho Chi Minh City (Phuoc Long Ward, Ho Chi Minh City now) between Saigon Agriculture Incorporation and the Corporation. Accordingly, the two parties shall return and transfer whatever they agreed upon and commit not to making any complaints afterwards; notify the relevant parties of the cancellation of the contract for transferring Residence Area project in Quarter 4, Phuoc Long B Ward, Thu Duc City, Ho Chi Minh City; handle any issues arising with organizations and individuals related to cancellation of the project transfer contracts previously signed by the two parties according to the applicable laws.

On 18 December 2021, the People's Court of Ho Chi Minh City made the judgement on the case in the first trial and appeal trial on 08, 09 and 15 June 2022 and released the judgement on violation of Saigon Agriculture Incorporation regarding the transfer of the Residence Area project in Quarter 4, Phuoc Long B Ward, Thu Duc City, Ho Chi Minh City as at the transfer date for an amount of VND 348,779,619,741. Accordingly, the Corporation made provision for loss payable to Saigon Agriculture Incorporation on the basis of the loss determined at the transfer date for an amount of VND 62,473,188,366 (see Note No. V.22).

On 17 January 2024, the Corporation handed over assets of the Residence Area project in Phuoc Long Ward B, Thu Duc City, Ho Chi Minh City to Saigon Agriculture Incorporation. On 22 and 24 January 2025, Saigon Agriculture Incorporation recalled the invoices previously issued to the Corporation in relation to the project transfer contract for cancellation in accordance with the guidance in Document No. 12867/CTTPHCM-TTHT dated 31 December 2024 from the Ho Chi Minh City Tax Department (now Ho Chi Minh City Tax Authority). Both parties agree to recognize the value of the Corporation's capital contribution under Business Cooperation Contract No. 52/HĐHT-TCT dated 31 October 2008 (see Note No. V.5b), and the outstanding amount payable by Saigon Agriculture Incorporation to the Corporation is VND 55,241,292,415. In relation to the recovery and cancellation of the invoices as mentioned above, on 09 February 2026, the Corporation issued Official Letter No. 37/PP-TCKT requesting Saigon Agriculture Incorporation to make a repayment of VND 4,273,220,912. On 12 February 2026, Saigon Agriculture Incorporation repaid this amount in full to the Corporation. Consequently, the outstanding amount payable by Saigon Agriculture Incorporation to the Corporation as of the reporting date is VND 50,968,071,503 (see Note No. V.5a).



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COMBINED INTERIM FINANCIAL STATEMENTS

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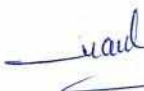
Notes to the Combined Interim Financial Statements (cont.)

To date, the Business Cooperation Contract No. 52/HĐHT-TCT dated 31 October 2008 between Saigon Agriculture Incorporation and the Corporation has not been declared as void or invalid, and the concerned parties have not requested for termination, cancellation or change of capital contribution and profit distribution rates. The two parties have held meetings with relevant departments and local authorities to seek support and guidance for issues and difficulties incurred in relation to the Project. The People's Committee of Ho Chi Minh City and the Department of Construction also issued Document No. 228/SXD-PTĐT dated 07 July 2025 to give the guidance therefor. Currently, the Corporation and Saigon Agriculture Incorporation are cooperating to implement the contents in accordance with the guidance.

Date: 24 August 2026

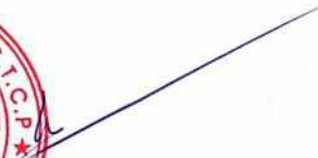


Nguyen Thi Thuy
Preparer



Le Thi Tu Anh
Chief Accountant





Duong Khue
Legal Representative



PHONG PHU CORPORATION

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COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Appendix 01: Increases/(decreases) in short-term borrowings

Unit: VND

	Beginning balance	Increases during the period	Transfer from long-term borrowings	Principal-added interest	Amount repaid during the period	Exchange difference	Ending balance
Current portions of long-term borrowings payable to related parties	18,709,723,616	-	10,062,177,418	-	(9,126,694,429)	(67,775,479)	19,577,431,126
Short-term borrowings from banks	208,988,383,168	46,026,542,992	-	-	(208,988,383,037)	(7,785,131)	46,018,757,992
Short-term borrowings from individuals	67,723,591,655	-	-	906,309,001	(8,037,534,061)	-	60,592,366,595
Total	295,421,698,439	46,026,542,992	10,062,177,418	906,309,001	(226,152,611,527)	(75,560,610)	126,188,555,713

Approved on 24 August 2026



Nguyen Thi Thuy
 Preparer



Le Thi Tu Anh
 Chief Accountant



Đương Khue
 Legal representative



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COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Appendix 02: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Other owner's capital	Investment and development fund	Retained profit	Total
Beginning balance of the previous year	746,708,910,000	32,368,276,001	-	457,277,635,476	159,163,511,985	1,395,518,333,462
Profit in the previous period	-	-	-	-	247,862,234,850	247,862,234,850
Appropriation for funds in the previous period	-	-	-	34,896,001,000	(68,246,248,000)	(33,350,247,000)
Dividend distribution in the previous period	-	-	-	-	(37,335,445,500)	(37,335,445,500)
Compensation to the Board of Directors and the Supervisory Board	-	-	-	-	(202,666,666)	(202,666,666)
Ending balance of the previous period	746,708,910,000	32,368,276,001	-	492,173,636,476	301,241,386,669	1,572,492,209,146
Beginning balance of the current year	746,708,910,000	32,368,276,001	-	492,173,636,476	353,933,404,384	1,625,184,226,861
Profit in the current period	-	-	-	-	323,131,767,461	323,131,767,461
Appropriation for funds in the current period	-	-	-	65,977,268,000	(105,118,649,000)	(39,141,381,000)
Dividend distribution in form of shares in the current period	-	-	37,335,440,000	-	(37,335,440,000)	-
Distribution of remaining dividends of the previous year	-	-	-	-	(74,670,891,000)	(74,670,891,000)
Compensation to the Board of Directors and the Supervisory Board	-	-	-	-	(166,666,666)	(166,666,666)
Ending balance of the current period	746,708,910,000	32,368,276,001	37,335,440,000	558,150,904,476	459,773,525,179	1,834,337,055,656

Nguyen Thi Thuy
Preparer

Le Thi Tu Anh
Chief Accountant



Approved on 24 August 2026

Duong Khue
Legal representative



PHONG PHU CORPORATION

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COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Appendix 03: Segment information according to the business segments

Unit: VND

Information on the Corporation's financial performance, fixed assets, other non-current assets and values of remarkable non-cash expenses according to the business segments is as follows:

	Manufacturing	Others	Deductions	Total
Current period				
Net external revenue from sales of goods and provisions of services	382,046,198,392	430,228,900,175	-	812,275,098,567
Net intra-segment revenue from sales of goods and provisions of services	-	-	-	-
Total net revenue from sales of goods and provisions of services	382,046,198,392	430,228,900,175	-	812,275,098,567
Segment financial performance	78,937,670,407	72,762,760,883	-	151,700,431,290
Expenses not attributable to segments				(97,703,353,969)
Operating profit				53,997,077,321
Financial income				283,053,751,163
Financial expenses				(5,019,029,483)
Other income				588,658,856
Other expenses				(15,698,813)
Current income tax				(9,472,991,583)
Deferred income tax				-
Profit after tax				323,131,767,461
Total expenses on acquisition of fixed assets and other non-current assets	5,921,875,702	11,106,124,318	-	17,028,000,020
Total depreciation/(amortization) and allocation of long-term advances	32,018,528,986	17,752,945,367	-	49,771,474,353
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term advances)	(34,129,017)	(1,994,900,003)	-	(2,029,029,020)



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COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Appendix 03: Segment information according to the business segments (cont.)

	Manufacturing	Others	Deductions	Total
Previous period				
Net external revenue from sales of goods and provisions of services	365,848,349,259	508,408,065,641	-	874,256,414,900
Net intra-segment revenue from sales of goods and provisions of services	-	-	-	-
Total net revenue from sales of goods and provisions of services	365,848,349,259	508,408,065,641	-	874,256,414,900
Segment financial performance	70,269,130,478	52,259,981,605	-	122,529,112,083
Expenses not attributable to segments				(107,711,928,136)
Operating profit				14,817,183,947
Financial income				260,895,027,267
Financial expenses				(26,709,156,410)
Other income				270,109,825
Other expenses				(1,410,929,779)
Current income tax				-
Deferred income tax				-
Profit after tax				247,862,234,850
Total expenses on acquisition of fixed assets and other non-current assets	53,990,166,906	597,220,000	-	54,587,386,906
Total depreciation/(amortization) and allocation of long-term advances	33,874,956,829	17,073,630,636	-	50,948,587,465
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term advances)	(23,211,843)	7,241,137,581	-	7,217,925,738



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COMBINED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

Appendix 03: Segment information according to the business segments (cont.)

The Corporation's assets and liabilities according to the business segments are as follows:

	Manufacturing	Others	Deductions	Total
Ending balance				
Direct assets of segment	673,489,882,157	658,019,215,644	-	1,331,509,097,801
Allocated assets	-	-	-	-
Unallocated assets				1,324,302,189,641
Total assets				2,655,811,287,442
 Direct liabilities of segment	318,226,015,712	323,620,381,325	-	641,846,397,037
Allocated liabilities	1,015,075,518	12,076,358,906	-	12,585,193,745
Unallocated liabilities				167,042,641,004
Total liabilities				821,474,231,786
 Beginning balance				
Direct assets of segment	642,484,123,785	679,099,122,758	-	1,321,583,246,543
Allocated assets	-	1,170,812,893	-	1,170,812,893
Unallocated assets				1,280,428,124,676
Total assets				2,603,182,184,112
 Direct liabilities of segment	487,305,934,633	343,434,392,551	-	830,740,327,184
Allocated liabilities	26,604,093	2,960,152,782	-	2,986,756,875
Unallocated liabilities				144,270,873,192
Total liabilities				977,997,957,251


 Nguyen Thi Thuy
 Preparer


 Le Thi Tu Anh
 Chief Accountant



Approved on 24 August 2026


 Duong Khue
 Legal representative

