

**REVIEWED INTERIM CONSOLIDATED
FINANCIAL STATEMENTS**

For the first six-month period of 2026

GREEN PLUS JOINT STOCK CORPORATION

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GREEN PLUS JOINT STOCK CORPORATION

For the first six-month period of 2026

The Board of Management has the honor of submitting this report and the reviewed interim consolidated financial statements for the accounting period of the first six-months period of 2026.

1. Business highlights of the Company

Establishment

Green Plus Joint Stock Corporation (hereinafter referred to as "the Company") is a joint stock company operating under Business Registration Certificate No. 1301009978, first registered on June 01, 2016 and for the 15th changing registration on August 08, 2025 issued by the Department of Planning and Investment of Ben Tre Province (now the Department of Finance of Vinh Long Province), the change content is to update the business address.

Structure of ownership

The Company is a joint-stock company, operating according to Vietnamese Enterprise Law.

The Company's principal activities

Trading in functional food products and leasing premises.

Stock code: GPC (Registered for trading on UpCom).

Head office: Lot AIV-1, Giao Long Industrial Park Phase 2, Giao Long Commune, Vinh Long Province, Vietnam.

2. Financial position and results of operation

The Company's financial position and results of operation in the period are presented in the attached consolidated financial statements.

3. Board of Management, Board of Supervisors and Board of General Directors and Chief Accountant

The Board of Management, Board of Supervisors, Board of General Directors and Chief Accountant holding office in the period and at the interim consolidated reporting date include:

Board of Management

Mr. Dang Duc Thanh	Chairman
Ms. Dang Bich Hong	Member (Resigned on June 09, 2026)
Ms. Lam Thi Dieu Huong	Memner
Mr. Pham Hoang Luong	Independent member

Board of Supervisors

Mr. Hang Nhat Quang	Chief Supervisor
Mr. Tran Cong Loc	Member
Mr. Nguyen Minh Cuong	Member

Board of General Directors and Chief Accountant

Mr. Le Dinh Phong	General Director
Mr. Nguyen Cong Thanh	Deputy General Director
Mr. Nguyen Quoc Viet	Deputy General Director of Finance concurrently Chief Accountant

Legal representatives of the Group in the period and to the interim consolidated reporting date are

Mr. Dang Duc Thanh	Chairman
Mr. Le Dinh Phong	General Director

GREEN PLUS JOINT STOCK CORPORATION

For the first six-month period of 2026

4. Auditor

Moore Auditing and Informatic Services Limited Company has been appointed as an independent auditor for the accounting period of the first six months of 2026.

5. Statement of the Responsibility of the Board of General Directors

The Board of General Directors is responsible for the preparation of the interim consolidated financial statements which give a true and fair view of the financial position of the Company and its subsidiaries ("referred to as "the Group") as at June 30, 2026 as well as its interim consolidated results of operation and interim consolidated cash flows for the accounting period of the first 06 months of the year 2026. In order to prepare these interim consolidated financial statements, the Board of General Directors has considered and complied with the following matters:

Selected appropriate accounting policies and applied them consistently;

Make judgments and estimates that are reasonable and prudent;

The consolidated financial statements of the Group are prepared on a going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Group has fully disclosed the identities of its related parties, as well as all related-party relationships and transactions that occurred during the reporting period.

The Board of General Directors is responsible for establishing and maintaining an appropriate accounting system that fairly presents the Group's financial position and serves as the basis for the preparation of the consolidated financial statements in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System. The Board of General Directors is also responsible for safeguarding the Group's assets and establishing appropriate internal controls to prevent and detect fraud and errors. The Board of General Directors confirms that, as of the date of preparation of these consolidated financial statements, it is not aware of any fraud or suspected fraud that could have a material effect on the consolidated financial statements involving the Board of General Directors of the Company's subsidiaries, or individuals who have significant roles in the internal control system.

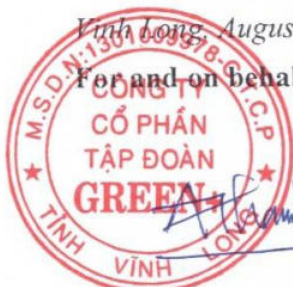
7. Approval of the Consolidated Financial Statements

Accordingly, we approve the interim consolidated financial statements, which give a true and fair view, in all material respects, of the Group's consolidated financial position as at June 30, 2026, and of its results of operations and cash flows for the six-month accounting period ended June 30, 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises, and the relevant statutory requirements governing the preparation and presentation of consolidated financial statements.

The Group's interim consolidated financial statements are prepared in accordance with Vietnamese Accounting Standards and the Vietnamese Accounting System.

Phu Long, August 29, 2025

For and on behalf of the Board of Management



Chairman

No: B0626198-SXHN/MOORE AISC-DN3

REPORT ON REVIEW OF THE INTERIM CONSOLIDATED FINANCIAL INFORMATION**TO: SHAREHOLDERS, BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS
GREEN PLUS JOINT STOCK CORPORATION**

We have reviewed the interim consolidated financial statements of **Green Plus Joint Stock Corporation and subsidiary** (hereinafter referred to as “the Group”), which were prepared on August 29, 2026, consisting of Interim Consolidated Financial Statement as at June 30, 2026, Interim Consolidated Income Statement, Interim Consolidated Cash Flow Statement for the period then ended and Notes to the Interim Consolidated Financial Statements as set out on page 05 to page 46.

Responsibility of the Board of General Directors

The Board of General Directors is responsible for the preparation and fair presentation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, Corporate Accounting Regime and prevailing regulations applicable to the preparation and presentation of the financial statements and also for the internal control that the Board of General Directors determines is necessary for the preparation and fair presentation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

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

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Group as at 30 June 2026, as well as the results its consolidated financial performance and its consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

Ho Chi Minh City, August 29, 2026

Moore AISC Auditing & Informatics Services Company Limited

On behalf of and representing



Doan Nguyen Minh Tam

Audit Director

Certificate of Audit Practice Registration

No.: 4277-2023-005-1

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Notes	Jun. 30, 2026	Jan. 01, 2026 (Restated)
A. CURRENT ASSETS	100		267.723.475.255	305.163.224.116
I. Cash and cash equivalents	110	V.1	210.075.601	674.277.506
1. Cash	111		210.075.601	674.277.506
II. Short-term financial investments	120	V.2a	176.154.629.423	120.180.326.575
1. Held-to-maturity investments	123		176.154.629.423	120.180.326.575
III. Short-term accounts receivable	130		80.180.605.570	173.833.434.470
1. Trade accounts receivable	131	V.3	30.332.933.746	38.805.386.726
2. Prepayments to suppliers	132	V.4	15.223.995.170	12.858.652.055
3. Other receivables	135	V.5a	35.273.245.000	122.772.181.435
4. Provision for doubtful debts	136	V. 6	(649.568.346)	(602.785.746)
IV. Inventories	140	V.7	10.942.024.707	10.156.374.818
1. Inventories	141		10.942.024.707	10.156.374.818
2. Provision for decline in value of inventories	142		-	-
V. Current biological assets	150		-	-
VI. Other current assets	160		236.139.954	318.810.747
1. Short-term prepaid expenses	161	V.8a	184.316.219	265.474.927
2. Deductible VAT	162		51.823.735	53.335.820

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

ASSETS	Code	Notes	Jun. 30, 2026	Jan. 01, 2026
B. NON-CURRENT ASSETS	200		412.350.007.694	411.748.197.412
I. Long-term receivables	210		591.680.750	591.680.750
1. Other long-term receivables	215	V.5b	591.680.750	591.680.750
II. Fixed assets	220		9.811.743.918	10.132.923.252
1. Tangible fixed assets	221	V.9	7.354.120.394	7.645.301.648
<i>Cost</i>	222		10.723.000.000	10.723.000.000
<i>Accumulated depreciation</i>	223		(3.368.879.606)	(3.077.698.352)
2. Intangible fixed assets	227	V.10	2.457.623.524	2.487.621.604
<i>Cost</i>	228		2.999.808.000	2.999.808.000
<i>Accumulated depreciation</i>	229		(542.184.476)	(512.186.396)
III. Non-current biological assets	230		-	-
IV. Investment Properties	240	V.11	37.675.458.366	37.953.083.364
<i>Cost</i>	241		42.210.000.000	42.210.000.000
<i>Accumulated depreciation</i>	242		(4.534.541.634)	(4.256.916.636)
V. Non-current assets in progress	250	V.12	171.905.191.334	171.326.953.531
1. Capital construction in progress	252		171.905.191.334	171.326.953.531
VI. Long-term investments	260	V.2b	191.416.984.979	191.003.413.695
1. Investments in associates, joint-ventures	262		184.233.083.214	183.817.238.904
2. Investments in equity of other entities	263		7.250.000.000	7.250.000.000
3. Provision for decline in the value of long-term investments	264		(66.098.235)	(63.825.209)
VII. Other long-term assets	270		948.948.347	740.142.820
1. Long-term prepaid expenses	271	V.8b	948.948.347	740.142.820
TOTAL ASSETS (100+200)	280		680.073.482.949	716.911.421.528

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

RESOURCES	Code	Notes	Dec. 31, 2026	Jan. 01, 2026
C. LIABILITIES	300		81.961.015.983	120.873.991.518
I. Current liabilities	310		73.492.066.953	112.157.953.502
1. Short-term trade payables	311	V.13	1.186.264.370	163.411.551
2. Advances from customers	312	V.14	3.169.530.000	-
3. Taxes and other payables to the State Budget	314	V.15	1.063.824.012	3.271.694.210
4. Payables to employees	315		181.300	181.300
5. Accrued expenses	316	V.16	2.792.459.634	6.023.012.150
6. Short-term unearned revenue	319		7.363.636	7.363.636
7. Other payables	320	V.17a	238.079.495	483.052.904
8. Financial lease borrowings and liabilities	321	V.18a	64.873.251.122	101.576.372.922
9. Bonus and welfare fund	323	V.19	161.113.384	632.864.829
II. Long-term liabilities	330		8.468.949.030	8.716.038.016
1. Other long-term payables	338	V.17b	500.000.000	-
2. Long-term borrowings and liabilities	339	V.18b	7.968.949.030	8.716.038.016
D. OWNERS' EQUITY	400	V.20	598.112.466.966	596.037.430.010
1. Owners' capital	411		540.721.430.000	540.721.430.000
<i>Ordinary shares with voting rights</i>	411a		540.721.430.000	540.721.430.000
2. Undistributed earnings	420		46.589.875.883	44.818.802.590
<i>Undistributed earnings accumulated to the end of period</i>	420a		44.572.302.590	42.875.371.623
<i>Undistributed earnings in this period</i>	420b		2.017.573.293	1.943.430.967
3. Non-controlling interests	429		10.801.161.083	10.497.197.420
TOTAL RESOURCES (300+400)	440		680.073.482.949	716.911.421.528

Approved, August 29, 2026

LEGAL REPRESENTATIVE

Prepared by



Nguyen Thi Ngoc Tuyen

Chief Accountant



Nguyen Quoc Viet

General Director



Le Dinh Phong

INTERIM CONSOLIDATED INCOME STATEMENT

For the first six-month period of 2026

Unit: VND

ASSETS	Code	Notes	The first six months of 2026	The first six months of 2025
1. Sales	01	VI.1	63.730.543.861	52.301.651.407
2. Less sales deductions	02		-	-
3. Net sales (10 = 01 - 02)	10		63.730.543.861	52.301.651.407
4. Cost of sales	11	VI.2	57.952.952.448	41.678.077.599
5. Gross profit (20 = 10 - 11)	20		5.777.591.413	10.623.573.808
6. Gain/(loss) on the sale and disposal of investment property	21		-	-
7. Financial income	22	VI.3	5.253.283.636	3.467.389.029
8. Financial expenses	23	VI.4	2.524.318.254	3.533.318.416
<i>In which: loan interest expenses</i>	24		2.519.965.301	3.530.505.975
9. Selling expenses	25	VI.5	653.550.955	1.630.627.579
10. General & administration expenses	26	VI.6	5.246.010.539	5.965.261.514
11. Share of profit or loss of associates and joint ventures	27		415.844.310	368.315.579
12. Operating profit (30 = 20 + 21 + (22 - 23) - (25 + 26) + 27)	30		3.022.839.611	3.330.070.907
13. Other income	31	VI.7	257.367.885	201.646.600
14. Other expenses	32	VI.8	359.894.581	328.731.290
15. Other profit (40 = 31 - 32)	40		(102.526.696)	(127.084.690)
16. Net accounting profit before tax (50 = 30 + 40)	50		2.920.312.915	3.202.986.217
17. Corporate income tax - current	51	VI.10	598.775.959	876.632.495
18. Corporate income tax - deferred	52	VI.11	-	(105.397.415)
19. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		2.321.536.956	2.431.751.137
20. Profit after tax attributable to owners of the parent	61		2.017.573.293	2.256.258.396
21. Profit after tax attributable to non-controlling interests	62		303.963.663	175.492.741
22. Earnings per share	70	VI.12	37	42
23. Diluted earnings per share	71	VI.12	37	42

Approved, August 29, 2026

LEGAL REPRESENTATIVE

Prepared by

Chief Accountant

General Director



Nguyen Thi Ngoc Tuyen



Nguyen Quoc Viet



Le Dinh Phong

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the first six-month period of 2026

Unit: VND

ITEMS	Code	Notes	The first six months of 2026	The first six months of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before tax	01		2.920.312.915	3.202.986.217
2. Adjustments for				
Depreciation of fixed assets and investment properties	02	V.9,10,11	598.804.332	598.804.332
Provisions	03		49.055.626	2.811.830
Gains/losses from foreign exchange differences upon revaluation of monetary assets denominated in foreign currencies	04		-	-
Gains/losses from investing activities	05		(6.005.409.132)	(3.835.263.756)
Interest expense	06	VI.4	2.519.965.301	3.530.505.975
Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	08		82.729.042	3.499.844.598
Increase (-)/ decrease (+) in receivables	09		93.774.441.656	(45.868.221.155)
Increase (-)/ decrease (+) in inventories	10		(785.649.889)	4.693.559.158
Increase (+)/ decrease (-) in payables (Other than interest payable, income tax)	11		3.162.511.660	8.743.124.587
Increase (-)/ decrease (+) in deferred expenses	12		(127.646.819)	(167.683.746)
Increase (-)/ decrease (+) in trading securities	13		-	-
Interest paid	14		(6.735.457.872)	(1.898.983.854)
Corporate income tax paid	15	V.15	(1.525.697.331)	(1.003.043.775)
Other receipts from operating activities	16		-	-
Other payments on operating activities	17		(718.251.445)	(135.237.963)
Net cash flows from operating activities	20		87.126.979.002	(32.136.642.150)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchases of fixed assets and other long-term assets	21		(578.237.803)	(1.119.339.496)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans granted, purchases of debt instruments of other entities	23		(63.965.000.000)	-
4. Collection of loans, proceeds from sales of debt instruments of other entities	24		12.096.346.288	-
5. Investments in other entities	25		-	-
6. Proceeds from divestment in other entities	26		-	43.310.000.000
7. Dividends, profit and interest received	27		2.459.380.008	2.136.014.722
Net cash flows from investing activities	30		(49.987.511.507)	44.326.675.226

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the first six-month period of 2026

Unit: VND

ITEMS	Code	Notes	The first six months of 2026	The first six months of 2025
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issue of shares and capital contribution	31		-	-
2. Payments for shares returns and repurchases	32		-	-
3. Proceeds from borrowings	33		51.287.324.550	30.393.918.405
4. Repayments of borrowings	34		(88.890.993.950)	(55.099.254.087)
5. Payments for finance lease liabilities	35		-	-
6. Dividends, profit paid	36		-	-
Net cash flows from financing activities	40		(37.603.669.400)	(24.705.335.682)
Net cash flows (50 = 20+ 30 + 40)	50		(464.201.905)	(12.515.302.606)
Cash and cash equivalents at the beginning of the period	60		674.277.506	13.084.274.412
Effect of foreign exchange differences	61		-	-
Cash and cash equivalents at the end of the period (50+60+61)	70	V.1	210.075.601	568.971.806

Approved, August 29, 2026

LEGAL REPRESENTATIVE

Prepared by

Chief Accountant

General Director



Nguyen Thi Ngoc Tuyen



Nguyen Quoc Viet



Le Dinh Phong

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

I. BUSINESS HIGHLIGHTS**I.1. Information on the Company**

Green Plus Joint Stock Corporation (hereinafter referred to as "the Company") is a joint stock company operating under Business Registration Certificate No. 1301009978, first registered on June 01, 2016 and for the 15th changing registration on August 08, 2025 issued by the Department of Planning and Investment of Ben Tre Province (now the Department of Finance of Vinh Long Province), the change content is to update the business address.

Stock code: GPC (Registered for trading on UpCom).

Head office: Lot AIV-1, Giao Long Industrial Park Phase 2, Giao Long Commune, Vinh Long Province, Vietnam.

I.2. Structure of ownership

The Company is a joint-stock company, operating according to Vietnamese Enterprise Law.

I.3. Business sector

The principal activities of the Group are trading and services.

I.4. Principal business activities of the Company and its subsidiaries

Trading in functional food products and leasing premises.

I.5. Normal operating cycle

The normal operating cycle of the Company and its subsidiaries (hereinafter referred to as "the Group") is 12 months, following the standard financial year starting from January 01 to December 31.

I.6. Characteristics of the Group's operations during the financial period affecting the consolidated financial statements

None.

I.7. Number of employees of the Group at the end of the period

Total number of employees of the Group as at June 30, 2026: 27 employees. (December 31, 2025: 31 employees).

I.8. Group structure

I.8.1. The total number of subsidiaries of the Group as at June 30, 2026 is 01 directly owned subsidiary (As at December 31, 2025, the Group had 01 directly owned subsidiary).

The number of consolidated subsidiaries as at June 30, 2026 is 01 company (December 31, 2025: 01 company).

I.8.2. List of consolidated subsidiary

Name of subsidiary as at June 30, 2026	Principal activities	% Direct ownership interest of the Parent Company	% Voting rights of the Parent Company
Tien Thinh Organic Corporation	Fertilizer business	85,7%	85,7%

I.8.5. List of associates accounted for using the equity method in the consolidated financial statements

Investments over which the Group does not have control but has significant influence are presented as follows:

As at June 30, 2026, the Group has 01 directly owned joint venture and associate (As at December 31, 2025, the Group had 01 directly owned joint venture and associate) as follows:

Name of associate as at June 30, 2026	Principal activities	% of direct ownership	% of voting right
International Standard Housing Joint Stock Company	Architectural and related technical consulting activities	22,9%	22,9%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***I.9. Statement on the Comparability of Information Presented in the consolidated Financial Statements**

During the six-month period ended 30 June 2026, the Group changed the basis for the preparation and presentation of its consolidated financial statements from the Vietnamese Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC to the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance. At the same time, the preparation and presentation of the consolidated financial statements are in accordance with Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Minister of Finance, as amended and supplemented by Circular No. 43/2026/TT-BTC dated 20 April 2026.

As required by Circular 99, the Group has adjusted the comparative figures of the prior period to ensure the consistency and comparability of information presented in the interim consolidated financial statements. The material impacts of this transition have been reflected in the relevant items of the consolidated financial statements and disclosed in the respective notes.

I.10. Application of the Going Concern Basis in the Preparation of the Consolidated Financial Statements

The interim consolidated financial statements have been prepared on the assumption that the Group will continue as a going concern in the foreseeable future. The Board of General Directors has assessed the Group's ability to continue as a going concern based on the information available as at the end of the reporting period and has concluded that the going concern basis of accounting is appropriate. The Board of General Directors is not aware of any material uncertainties that may cast significant doubt on the Group's ability to continue as a going concern.

II. REPORTING PERIOD AND CURRENCY USED IN ACCOUNTING**II.1. Accounting period**

The Group's financial year commences on January 01 and ends on December 31 each year.

The separate financial statements of the Parent Company and the financial statements of the subsidiaries used in the preparation of the consolidated financial statements are prepared for the same accounting period and have the same reporting date.

II.2. Accounting currency

The Company's accounting currency is Vietnam Dong ("VND").

During the fiscal year, there was no change in the Group's accounting currency compared with the previous year.

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED**III.1. Applicable Accounting Regime**

The Group applies Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 by the Ministry of Finance, and Circular No. 202/2014/TT-BTC dated December 22, 2014 issued by the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements, as amended and supplemented by Circular No. 43/2026/TT-BTC dated April 20, 2026 issued by the Minister of Finance, and other relevant legal regulations in the preparation and presentation of the consolidated financial statements.

The consolidated financial statements are prepared based on the application of consistent accounting policies to transactions and events of the same nature under similar circumstances throughout the Group

III.2. Statement of Compliance with Vietnamese Accounting Standards and the Applicable Accounting Regime

The Group confirms that these interim consolidated financial statements have been prepared and presented in accordance with the Vietnamese Accounting Standards, the Corporate Accounting Regime, and other relevant statutory regulations. The consolidated financial statements present fairly, in all material respects, the financial position of the Company, its results of operations, and its cash flows.

The selection of figures and information to be presented in the notes to the interim consolidated financial statements is made based on the materiality principle prescribed in Vietnamese Accounting Standard No. 21 "Presentation of Financial Statements" and Vietnamese Accounting Standard No. 25 "Consolidated Financial Statements and Accounting for Investments in Subsidiaries."

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV. ACCOUNTING POLICIES****IV.1. Basis of consolidation of financial statements**

The interim consolidated financial statements comprise the financial statements of Green Plus Joint Stock Company and its subsidiary (collectively referred to as "the Group") for the six-month period ended June 30, 2026.

A **subsidiary** is an entity controlled by the Parent Company. Control is achieved when the Parent Company has the power to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities. Control generally accompanies direct or indirect ownership of more than 50% of the voting rights in the subsidiary. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group has control over an entity.

A first-tier subsidiary under direct control is a subsidiary directly controlled by the Parent Company through the Parent Company's direct voting rights. A second-tier subsidiary under indirect control is a subsidiary indirectly controlled by the Parent Company through other subsidiaries.

The subsidiaries are fully consolidated from the acquisition date, being the date on which the Group obtains control of the subsidiaries, and cease to be consolidated from the date on which the Group loses control of the subsidiaries.

The carrying amount of the Parent Company's investment in each subsidiary and the Parent Company's share of the equity of the subsidiaries are eliminated in full, with goodwill or a gain from a bargain purchase, if any, recognized accordingly. Balances of receivables, payables, loans and other similar balances between entities within the Group are eliminated in full.

Revenue, income and expenses arising from intra-group transactions are eliminated in full. Unrealized gains arising from intra-group transactions that are included in the carrying amount of assets, such as inventories and property, plant and equipment, are eliminated in full. Unrealized losses arising from intra-group transactions that are reflected in the carrying amount of assets, such as inventories and property, plant and equipment, are also eliminated unless the costs giving rise to the losses are not recoverable. All cash flows arising from transactions between the Parent Company and its subsidiaries within the Group are eliminated in full in the consolidated statement of cash flows.

Transactions with and interests of non-controlling interests

The Group applies the same accounting policy to transactions with non-controlling interests as it does to transactions with parties outside the Group.

Non-controlling interests represent the ownership interests attributable to non-controlling shareholders. Non-controlling interests are presented as a separate line item within equity in the consolidated statement of financial position. The share of profit or loss attributable to non-controlling interests in the Group's results is also presented as a separate line item in the consolidated income statement.

The Parent Company's and non-controlling shareholders' respective interests in the identifiable net assets of the subsidiary at the acquisition date are presented at fair value. The net assets of the subsidiary at the acquisition date are recognized in the consolidated statement of financial position at their fair values. If the Parent Company does not own 100% of the subsidiary, the difference between the carrying amount and fair value is allocated between the Parent Company's shareholders and non-controlling shareholders.

Losses incurred by a subsidiary are allocated to non-controlling interests in proportion to their ownership interest, even if such losses exceed the non-controlling interests' share of the subsidiary's net assets.

IV.2. Types of exchange rates applied in accounting

Foreign currency transactions are translated using the actual exchange rates, historical exchange rates, or cross exchange rates, as appropriate to the nature of the transactions and in accordance with Circular No. 99 and the applicable accounting standards. Tax obligations relating to foreign currency transactions are determined and settled in accordance with the prevailing tax regulations.

Actual transaction exchange rates: The actual exchange rate applied at the transaction date is the average telegraphic transfer buying and selling exchange rate.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV.2. Types of exchange rates applied in accounting (cont'd)**

Historical exchange rates: Historical exchange rates comprise either specific historical exchange rates or weighted average historical exchange rates. The Group applies either the specific historical exchange rate method or the weighted average historical exchange rate method, depending on the nature of, and management requirements for, its foreign currency monetary items.

Exchange rates selected for accounting for exchange differences arising during the period

Foreign currency transactions are translated at the actual exchange rates prevailing on the transaction dates or at the exchange rates specified in the relevant contracts, where applicable. Advance receipts and advance payments are recognised using the exchange rates prevailing on the respective payment dates. Monetary items, receivables and payables, and equity are initially recognised using the exchange rates prevailing on the dates on which they arise, and such exchange rates are applied consistently to both the debit and credit entries.

Exchange rates applied in the remeasurement of foreign currency monetary items

Monetary items denominated in foreign currencies are items to be recovered or settled in foreign currencies, including: Cash.

At the end of the accounting period, the Group revalues the balances of monetary items denominated in foreign currencies at the actual exchange rates prevailing at the preparation date of the consolidated financial statements, which is the average transfer buying and selling rates of the bank where the Group regularly conducts transactions. For foreign currency deposits, the revaluation exchange rate is determined based on the exchange rate of the bank where the Group maintains its accounts.

The exchange rate on June 30, 2026, at Joint Stock Commercial Bank for Foreign Trade of Vietnam is as follows: The average transfer buying-selling rate is 26.286 VND/USD.

Exchange differences arising during the period from foreign currency transactions are recognized in financial income or financial expenses. Exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the accounting period are determined on a net basis between exchange gains and losses and are recognized in the consolidated income statement.

IV.3. Principles for recording cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash balances are recognized at their actual values; amounts denominated in foreign currencies are translated and revalued at the actual exchange rates in accordance with current regulations.

IV.4. Principles for accounting financial investments**IV.4.1. Held-to-maturity investments**

Held-to-maturity investments comprise term deposits and loans. These investments exclude financial instruments held for trading. At the end of the accounting period, the investments are classified as short-term or long-term assets based on their remaining terms to maturity.

Interest income is recognized in financial income on an accrual basis, based on the holding period and the actual interest rate. Interest received in advance is amortized gradually; interest received in arrears or periodically is recognized in the period in which it is incurred. Upon maturity or early disposal, the difference between the net proceeds and the carrying amount (after deducting provisions and related expenses) is recognized in financial income or expenses for the period.

At the preparation date of the consolidated financial statements, if there is an indication or evidence showing that a part or the whole of the held-to-maturity investments may not be recoverable, the Group makes a provision for impairment losses in accordance with current regulations. The provision is recognized in financial expenses for the period and presented in the provision for asset impairment account.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV.4.2. Investments in subsidiaries; joint ventures and associates**

Subsidiaries: Are entities controlled by the Group. Investments in subsidiaries and non-controlling interests are entirely eliminated upon the preparation of the consolidated financial statements. The operating results of subsidiaries are included in the consolidated financial statements from the date the parent company obtains control and cease to be consolidated on the date the parent company effectively loses control. When an investee ceases to be a subsidiary and does not become a joint venture or an associate of the investor, the Group accounts for the retained investment appropriately in accordance with legal regulations.

Associates: An associate is an enterprise over which the Group has significant influence but does not have control. Significant influence is normally manifested by holding from 20% to less than 50% of the voting power or the power to participate in the financial and operating policy decisions of the investee. In the consolidated financial statements, these investments are initially recognized at cost and subsequently adjusted using the equity method (reflecting the Group's share of the net assets and post-acquisition operating results of the investee).

Under the equity method, the initial capital contributions are recognized at cost and subsequently adjusted for post-acquisition changes in the investor's share of the net assets of the associates and joint ventures. The consolidated statement of income reflects the Group's share of the post-acquisition operating results of the associates and joint ventures as a separate line item.

The financial statements of the associates and joint ventures are prepared for the same accounting period as the Group's financial statements and use consistent accounting policies. Appropriate consolidation adjustments have been made to ensure accounting policies are applied consistently with those of the Group where necessary.

Treatment of losses of joint ventures and associates: The Group's share of post-acquisition losses of joint ventures and associates is recognized in the consolidated statement of income and directly deducted from the carrying amount of the investment. The Group discontinues recognizing its share of further losses when the carrying amount of the investment has been reduced to zero (0), unless the Group has a legal obligation or commitment to settle the liabilities on behalf of the joint venture or associate.

IV.4.3. Investments in other entities

Other investments reflect the carrying amount and movements (increases and decreases) of investments other than investments in subsidiaries, joint ventures and associates. These investments include investments in equity instruments over which the Company does not have control, joint control, or significant influence over the investee.

Other investments are initially recognized at cost, including the purchase price and directly attributable costs upon acquisition. After initial recognition, the investments are carried at cost less provision for impairment (if any). Dividends and profits distributed for the period prior to the investment date are recorded as a reduction in the investment value; those distributed for the period after the investment date are recognized in financial income. Upon disposal or sale, the difference between the net proceeds and the carrying amount is recognized in financial income or financial expenses for the period.

Provision for impairment of long-term investments held by the investor (other than trading securities, investments in subsidiaries, joint ventures and associates) is made as follows:

- For investments whose fair value cannot be determined at the reporting date, the provision for impairment is made based on the accumulated losses, asset impairment or capital recoverability of the investee.

IV.5. Accounting principles for receivables

Receivables reflect the Group's rights to claim cash or economic benefits from counterparties arising from past transactions. Receivables are determined at cost and monitored in detail by counterparty and term. At the end of the accounting period, receivables are presented at cost less provision for doubtful debts (if any).

Receivables are classified as short-term or long-term based on the nature of the receivable and the expected recovery period of not more than or more than 12 months from the end of the accounting period.

The Group's receivables comprise:

Trade receivables are amounts arising from sales of products, goods, investment properties, fixed assets, financial investments, rendering of services and other transactions with customers, where the right to consideration depends solely on the passage of time. This item also includes receivables of a construction contractor from the customer regarding the completed volume of work.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV.5. Accounting principles for receivables (cont'd)**

Other receivables include receivables arising outside of sales, service provision and internal relations, such as dividends and profits to be received in cash or non-monetary assets, loan interest, compensations, amounts paid or collected on behalf of third parties, and other receivables in accordance with regulations. For other receivables with material values, the Company monitors and discloses in detail the nature of the transaction, value, occurrence date, repayment/recovery term, overdue status (if any) and related terms in accordance with current regulations.

Provision for doubtful debts: The Group assesses the recoverability of receivables based on objective evidence such as: overdue status, the debtor's financial capacity and other signs of impairment in payment ability. The provision is made for overdue debts or debts not yet due but for which there is evidence indicating that a part or the whole of the amount may not be recoverable. The provision amount is determined based on the overdue period or the estimated unrecoverable loss for each receivable in accordance with current regulations. The provision is recognized in general and administration expenses for the period. A reversal is made when the required provision amount is lower than the existing provision balance in the accounting records.

IV.6. Accounting principles for inventories

Inventories comprise assets acquired for sale in the ordinary course of business, including: goods in transit, merchandise, and goods on consignment.

Recognition principles for inventories: Inventories are recognized at cost, which comprises costs of purchase, costs of conversion, non-refundable taxes, and other directly attributable costs incurred in bringing the inventories to their present location and condition, less trade discounts and rebates. At the end of the accounting period, inventories are presented at the lower of cost and net realizable value.

Inventory accounting method: Inventories are accounted for using the perpetual inventory system, whereby the receipts, issues, and balances of inventories are recorded continuously on a routine basis in the accounting records.

Method of making provision for decline in value of inventories: Provision for decline in value of inventories is made when there is evidence that the net realizable value of inventories is lower than their cost. Net realizable value is determined based on the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale. The provision is recognized in cost of sales for the period. The making and reversal of the provision are carried out based on the comparison between the required provision amount and the existing provision balance recognized in the accounting records.

IV.7. Accounting principles for recognition and depreciation of fixed assets, investment properties and construction in progress**IV.7.1. Accounting principles for tangible fixed assets**

Tangible fixed assets are assets with physical substance held by the Group for use in production and business operations, satisfying all recognition criteria under current regulations, including: it is probable that future economic benefits will flow to the enterprise, the cost can be measured reliably, the useful life is more than 1 year, and it meets the value criteria in accordance with current regulations.

Tangible fixed assets are stated at cost less accumulated depreciation. Cost comprises all costs incurred by the enterprise to acquire the fixed asset up to the time it is brought to its intended ready-for-use condition. Costs incurred after initial recognition are capitalized as an increase in the cost of the fixed asset only if it is certain that these costs will increase the future economic benefits derived from the use of the asset. Costs that do not satisfy the above condition are recognized as expenses in the period.

When fixed assets are sold or disposed of, their cost and accumulated depreciation are written off and any gain or loss arising from the disposal is recognized in income or expenses for the period.

Depending on the source of formation, the cost of tangible fixed assets is determined as follows:

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV.7.1. Accounting principles for tangible fixed assets (cont'd)**

The cost of purchased tangible fixed assets comprises its purchase price, less trade discounts and rebates, non-refundable taxes incurred upon acquisition, and any directly attributable costs of bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the enterprise, such as site preparation costs, delivery and handling costs, installation and assembly costs, testing costs, and other related expenses. For real estate assets, the value of land use rights and assets attached to the land are determined and recognized separately in accordance with legal regulations.

IV.7.2. Accounting principles for intangible fixed assets

Intangible fixed assets are non-physical assets held by the Group for use in production, business operations, rendering of services, or for rental, satisfying the recognition criteria under current regulations.

Intangible fixed assets are stated at cost less accumulated amortization. The cost of an intangible fixed asset comprises all costs incurred by the enterprise to acquire the intangible fixed asset up to the time it is brought to a condition capable of operating in the manner intended by the enterprise. Costs incurred after initial recognition are recognized as expenses in the period, unless they are certain to increase future economic benefits and can be measured reliably, in which case they are capitalized as part of the cost.

Upon derecognition of an intangible fixed asset due to sale or disposal, its cost and accumulated amortization are written off; the difference between the net proceeds and the carrying amount is recognized in income or expenses for the period.

Depending on the source of formation, the cost of intangible fixed assets is determined as follows:

For intangible fixed assets representing land use rights, the cost is the amount the Company paid to obtain the lawful land use rights (including the amount paid to the transferring organization or individual; compensation, site clearance and leveling costs, registration fees, etc.) or according to the agreement of the contributing parties. The determination of land use rights as intangible fixed assets complies with relevant legal regulations guiding the management, use, and amortization of fixed assets.

IV.7.3. Accounting principles for investment properties

Investment properties comprise land use rights, buildings, a part of a building or both, and infrastructure held by the Group to earn rentals or for capital appreciation, rather than for use in the production, business operations, administrative purposes, or for sale in the ordinary course of business.

Investment properties are initially recognized at cost, including all actual costs or the fair value of exchanged assets up to the time they are brought into use. Cost is determined depending on each case: purchase (including purchase price and directly attributable costs), self-construction (including actual costs and related costs), or finance lease in accordance with current regulations. Unnecessary costs to bring the asset to its working condition, costs incurred before the asset achieves normal operations, and abnormal costs are not included in the cost. Costs incurred after initial recognition are recognized as expenses in the period, unless it is certain that they increase future economic benefits, in which case they are capitalized as an increase in the cost of the asset.

At the end of the accounting period, the Group discloses the fair value of investment properties based on market information or appropriate valuation methods. In cases where the fair value cannot be measured reliably, the Company clearly discloses the reasons in the financial statements in accordance with current regulations.

When there is evidence of an impairment in value, the Group recognizes the impairment loss by reducing the cost and recognizing it in cost of sales; in case of value recovery, the asset is written up but not exceeding its initial original cost.

Transfers between investment properties, owner-occupied properties, and inventories are made only when there is a change in use and do not change the cost. Investment properties are derecognized upon a change in use, sale, disposal, or expiration of a finance lease term and return of the asset.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

IV.7.4. Accounting principles for construction in progress

This item reflects the costs of implementing capital construction projects (including procurement and new construction) and the status of investment cost finalization. Capital construction activities can be carried out through contracting or self-construction; in the case of self-construction, this account reflects all costs incurred during the construction, installation, and repair processes in accordance with current legal regulations. Costs incurred after initial recognition that increase the capacity or extend the useful life of the fixed assets are capitalized as an increase in the cost of the asset.

Only directly attributable and necessary costs for capital construction activities, incurred during the construction process of unfinished assets without abnormal interruptions, are capitalized into the cost of fixed assets or investment properties. Borrowing costs are capitalized when satisfying the conditions under Vietnamese Accounting Standard No. 16. During the construction phase, foreign exchange differences are not capitalized.

In case a project has been completed and put into use but the final costs have not been finalized, the Group recognizes the fixed asset at a provisional cost and records depreciation, and subsequently adjusts it according to the approved finalized cost. In case a project is cancelled or incurs losses, the enterprise shall liquidate and recover the costs; the difference is recognized in other expenses or a compensation responsibility is determined for recovery.

IV.7.5. Accounting principles for depreciation of fixed assets, investment properties, and construction in progress

Fixed assets and investment properties related to production, business operations or rental activities must be depreciated in accordance with current regulations. Depreciation expense is recognized in production and business expenses for the period; in case the assets serve capital construction activities, it is capitalized into construction in progress.

The Group applies depreciation methods for fixed assets and investment properties in accordance with current regulations, using the straight-line method to allocate the value of assets evenly over their useful lives. The depreciation period is determined in accordance with the regulatory framework of the Ministry of Finance and the actual usage conditions of the Company.

The estimated useful lives of fixed assets and investment properties held for lease are as follows:

Buildings and structures	40 years
Motor vehicles and transmission equipment	10 years
Definite-term land use rights: amortized over the permitted land use term.	
Investment properties held for capital appreciation are not depreciated.	

The Group periodically reviews the useful lives and depreciation methods of fixed assets; when there are significant changes, these estimates are adjusted accordingly. A change in the depreciation method is only made when there is a change in the expected pattern of consumption of the economic benefits derived from the asset, and is applied prospectively to the current and future periods, as well as disclosed in the financial statements.

IV.8. Accounting principles for deferred expenses

Deferred expenses comprise expenses incurred for production and business operations spanning multiple periods, such as insurance expenses, tools and supplies, returnable packaging, and other expenses that do not satisfy the criteria for recognition as fixed assets.

Deferred expenses are allocated to production and business expenses on a straight-line basis over the estimated beneficial period of each expense. The allocation period is determined based on the nature of the expense, the contract term, or the estimated useful life as follows:

Insurance expenses (fire and explosion insurance, civil liability insurance for motor vehicle owners, physical damage insurance for motor vehicles, property insurance, etc.) are allocated over the term of the insurance contract.

Tools, supplies, and returnable packaging are allocated over their estimated useful lives.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026*

Unit: VND

IV.9. Accounting principles for payables

Liabilities are recognized when the Group has a present obligation arising from past transactions or events, and the settlement of this obligation is expected to result in an outflow of economic resources from the Group. Liabilities are recognized when it is probable that the obligation will arise and the amount can be measured reliably.

At the end of the accounting period, payables are classified as short-term or long-term based on the remaining term of the payment obligation in accordance with current accounting standards and systems.

Payables must be monitored in detail by counterparty, payment term, original currency, and other factors according to the enterprise's management needs, based on the following principles:

Trade payables reflect the Company's payment obligations to suppliers of goods and services, and related parties under contracts. These amounts are monitored in detail by each counterparty, including advances to suppliers. Trade discounts and rebates (if any) are accounted for separately in accordance with regulations.

Other payables reflect non-commercial payables and obligations that do not arise directly from the purchase and sale of goods or the provision of services, including: payables for social insurance, health insurance, unemployment insurance, and trade union fees; deposits and security deposits received; unearned revenue; and amounts collected on behalf of third parties. These amounts are monitored in detail by each counterparty and the nature of the payable.

IV.10. Employee benefits

Employee benefits comprise wages, salaries, bonuses, compulsory insurance contributions, and other benefits that the Group is obliged to pay to its employees in accordance with legal regulations, labor contracts, collective labor agreements, or the Group's policies in exchange for the services rendered by the employees. Employee benefits are recognized as expenses in the period when the employees have rendered services that create a present obligation for the Group. Unpaid amounts at the end of the accounting period are recognized as payables to employees or related payables and obligations in accordance with regulations.

Wages, salaries, and other salary-related amounts payable to employees are recognized as expenses in the period based on the working time or the volume of work completed in accordance with labor contracts and relevant regulations of the Group.

Compulsory insurance contributions, including social insurance, health insurance, unemployment insurance, and other statutory payables as required by law, are recognized as expenses in the period in accordance with legal regulations and recorded as payables until settled with the competent authorities.

Deductions from employees' salaries in accordance with legal regulations or agreements are recognized as payables or obligations to related parties until settled.

Bonuses and other benefits (if any) are recognized when the Group has a present obligation arising from past events, it is probable that an outflow of cash will be required to settle the obligation, and the amount of the obligation can be measured reliably.

IV.11. Accounting principles for dividends and profits payable

Dividends and profits payable reflect the amount of dividends and profits that the Group is obliged to pay to its shareholders and capital contributing members in cash or other assets in accordance with resolutions, decisions on profit distribution, and current legal regulations. The payable is recognized when the Group incurs a payment obligation and no longer has the right to refuse payment to the shareholders and capital contributing members.

IV.12. Accounting principles for accrued expenses

Accrued expenses reflect actual expenses that have been incurred or are certain to be incurred relating to production and business operations during the period, but for which there are insufficient supporting documents, or which have not been paid or are not yet due for payment at the preparation date of the consolidated financial statements. They are recognized on the basis of matching revenues and expenses, ensuring that expenses are recorded in the correct accounting period in which they are incurred. The accrual of expenses must have a reasonable and reliable basis and be calculated in accordance with the estimated actual expenses to be incurred.

Accrued expenses include items such as: accrued interest expenses and other accrued expenses relating to the production and business operations of the enterprise, excluding provisions.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV.13. Accounting principles for unearned revenue**

Unearned revenue reflects revenues received in advance that do not yet satisfy the conditions to be immediately recognized as revenue for the period, including prepayments from customers for one or multiple accounting periods for asset leasing and other income that needs to be allocated in accordance with the time or the extent of completion of related obligations. It excludes advances from customers where the enterprise has not yet provided goods or services, or uncollected revenues.

Unearned revenues are initially recognized at the actual amounts received and are gradually allocated to revenue or other income in the accounting periods in accordance with the matching principle between revenues and expenses.

IV.14. Accounting principles for deferred corporate income tax ("CIT")

Deferred corporate income tax is determined based on temporary differences between the carrying amounts of assets and liabilities and their tax bases. Deferred corporate income tax is determined at the tax rates that are expected to apply to the financial year when the asset is realized or the liability is settled, based on tax rates that are effective at the end of the annual accounting period.

Deferred income tax assets are recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, tax losses, and unused tax incentives can be utilized. The carrying amount of deferred income tax assets is reviewed at the end of the annual accounting period and reduced to the extent that it is no longer probable that sufficient future taxable profit will be available to allow the related tax benefits to be utilized.

Deferred income tax liabilities are recognized for taxable temporary differences and are recognized as deferred corporate income tax expense in the period, except for items recognized directly in equity in accordance with accounting standards.

IV.15. Accounting principles for borrowings and finance lease liabilities

The Group's borrowings and finance lease liabilities comprise short-term borrowings, long-term borrowings, bank loans, borrowings from related parties, and other borrowings serving the Group's production, business operations, and investment activities. Borrowings and finance lease liabilities are recognized at the actual amounts received and the amounts to be settled, excluding borrowing costs, and are monitored in detail by each lender, loan agreement, loan term, and currency.

Borrowings and finance lease liabilities with a remaining settlement term of more than 12 months from the end of the accounting period are classified as long-term borrowings and finance lease liabilities. Amounts with a remaining settlement term of 12 months or less, or where the Group does not have an unconditional right to defer settlement of the liability for at least 12 months after the end of the accounting period, are classified as short-term borrowings and finance lease liabilities.

IV.16. Accounting principles for recognition and capitalization of borrowing costs

Borrowing costs comprise interest expenses and other costs directly attributable to the Group's borrowings, such as loan arrangement fees, guarantee fees, and credit commitment fees. Borrowing costs are recognized in financial expenses for the period in which they are incurred, except for borrowing costs directly attributable to the investment in construction or production of qualifying assets, which are capitalized as part of the cost of that asset when satisfying the conditions set out in Vietnamese Accounting Standard No. 16 "Borrowing costs".

Borrowing costs are capitalized when the Group simultaneously satisfies the following conditions: expenditures for the investment in construction or production of the qualifying asset have been incurred; borrowing costs are incurred; and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalization of borrowing costs is suspended during periods in which the investment in construction or production of the qualifying asset is abnormally/unnecessarily interrupted. Capitalization of borrowing costs continues when these activities are resumed. Capitalization of borrowing costs ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete. Borrowing costs incurred for investments in subsidiaries, joint ventures, and associates are not capitalized.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV.17. Accounting principles for owner's equity**

Owner's contributed capital is recognized based on the actual amounts contributed and is not recognized based on the committed contribution amounts or receivables from owners.

Owner's contributed capital comprises the initial capital and additional capital contributed by the owners; additions from undistributed profit after tax and other amounts permitted by competent authorities to be recorded as an increase in owner's equity in accordance with current regulations.

Accounting principles for undistributed earnings

Undistributed profit after tax reflects the business results after corporate income tax, as well as the profit distribution or settlement of accumulated losses of the Group in accordance with current legal regulations and the Charter of organization and operation.

The distribution of profits to owners is carried out on the basis of the accumulated undistributed profit after tax at the closing date. This process ensures compliance with the Charter, Resolutions of competent authorities (the General Meeting of Shareholders), and current legal restrictions; simultaneously, it does not exceed the lower profit level between the separate financial statements of the Parent Company and the consolidated financial statements of the Group.

When deciding on the distribution plan, the Group comprehensively considers the consolidated financial position, solvency, cash flows, and capital requirements for the production and business operations of the entire system. In particular, the Group excludes the impact of non-monetary items to ensure actual payment capacity, including: gains from the revaluation of assets contributed as capital, unrealized foreign exchange differences from the revaluation of monetary items denominated in foreign currencies, revaluation of financial instruments, and other non-monetary items.

Non-controlling interests: Represent a portion of the net assets and net operating results of a subsidiary attributable to interests that are not owned directly or indirectly through other subsidiaries by the Parent Company. This item is determined and presented separately in the consolidated financial statements of the Group, and is not recognized in the separate financial statements of the Parent Company or the financial statements of the subsidiaries.

IV.18. Accounting principles and methods for recognition of revenue and other income

Revenue from the sale of goods is recognized when all the 5 (five) following conditions are satisfied:

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

Revenue from the rendering of services is recognized when all the 4 (four) following conditions are satisfied:

1. The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the purchased services under specific conditions, the enterprise shall recognize revenue only when those specific conditions no longer exist and the buyer is not entitled to return the rendered services;
2. It is probable that the economic benefits associated with the transaction will flow to the enterprise;
3. The stage of completion of the transaction at the reporting date can be measured reliably;
4. The costs incurred for the transaction and the costs to complete the service rendering transaction can be measured reliably.

Accounting principles for recognition of real estate revenue:

Recognition of revenue from operating leases of assets. For asset rentals received in advance for multiple periods, revenue is allocated over the lease term; If the contract contains multiple components (sale, lease, finance, etc.), each component must be separated to recognize revenue in accordance with the nature of the transaction.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026**Unit: VND***IV.18. Accounting principles and methods for recognition of revenue and other income (cont'd)****Accounting principles and methods for recognition of financial income**

Financial income is recognized when 2 conditions are simultaneously satisfied: 1. It is probable that the economic benefits associated with the transaction will flow to the enterprise; 2. The amount of revenue can be measured reliably.

Financial income comprises: interest, dividends, profits distributed and other financial income of the enterprise.

Interest is recognized on an accrual basis, determined based on the balances of deposit accounts and the actual interest rates for

Dividends and profits distributed are recognized when the Group's right to receive dividends or profits from its capital contributions is established. For dividends received in shares, only the increased number of shares is tracked; the value of the received shares is not recognized / is recognized at par value.

When an uncertainty arises about the collectability of an amount already included in revenue, the uncollectible amount, or the amount in respect of which recovery has ceased to be probable, is recognized as an expense incurred in the period, and not as a reduction of revenue.

IV.19. Accounting principles for cost of goods sold

Cost of goods sold reflects the cost of products, goods, services, and investment properties sold during the period; costs related to investment property business activities and other expenses recognized in or deducted from the cost of goods sold during the reporting period. Cost of goods sold is recognized at the time the transaction occurs or when it is relatively certain to occur in the future, regardless of whether cash has been paid. Cost of goods sold and revenue are recognized simultaneously in accordance with the matching principle. Expenses exceeding normal consumption levels are recognized immediately in the cost of goods sold in accordance with the prudence principle.

IV.20. Accounting principles for financial expenses

Financial expenses comprise expenses and losses arising from financial activities, including: borrowing costs that are not capitalized in accordance with regulations; provision for impairment of financial investments; foreign exchange losses and other financial expenses.

Financial expenses are recognized in detail by each type of expense when actually incurred during the period and can be measured reliably when there is sufficient evidence of these expenses.

IV.21. Accounting principles for selling expenses and general and administration expenses

Selling expenses: Reflect the actual expenses incurred in the process of selling products, goods, and rendering services of the Group. Selling expenses include sales staff costs; materials and packaging costs; tools and supplies costs; depreciation of fixed assets used by the sales department; expenses of purchased services (advertising, marketing, transportation, sales commissions) and other expenses in cash.

General and administration expenses: Reflect the general administrative expenses of the entire enterprise. General and administration expenses include administrative staff costs (salaries, salary deductions, insurance); office materials costs; tools and supplies costs; depreciation of fixed assets used for administration; taxes, fees, and charges; provision for doubtful debts; expenses of purchased services and other expenses in cash of the office department.

Recognition principles: Selling expenses and general and administration expenses are recognized in the Income Statement in accordance with the matching principle and accrual basis at the time they are incurred, regardless of the actual time of payment. Expenses that are not considered reasonable and valid expenses under the Law on Corporate Income Tax but are supported by sufficient accounting invoices and documents are still fully recognized as accounting expenses for the period and are adjusted as exclusions when calculating corporate income tax.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the first six-month period of 2026*

Unit: VND

IV.22. Accounting principles and methods for recognition of current corporate income tax ("CIT") expenses

Corporate income tax expense comprises current corporate income tax expense and deferred corporate income tax expense incurred during the year, serving as the basis for determining the Group's business results after tax in the current financial year.

Current income tax: is the amount of corporate income tax payable (or recoverable) determined based on taxable income and the corporate income tax rate applicable in the year. Taxable income is determined based on accounting profit after adjusting for differences in accordance with the provisions of the law on corporate income tax, including non-deductible expenses, tax-exempt or non-taxable income, tax losses carried forward in accordance with regulations, and other adjustments.

The Group's tax obligations are declared and determined based on the provisions of current tax laws. Due to the fact that the application and interpretation of tax regulations can differ, the Group's tax reports may be subject to inspection and redetermination by the tax authorities in accordance with regulations. The difference (if any) between the recorded tax amount and the tax amount per the tax authority's conclusion will be recognized in the consolidated financial statements in the period when an official decision or conclusion is issued by the tax authority.

IV.23. Accounting principles for recognition of earnings per share

Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary equity holders of the Group, after deducting the Bonus and welfare fund appropriated during the period, by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary equity holders of the Group (after adjusting for dividends on convertible preference shares) by the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares that would be issued in the event that all dilutive potential ordinary shares are converted into ordinary shares.

IV.24. Related parties

During the course of its operations, the Group enters into transactions with related parties. Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making decisions regarding financial and operating policies. In considering each related party relationship, the substance of the relationship is considered rather than merely its legal form.

In accordance with Vietnamese Accounting Standard No. 26, the Group's related parties include:

- Entities under common control or within the same group: The Parent Company, subsidiaries and other subsidiaries within the same Group, whether directly or indirectly through one or more intermediaries, or under common control.
- Joint ventures and associates: Entities over which the Group has significant influence but which are neither subsidiaries nor joint ventures.
- Individuals with significant voting rights: Individuals who, directly or indirectly, have voting rights that enable them to exercise significant influence over the Group, including their close family members.
- Key management personnel: Individuals having the authority and responsibility for planning, directing and controlling the activities of the Group, including members of the management, executive management personnel and their close family members.
- Entities influenced by related individuals: Entities in which key management personnel or individuals with significant voting rights referred to above directly or indirectly hold a significant portion of the voting rights, or over which such individuals exercise significant influence.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

IV.25. Principles for presenting consolidated assets, revenue, and operating results by segment

A business segment comprises either an business segment or a geographical segment.

A business segment is a distinguishable component of the Company that is engaged in 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 Company that is engaged in 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.

For management purposes, as the Group operates on a nationwide basis, its primary segment reporting is presented by business segment, while its secondary segment reporting is presented by geographical segment.

IV.26. Accounting estimates

The consolidated financial statements are prepared in compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and prevailing statutory regulations. This requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues, and expenses, as well as the disclosure of contingent assets and liabilities at the reporting date. These estimates and assumptions are continuously evaluated based on historical experience and other relevant factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual operational results may differ from these estimates and assumptions.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

V.1. Cash and cash equivalents

	Jun. 30, 2026	Jan. 01, 2026
The money the business holds that isn't restricted in use		
Cash on hand	18.693.282	35.530.439
Demand deposits	191.382.319	638.747.067
- VND	191.299.518	638.511.331
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam	166.504.603	621.002.891
+ Other banks	24.794.915	17.508.440
- Foreign currency	82.801	235.736
Total	210.075.601	674.277.506

V.2. Financial investments (see detailed notes from page 41 to page 42)

V.3. Short-term trade receivables

	Jun. 30, 2026		Jan. 01, 2026	
	Amount	Provision	Amount	Provision
Related party customers (i)	22.501.032.180	-	25.978.296.180	-
Third parties	7.831.901.566	(617.568.346)	12.827.090.546	(570.785.746)
Heath Gift Joint Stock Company	4.043.071.000	-	7.970.602.000	-
Other	3.788.830.566	(617.568.346)	4.856.488.546	(570.785.746)
Total	30.332.933.746	(617.568.346)	38.805.386.726	(570.785.746)

(i) The details of receivables from customers who are related parties as of the interim consolidated financial statement date are presented in Note IX.3.b1 - Balances with related parties.

Of which, overdue receivables amounting to VND 10.532.796.180 have been recovered as at the preparation date of these interim consolidated financial statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.4. Short-term advances to suppliers

	Jun. 30, 2026		Jan. 01, 2026	
	Amount	Provision	Amount	Provision
Third parties				
Cao Gia Phat Investment and Contruction Corporation (*)	10.866.800.000	-	10.866.800.000	-
VietNga Group Joint Stock Company	3.132.000.000	-	-	-
Other	1.225.195.170	(32.000.000)	1.991.852.055	(32.000.000)
Total	15.223.995.170	(32.000.000)	12.858.652.055	(32.000.000)

(*) The advance payment is equivalent to 30% of the value of Construction Contract No. 01/2024/HĐTCXD/CGP-GREEN, construction of a functional food factory, according to the package: Construction - phase 2, at Lot AIV-1, Giao Long Industrial Park phase 2, Giao Long Commune, Vinh Long Province.

V.5. Other receivables

	Jun. 30, 2026		Jan. 01, 2026 (Restated)	
	Amount	Provision	Amount	Provision
a. Other short-term receivables	35.273.245.000	-	122.772.181.435	-
Advance for implementing resort real estate and healthcare projects - related parties (i)	-	-	17.600.000.000	-
Advance for carrying out the investment project - related parties (i)	-	-	19.740.000.000	-
Advance for new product research (*)	30.260.000.000	-	77.905.227.435	-
Other advance	4.999.000.000	-	7.524.000.000	-
+ Related parties (i)	4.996.000.000	-	7.521.000.000	-
+ Third parties	3.000.000	-	3.000.000	-
Other	14.245.000	-	2.954.000	-
b. Other long-term receivables	591.680.750	-	591.680.750	-
Deposits	591.680.750	-	591.680.750	-
Total	35.864.925.750	-	123.363.862.185	-

(i) The details of other receivables from customers who are related parties as of the separate interim financial report date are presented in Note IX.3.b1 - Balances with related parties.

c. Explanation of the status of other receivables

(*) This advance was made for the research and development of 101 wine products made from Wisconsin ginseng pursuant to the Board of Management's Decision No. 80/2025/GPC/QĐ-HĐQT dated 15 December 2025 and the Minutes of the Board of Management's Meeting No. 22/2026/GPC/BB-HĐQT dated 05 May 2026. As at the date of these separate interim financial statements, the project is under research and development and several products have been launched. This advance is secured by a commitment to guarantee using assets of a shareholder under the Letter of Commitment dated 24 August 2026.

V.6. Doubtful debts - Provision for doubtful debts (See detailed notes on page 43)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.7. Inventories

	Jun. 30, 2026		Jan. 01, 2026	
	Amount	Provision	Amount	Provision
Merchandises	10.942.024.707	-	10.156.374.818	-
Total	10.942.024.707	-	10.156.374.818	-

V.8. Deferred expenses

	Jun. 30, 2026	Jan. 01, 2026
a. Short-term deferred expenses	184.316.219	265.474.927
Tools and supplies used	123.090.911	194.629.938
Insurance expenses	47.161.388	37.110.189
Other expenses	14.063.920	33.734.800
b. Long-term deferred expenses	948.948.347	740.142.820
Tools and supplies used	29.890.687	46.662.021
Ginseng wine research and development costs	690.972.234	420.138.894
Other expenses	228.085.426	273.341.905
Total	1.133.264.566	1.005.617.747

V.9. Increase, decrease of tangible fixed assets

Items	Buildings and structures	Transportation and facilities	Total
Original cost			
Opening balance	6.532.500.000	4.190.500.000	10.723.000.000
Closing balance	6.532.500.000	4.190.500.000	10.723.000.000
Accumulated depreciation			
Opening balance	1.252.062.500	1.825.635.852	3.077.698.352
Depreciation for the period	81.656.250	209.525.004	291.181.254
Closing balance	1.333.718.750	2.035.160.856	3.368.879.606
Net book value			
Opening balance	5.280.437.500	2.364.864.148	7.645.301.648
Closing balance	5.198.781.250	2.155.339.144	7.354.120.394

* Ending net book value of tangible fixed assets pledged/mortgaged as loan security: VND 5.198.781.250.

* Ending original costs of tangible fixed assets-fully depreciated but still in use: None.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.10. Increase, decrease intangible fixed assets

Items	Land use rights	Total
Original cost		
Opening balance	2.999.808.000	2.999.808.000
Closing balance	2.999.808.000	2.999.808.000
Accumulated amortization		
Opening balance	512.186.396	512.186.396
Depreciation for the period	29.998.080	29.998.080
Closing balance	542.184.476	542.184.476
Net book value		
Opening balance	2.487.621.604	2.487.621.604
Closing balance	2.457.623.524	2.457.623.524

* Ending net book value of intangible fixed assets pledged/mortgaged as loan security: VND 2.457.623.524.

* Ending original costs of intangible fixed assets—fully depreciated but still in use: None.

V.11. Increases, decreases in investment properties**V.11. 1. Investment properties for lease**

Items	Infrastructures	Total
Original cost		
Opening balance	22.210.000.000	22.210.000.000
Closing balance	22.210.000.000	22.210.000.000
Accumulated depreciation		
Opening balance	4.256.916.636	4.256.916.636
Charge for the period	277.624.998	277.624.998
Closing balance	4.534.541.634	4.534.541.634
Net book value		
Opening balance	17.953.083.364	17.953.083.364
Closing balance	17.675.458.366	17.675.458.366

* Ending net book value of investment properties pledged/mortgaged as loan security: VND 17.675.458.366.

* Ending original costs of investment properties—fully depreciated but still in use: None.

V.11. 2. Investment properties held for waiting for price increase

Items	Housing and land use right	Total
Original cost		
Opening balance	20.000.000.000	20.000.000.000
Closing balance	20.000.000.000	20.000.000.000
Loss due to impairment		
Opening balance	-	-
Closing balance	-	-
Net book value		
Opening balance	20.000.000.000	20.000.000.000
Closing balance	20.000.000.000	20.000.000.000

* Ending net book value of investment properties held for waiting for price increase pledged/mortgaged as loan security: VND 20.000.000.000.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.11. 2. Investment properties held for waiting for price increase (cont'd)**Present the fair value of investment property**

According to Vietnamese Accounting Standard No. 05 'Investment Property,' the fair value of investment property at the end of the accounting period needs to be presented. However, the Group has not yet determined the fair value of its investment properties because it has not found a suitable valuation company to carry out this task.

V.12. Long-term work in progress assets

	Jun. 30, 2026		Jan. 01, 2026	
	Amount	Recoverable value	Amount	Recoverable value
Construction in progress	31.605.191.334	31.605.191.334	31.026.953.531	31.026.953.531
Functional food factory (*)	31.605.191.334	31.605.191.334	31.026.953.531	31.026.953.531
Buying assets	140.300.000.000	140.300.000.000	140.300.000.000	140.300.000.000
Real estate transfer (**)	140.300.000.000	140.300.000.000	140.300.000.000	140.300.000.000
Total	171.905.191.334	171.905.191.334	171.326.953.531	171.326.953.531

(*) The functional food manufacturing plant project with a capacity of 17.000 products/year constructed at Giao Long Industrial Park - Phase 2, Vinh Long Province has completed the construction and installation package - phase 1, construction of the office building and other items. As at the preparation date of these interim consolidated financial statements, the project's construction has been temporarily suspended to restructure capital sources and adjust the implementation schedule. As at June 30, 2026, capitalized borrowing costs amount to VND 1.541.284.936.

This project is being used as collateral for the loan at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch (Presented in Note V.18.1a)

(**) Transfer of real estate at 259 Tran Xuan Soan, Tan Hung Ward, Ho Chi Minh City in accordance with the agreement and attached transfer contracts between the Company and Mr. Dang Duc Thanh (Chairman of the Board of Management) and his wife. This transfer was approved by the General Meeting of Shareholders through Resolution No. 22/2024/GPC/NQ - ĐHDCĐ dated March 06, 2024. As at the preparation date of these interim consolidated financial statements, the Group has received the handover of the real estate and accompanying documents, but the process has not yet been completed pending the finalization of relevant legal procedures.

This real estate is being used as collateral for the loan of Tien Thinh Organic Corporation (the subsidiary).

V.13. Short-term trade payables

	Jun. 30, 2026	Jan. 01, 2026
Trade payables to related parties (i)	433.826.260	160.000.000
Trade payables to a third party	752.438.110	3.411.551
Branch of Binh Tay wine joint stock company, Binh Duong alcohol factory	249.865.440	-
Vietnga Group Joiny Stock Company	350.842.500	-
Other supplier	151.730.170	3.411.551
Total	1.186.264.370	163.411.551

(i) Details of payables to suppliers that are related parties as at the preparation date of the interim consolidated financial statements are presented in Note X.3.b1 - Balances with related parties.

V.14. Short-term advances from customers

	Jun. 30, 2026	Jan. 01, 2026
Hung Phu Fertilizer Company Limited	3.169.530.000	-
Total	3.169.530.000	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.15. Short-term taxes and other payables to the State Budget

Items	Jan. 01, 2026	Amount payable during the period	Amount actually paid/deducted during the period	Jun. 30, 2026
Value added tax	1.368.098.663	2.793.141.079	4.124.959.088	36.280.654
Corporate income tax	1.755.877.328	598.775.959	1.525.697.331	828.955.956
Personal income tax	147.718.219	168.710.777	117.841.594	198.587.402
Import taxes	-	42.482.819	42.482.819	-
Total	3.271.694.210	3.603.110.634	5.810.980.832	1.063.824.012

At the end of the accounting period, taxes and amounts receivable or payable to the State are classified as short-term based on the remaining time of the payment obligation according to tax law.

The Board of General Directors assesses that the Group's tax declaration and compliance are in line with current regulations. However, the application of tax law depends on the interpretation and understanding of the competent state management authorities at each point in time. Therefore, the final settled tax amount may differ from the figures currently recorded in the interim consolidated Financial Statements.

Describe how to determine taxes and the tax rates

Value added tax: Applied using the deduction method, with common rates of 0%, 5%, and 10% according to current regulations.

	Tax rates
- Fertilizers	5%
- American Wisconsin Ginseng, Lingzhi Mushrooms	5%
- Other goods and services	10%

During the period, the Group is entitled to a reduction in VAT on certain goods and services from 10% to 8% according to Decree No. 174/2025/ND-CP from July 01, 2025 to December 31, 2026.

Corporate income tax: Calculated on taxable income with the standard tax rate of 20%, except in cases where tax incentives are applied.

Personal income tax: Can be deducted, declared, and paid on behalf of employees according to current tax laws.

Import tax: Determined based on the taxable value of imported goods according to the tariff schedule and relevant trade agreements.

V.16. Short-term accrued expenses

	Jun. 30, 2026	Jan. 01, 2026
Interest payables	454.874.580	3.685.427.096
- Related parties (i)	411.236.055	3.662.139.425
- Third parties	43.638.525	23.287.671
Product research and development costs	2.300.000.000	2.300.000.000
Other payables	37.585.054	37.585.054
Total	2.792.459.634	6.023.012.150

(i) The details of accrued expenses who are related parties as of the consolidated interim financial report date are presented in Note IX.3.b1 - Balances with related parties.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.17. Other payables	Jun. 30, 2026	Jan. 01, 2026
a. Other short-term payables	238.079.495	483.052.904
Short-term deposits received who are third parties	65.800.000	465.800.000
Other payables	172.279.495	17.252.904
- Related parties (i)	171.977.095	13.424.657
- Third parties	302.400	3.828.247
b. Other long-term payables	500.000.000	-
Long-term deposits received who are third parties	500.000.000	-
Total	738.079.495	483.052.904

(i) The details of other payables who are related parties as of the consolidated interim financial report date are presented in Note IX.3.b1 - Balances with related parties.

V.18. Borrowings and financial lease liabilities (see detailed notes from page 44 to page 46)

V.19. Bonus and welfare fund	The first six months of 2026	The first six months of 2025
Opening balance	632.864.829	409.302.792
Appropriation from profit	126.500.000	239.300.000
Fund utilization	(598.251.445)	(9.237.963)
Closing balance	161.113.384	639.364.829

V.20. Owners' equity**1. Comparison schedule for changes in Owner's Equity**

Items	Owners' Equity	Retained earnings	Non-controlling interests	Total
Balance as at Jan. 01, 2025	540.721.430.000	43.240.671.623	10.522.310.037	594.484.411.660
Profit	-	2.256.258.396	175.492.741	2.431.751.137
Welfare Fund	-	(239.300.000)	-	(239.300.000)
Board of Management and Board of Supervisors's remuneration	-	(126.000.000)	-	(126.000.000)
Balance as at Jun. 30, 2025	540.721.430.000	45.131.630.019	10.697.802.778	596.550.862.797
Balance as at Jan. 01, 2026	540.721.430.000	44.818.802.590	10.497.197.420	596.037.430.010
Profit	-	2.017.573.293	303.963.663	2.321.536.956
Welfare Fund	-	(126.500.000)	-	(126.500.000)
Board of Management and Board of Supervisors's remuneration	-	(120.000.000)	-	(120.000.000)
Balance as at Jun. 30, 2026	540.721.430.000	46.589.875.883	10.801.161.083	598.112.466.966

2. Owners' equity	Number of shares	Percentage of shareholding	Jun. 30, 2026	Jan. 01, 2026
Mr. Dang Duc Thanh	15.600.000	28,85%	156.000.000.000	156.000.000.000
Ms. Nguyen Thi Thanh Loan	7.800.000	14,43%	78.000.000.000	78.000.000.000
Others	30.672.143	56,72%	306.721.430.000	306.721.430.000
Total	54.072.143	100,00%	540.721.430.000	540.721.430.000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

The situation of Owners' equity is as follow:

As at June 30, 2026, the Company had fully contributed the charter capital as registered in the Business Registration Certificate, amounting to VND 540.721.430.000.

V.20. Owners' equity (cont'd)

	The first six months of 2026	The first six months of 2025
3. Capital transactions with owners and distribution of dividends, profits		
Owners' equity		
<i>At the beginning of the period</i>	540.721.430.000	540.721.430.000
<i>At the end of the period</i>	540.721.430.000	540.721.430.000
4. Shares	Jun. 30, 2026	Jan. 01, 2026
Number of shares registered to be issued	54.072.143	54.072.143
Number of shares sold out to the public	54.072.143	54.072.143
<i>Ordinary share</i>	54.072.143	54.072.143
Number of shares repurchased	-	-
Number of existing shares in issue	54.072.143	54.072.143
<i>Ordinary share</i>	54.072.143	54.072.143
<i>Par value: VND/share.</i>	10.000	10.000

5. Profit distribution**Presenting information about the distribution of profits in the period**

During the period, the Company distributed 2025 profits according to Resolution of the 2026 Annual General Meeting of Shareholders No. 42/2026/NQ-DHĐCĐ dated June 09, 2026 as follows:

	The first six months of 2026	The first six months of 2025
Distribution of the Board of Management's and Board of Supervisors' remuneration fund	120.000.000	126.000.000
Distribution of the Reward and Welfare Fund	126.500.000	239.300.000
Total	246.500.000	365.300.000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.21. Off-consolidated statement of financial position items**a. Enterprise's assets pledged and mortgaged**

Type of asset	Secured obligations	Mortgagee	Security term
Land use rights and all assets comprising future construction works on the land of the functional food manufacturing plant project	Short-term borrowings	Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch	From August 26, 2026 to October 30, 2026
The 2nd floor of the high-end commercial apartment area Bau Thac Gian			
Land use rights and assets attached to the land at No. 259 Tran Xuan Soan, Quarter 4, Tan Hung Ward, Ho Chi Minh City			
Apartment No. 1.09 and No. 1.10, Block AB, Aview 1 Apartment	Short-term borrowings	Saigon Bank for Industry and Trade - Binh Chanh Branch	From May 30, 2026 to May 31, 2027
The 2nd floor of the high-end commercial apartment area Bau Thac Gian	Short-term borrowings	Southeast Asia Commercial Joint Stock Bank - Ho Chi Minh City Branch	From June 25, 2026 to December 29, 2026
Land use rights and all assets comprising future construction works on the land of the functional food manufacturing plant project	Long-term borrowings	Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch	From January 26, 2023 to October 26, 2032
The right to collect a debt			

b. Foreign currencies

	Jun. 30, 2026	Jan. 01, 2026
USD	Value	Value
Total	3,15	9,04
	3,15	9,04

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED INCOME STATEMENT**VI.1. Total revenue from sold goods and services rendered**

	The first six months of 2026	The first six months of 2025
Revenue from goods sold	63.681.470.406	52.269.212.133
Revenue from property rental	49.073.455	32.439.274
Total	63.730.543.861	52.301.651.407
Revenue with who are related parties are presented in Note IX.3.b2 - Transactions with related parties.		

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

VI.2. Cost of sales

	The first six months of 2026	The first six months of 2025
Cost of goods sold	57.945.445.014	41.673.072.641
Cost of property rental	7.507.434	5.004.958
Total	57.952.952.448	41.678.077.599

VI.3. Finance income

	The first six months of 2026	The first six months of 2025
Interest on term deposits, demand deposits	524.213.769	1.016.948.177
Loan interest	4.729.067.231	2.450.000.000
Realize foreign exchange gains	2.636	440.852
Total	5.253.283.636	3.467.389.029

Financial income from related parties is presented in Note X.3.b2 – Transactions with related parties.

VI.4. Financial expenses

	The first six months of 2026	The first six months of 2025
Borrowings expenses	2.519.965.301	3.530.505.975
Provision for impairment of investment values	2.273.026	2.811.830
Realized foreign exchange losses	2.079.927	-
Other financial expenses	-	611
Total	2.524.318.254	3.533.318.416

Financial expenses from related parties is presented in Note X.3.b2 – Transactions with related parties.

VI.5. Selling expenses

	The first six months of 2026	The first six months of 2025
Materials and packaging expenses	-	4.178.118
Tools and supplies expenses	191.162.379	75.217.723
Depreciation expenses	42.625.002	42.625.002
Outsourced service expenses	40.420.580	690.757.277
Other cash expenses	379.342.994	817.849.459
Total	653.550.955	1.630.627.579

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

VI.6. General and administration expenses

	The first six months of 2026	The first six months of 2025
Labour expenses	3.693.974.204	4.440.153.259
Office supplies	16.403.835	2.313.636
Depreciation expenses	248.556.252	248.556.252
Taxes, fee and duties	9.728.000	12.591.305
Provision for doubtful debts	46.782.600	-
Outsourced service expenses	940.977.620	1.000.267.596
Other cash expenses	289.588.028	261.379.466
Total	5.246.010.539	5.965.261.514

VI.7. Other income

	The first six months of 2026	The first six months of 2025
Receiving funding from partners	257.121.439	201.533.395
Other income	246.446	113.205
Total	257.367.885	201.646.600

VI.8. Other expenses

	The first six months of 2026	The first six months of 2025
Tax administrative penalties	8.281.739	-
Depreciation of assets not used for production and business operations	300.115.644	302.618.118
Other expenses	51.497.198	26.113.172
Total	359.894.581	328.731.290

VI.9. Costs of production and doing business by factors

	The first six months of 2026	The first six months of 2025
Raw materials costs	43.420.065.993	41.663.121.869
Labour cost	3.693.974.204	4.440.153.259
Depreciation and amortisation	298.688.688	296.186.214
Taxes, fee and duties	9.728.000	-
Provision costs	46.782.600	-
Outsourced service	1.023.064.864	1.691.264.873
Other expenses in cash	15.360.209.593	1.169.351.589
Total	63.852.513.942	49.260.077.804

VI.10. Current corporate income tax expenses

The payable corporate income tax in the period is estimated as follows:

	The first six months of 2026	The first six months of 2025
1. Current corporate income tax expense calculated on taxable income of the current period	598.775.959	876.632.495
2. Adjustments of prior periods' corporate income tax expenses to current period's corporate income tax expense	-	-
3. Total current corporate income tax expense	598.775.959	876.632.495

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

	The first six months of 2026	The first six months of 2025
VI.11. Deferred corporate income tax		
Deferred corporate income tax expense arising from taxable temporary differences;	-	(105.397.415)
+ Provision for investments in joint ventures and associates	-	(105.397.415)
Total deferred corporate income tax expense	-	(105.397.415)
VI.12. Basic earnings per share	The first six months of 2026	The first six months of 2025
Accounting profit after corporate income tax	2.017.573.293	2.256.258.396
Adjustments for increases or (decreases)	-	-
Adjustments for increases	-	-
Adjustments for decreases	-	-
Appropriation to bonus and welfare fund and remuneration	-	-
Profit attributable to ordinary shareholders	2.017.573.293	2.256.258.396
Weighted average number of ordinary shares outstanding during the period	54.072.143	54.072.143
Basic earnings per share (*)	37	42
Diluted earnings per share (**)	37	42

(*) Basic and diluted earnings per share for 2026 will be adjusted and restated after the Annual General Meeting of Shareholders approves the 2026 profit distribution plan.

(**) There was no dilutive effect on ordinary shares as at June 30, 2026.

VII. OBJECTIVES AND FINANCIAL RISKS MANAGEMENT POLICIES

The Group is affected by financial risks arising from its business and investment activities, including market risk, credit risk, and liquidity risk. The Board of General Directors regularly monitors and applies appropriate management measures to limit the adverse effects of these risks.

VII.1. Market risk

Market risk is the risk that the fair value of a financial instrument's future cash flows will fluctuate due to changes in market prices.

1.1. Interest rate risk

Interest rate risk mainly comes from the company's loans and interest-bearing deposits. The Group manages this risk by keeping an eye on market interest rate trends, balancing its funding structure, and maintaining adequate liquidity.

1.2. Foreign currencies risk

Foreign exchange risk arises from the company's transactions and balances in foreign currencies. Exchange rate fluctuations can affect the value of monetary items and the company's business results. The Group manages foreign exchange risk by monitoring exchange rate movements, balancing foreign currency inflows and outflows, and controlling foreign currency-denominated items to limit the impact of exchange rate changes on business operations.

At the end of the accounting period, the Group does not use derivative financial instruments to hedge against exchange rate risk.

VII.2. Credit risk

Credit risk comes from the possibility that customers, partners, or financial institutions might not fully meet their payment obligations as promised. The Group manages this risk by assessing the financial capacity of customers, regularly monitoring receivables, and keeping deposits in reputable credit institutions.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

VII.3. Liquidity risk

Liquidity risk arises when the Group doesn't have enough financial resources to meet its payment obligations when they come due. This risk mainly comes from timing mismatches between cash inflows from financial assets and cash outflows for debt obligations. The Group manages liquidity risk by maintaining an appropriate level of cash and cash equivalents, while regularly monitoring cash flows and capital usage plans to ensure it can meet financial obligations when they are due. The Board of General Director believes that the Group has sufficient access to funding sources and can maintain existing credit limits to meet working capital needs and future payment obligations.

VII.4. Legal and compliance risks

The Group manages legal and compliance risks by regularly updating legal regulations, reviewing compliance, and implementing appropriate control measures to mitigate potential risks.

VIII. ADDITIONAL INFORMATION FOR ITEMS IN THE INTERIM CONSOLIDATED CASH FLOW STATEMENT**VIII.1. Proceeds from borrowings during the period**

	The first six months of 2026	The first six months of 2025
Proceeds from the borrowing under normal agreement	51.287.324.550	30.393.918.405

VIII.2. Payments on principal during the period

	The first six months of 2026	The first six months of 2025
Payment for principal debts under normal agreement	88.890.993.950	55.099.254.087

IX. OTHER INFORMATION**IX.1. Contingent liabilities, commitments and other information**

The Group rents an office under contract No. 01/2024/HĐTVĐ dated August 01, 2024, and contract No. 02/2025/HĐTVĐ dated December 31, 2024, contract No. 02/2025/HĐTVĐ dated October 01, 2025 with Homelink Housing Services Investment and Development Joint Stock Company. Accordingly, the office rental payments reflect the commitment to pay for leasing the office at 73 - 75 Tran Trong Cung, Tan Thuan Ward, Ho Chi Minh City, specifically as follows:

	Jun. 30, 2026	Jan. 01, 2026
Up to 01 year	459.000.000	609.000.000
From 01-02 years	252.000.000	504.000.000
	711.000.000	1.113.000.000

The Group currently leases investment properties under operating leases. Accordingly, future minimum rental payments under operating leases are presented as follows:

	Jun. 30, 2026	Jan. 01, 2026
Up to 01 year	32.400.000	81.000.000
	32.400.000	81.000.000

Besides the aforementioned commitments, the Group has no contingent liabilities, commitments, or other financial information that would affect the preparation and presentation of the financial statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

IX.2. Subsequent events

No significant events occurred after the end of the accounting period from June 30, 2026, until the date this Notes was approved that would require adjustments to the figures or disclosure of information in the Group's interim consolidated financial statements.

IX.3. Related party transactions

Details of the definition of stakeholders are presented in Note No. IV.24.

Details of the subjects and the relationships between the main parties are presented as follows:

1. Associates (See the list in Note I.8).
2. Individuals in the Board of Management, Board of Supervisors, Board of General Directors, Chief Accountant, and their related family members.
3. Dongkhoi Development And Investment Joint Stock Company - Other Investment.
4. Fund for Quality of Life - Organization with Same Key Member.
5. Green Plus Pharmacy And Clinic Management Joint Stock Company - Company with Same Key Member.
6. Homelink Housing Services Investment and Development Joint Stock Company - Company with Same Key Member.

The Board of General Directors has confirmed that all related parties of the Group and all relationships and transactions with related parties known to the Group have been fully disclosed. The Group undertakes to comply with the regulations on determining the prices of related party transactions based on the arm's length principle.

IX.3. a. Income of key management members

Key management members include: members of the Board of Management and members of the Executive Board (the Board of General Directors and the Chief Accountant). Individuals related to key management members are close family members of the key management members.

Related parties	Position	Nature of income	The first six months of 2026	The first six months of 2025
1. Board of Management			810.000.000	935.000.000
+ Mr. Dang Duc Thanh	Chairman	Salary, remuneration	525.000.000	610.000.000
+ Ms. Dang Bich Hong	Member (up to June 08, 2026)	Salary, remuneration	255.000.000	295.000.000
+ Ms. Lam Thi Dieu Huong	Member	Remuneration	15.000.000	15.000.000
+ Mr. Pham Hoang Luong	Independent member	Remuneration	15.000.000	15.000.000
2. Board of Supervisors			292.185.077	262.000.000
+ Mr. Hang Nhat Quang	Chief Supervisor	Remuneration	15.000.000	15.000.000
+ Mr. Tran Cong Loc	Member	Salary, remuneration	179.954.077	148.000.000
+ Mr. Nguyen Minh Cuong	Member	Salary, remuneration	97.231.000	99.000.000
3. Board of General Directors and Chief Accountant			852.000.000	970.000.000
+ Mr. Le Dinh Phong	General Director	Salary, remuneration	300.000.000	350.000.000
+ Mr. Ha Nhon Sam	General Director	Salary, remuneration	60.000.000	60.000.000
+ Mr. Nguyen Cong Thanh	Deputy General Direc	Salary, remuneration	240.000.000	280.000.000
+ Mr. Nguyen Quoc Viet	Deputy General Director of Finance concurrently Chief Accountant	Salary, remuneration	252.000.000	280.000.000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

IX.3. b. Transactions and balances with other related parties**IX.3. b1. Balances with related parties**

Related parties	Balances as of	
	Jun. 30, 2026	Jan. 01, 2026
1. Held-to-maturity investments	85.636.575.343	70.000.000.000
<i>Success Startup Investment Fund Joint Stock Company</i>	72.436.575.343	70.000.000.000
<i>International Standard Housing Joint Stock Company</i>	13.200.000.000	-
2. Short-term trade receivables	22.501.032.180	25.978.296.180
<i>Green Plus Pharmacy and Clinic Management Joint Stock Company</i>	22.501.032.180	25.978.296.180
3. Other short-term receivables	4.996.000.000	44.861.000.000
<i>Ms. Dang Thi Minh Tuyet</i>	4.930.000.000	27.195.000.000
<i>Mr. Tran Cong Loc</i>	66.000.000	17.666.000.000
4. Short-term trade payables	433.826.260	160.000.000
<i>Homelink Housing Services Investment and Development Joint Stock Company</i>	433.826.260	160.000.000
5. Other short-term payables	171.977.095	13.424.657
<i>Ms. Dang Thi Minh Tuyet</i>	1.247.645	-
<i>Mr. Dang Duc Trung</i>	170.000.000	-
<i>Mr. Tran Cong Loc</i>	729.450	-
<i>Success Startup Investment Fund Joint Stock Company</i>	-	13.424.657
6. Short-term accrued expenses	411.236.055	3.662.139.425
<i>International Standard Housing Joint Stock Company</i>	411.236.055	3.662.139.425
7. Short-term borrowings and financial lease liabilities	-	51.435.000.000
<i>International Standard Housing Joint Stock Company</i>	-	51.435.000.000

IX.3. b2. Transactions with related parties

Transactions with other related parties on the Consolidated Income Statement	Arising during the period	
	The first six months of 2026	The first six months of 2025
1. Revenue from goods sold and services rendered		
Sale goods	34.181.852	10.060.757.694
<i>Mr. Le Dinh Phong</i>	1.586.667	-
<i>Mr. Nguyen Cong Thanh</i>	1.311.111	-
<i>Green Plus Pharmacy And Clinic Management Joint Stock Company</i>	21.051.852	10.042.200.000
<i>Homelink Housing Services Investment and Development Joint Stock Company</i>	10.232.222	18.557.694
2. General and administration expenses		
Office rent cost	280.404.498	271.718.891
<i>Homelink Housing Services Investment and Development Joint Stock Company</i>	280.404.498	271.718.891

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

IX.3. b2. Transactions with related parties (cont'd)

Transactions with other related parties on the Consolidated Income Statement	Arising during the period	
	The first six months of 2026	The first six months of 2025
3. Financial income		
Loan interest income	2.436.575.343	2.436.575.343
<i>Success Startup Investment Fund Joint Stock Company</i>	2.436.575.343	2.436.575.343
4. Financial expenses		
Interest expenses	501.236.055	1.644.856.356
<i>International Standard Housing Joint Stock Company</i>	501.236.055	1.644.856.356
Cash collection/payment transactions and other related-party transactions during the period	Arising during the period	
	The first six months of 2026	The first six months of 2025
1. Advance	4.930.000.000	28.259.084.000
<i>Ms. Dang Thi Minh Tuyet</i>	4.930.000.000	28.240.000.000
<i>Mr. Tran Cong Loc</i>	-	19.084.000
2. Return advances	44.795.000.000	9.331.354.000
<i>Ms. Dang Thi Minh Tuyet</i>	27.195.000.000	9.320.770.000
<i>Mr. Tran Cong Loc</i>	17.600.000.000	10.584.000
3. Collect money for share transfer	-	43.310.000.000
<i>Mr. Dang Duc Trung</i>	-	8.800.000.000
<i>Mr. Hang Nhat Quang</i>	-	11.610.000.000
<i>Mr. Dang Thanh Son</i>	-	22.900.000.000
4. Loans	13.200.000.000	-
<i>International Standard Housing Joint Stock Company</i>	13.200.000.000	-
5. Pay on the principal of the borrowings	53.075.000.000	30.000.000.000
<i>International Standard Housing Joint Stock Company</i>	53.075.000.000	30.000.000.000
6. Borrowings	1.640.000.000	-
<i>International Standard Housing Joint Stock Company</i>	1.640.000.000	-
7. Pay on interest expenses	3.752.139.425	220.000.000
<i>International Standard Housing Joint Stock Company</i>	3.752.139.425	220.000.000

IX.3. c. Guarantee commitment

To ensure the timely completion of the investment plan for the product research and development project and the recoverability of the loans, the individual has undertaken to secure the relevant obligations with the following assets:

Land use rights over land plot No. 666, cadastral map sheet No. 75, located at No. 73-75 Tran Trong Cung Street, Tan Thuan Ward, Ho Chi Minh City, owned by a shareholder of the Group. The estimated value of the asset is VND 140.000.000.000.

All shares held in the Group by a shareholder pursuant to the Letter of Undertaking dated August 24, 2026. The value of the shares is determined based on the market price as at the date of the undertaking, at VND 1,900 per share, equivalent to a total value of VND 29.640.000.000.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

IX.3. c. Guarantee commitment (cont'd)

The assets pledged under this undertaking are used to secure the advance payment disclosed in Note V.5 and the loan disclosed in Note V.2a3, with a total value of VND 166.914.937.534, and the shareholder undertakes that such assets have not been used to provide security for any other party. In the event that Mr. Nguyen Van Lai and Mr. Nguyen Trong Nghia fail to complete the plan as committed and the borrowing companies fail to make repayment, the shareholder shall be responsible to the Board of Management for the committed assets in accordance with the Letter of Undertaking dated August 24, 2026.

IX.4. Comparative Information

As presented in Note III.1, effective from January 01, 2026, the Group has adopted Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance, which supersedes Circular No. 200/2014/TT-BTC and its relevant amendments and supplements. The Group has reviewed and adjusted the recognition, classification, and presentation of items in the consolidated financial statements in accordance with the new regulations.

Impact of the adoption of the new accounting regime and changes in accounting policies on the comparative figures in the consolidated financial statements is as follows:

Jan. 01, 2026				
Items	Code	Figures stated	Figures restated	Difference due to restated
Interim consolidated statement of financial position				
1. Short-term loans receivable		97.650.000.000	-	(97.650.000.000)
2. Short-term held-to-maturity investments	123	22.000.000.000	120.180.326.575	98.180.326.575
3. Other short-term receivables	135	123.302.508.010	122.772.181.435	(530.326.575)

IX.5. Information on going-concern operation: The Company will continue its operation in the future.

Approved, August 29, 2026

LEGAL REPRESENTATIVE

Prepared by

Chief Accountant

General Director





Nguyen Thi Ngoc Tuyen

Nguyen Quoc Viet

Lê Đình Phong

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first six-month period of 2026

VI.2. Financial investments**a. Held-to-maturity investments**

	Original value	Recoverable value	Provision	Original value	Recoverable value	Provision
a1. Short-term held-to-maturity investments	176.154.629.423	176.154.629.423	-	120.180.326.575	120.180.326.575	-
Deposit and interest	23.047.320.548	23.047.320.548	-	22.523.660.274	22.523.660.274	-
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch (1)	23.047.320.548	23.047.320.548	-	22.523.660.274	22.523.660.274	-
Receivables loans	153.107.308.875	153.107.308.875	-	97.656.666.301	97.656.666.301	-
- Related parties	85.636.575.343	85.636.575.343	-	70.000.000.000	70.000.000.000	-
+ International Standard Housing Joint Stock Company (2)	13.200.000.000	13.200.000.000	-	-	-	-
+ Success Startup Investment Fund Joint Stock Company (3)	72.436.575.343	72.436.575.343	-	70.000.000.000	70.000.000.000	-
- Third parties	67.470.733.532	67.470.733.532	-	27.656.666.301	27.656.666.301	-
+ Green Portal Joint Stock Company (4)	60.036.816.820	60.036.816.820	-	27.656.666.301	27.656.666.301	-
+ Heath Gift Joint Stock Company (5)	7.433.916.712	7.433.916.712	-	-	-	-
Total	176.154.629.423	176.154.629.423	-	120.180.326.575	120.180.326.575	-

a2. Notes of the situation of investments held until maturity

(1) These are deposits with a 12-month term at Vietcombank and automatically renew at an interest rate of 4.8%/year.

a3. Note on loans

(4) The loan granted to Green Portal Joint Stock Company has a principal value of VND 59.354.937.534 with an interest rate of 8.8%/year and a loan term of 9 months. The loan was approved by the Board of Management in accordance with the following Board of Management's Meeting Minutes:

- Board of Management's Meeting Minutes No. 80/2025/GPC/BB-HDQT dated December 15, 2025 and No. 05/2026/GPC/BB-HDQT dated March 09, 2026.
- Board of Management's Meeting Minutes of Organic Tien Thinh Joint Stock Company (a subsidiary) No. 2503/2026/TT/BBH-HDQT dated March 25, 2026.

The collateral securing the loan comprises all shares held in the Group and land use rights owned by a shareholder, pursuant to the Letter of Undertaking dated August 24, 2026.

(5) The loan granted to Heath Gift Joint Stock Company has a principal value of VND 7.300.000.000 with an interest rate of 8.8%/year and a loan term of 9 months. The loan was approved by the Board of Management of Tien Thinh Organic Corporation (the subsidiary) No. 2503/2026/TT/BBH-HDQT dated March 25, 2026. The collateral securing the loan comprises all shares held in the Group by a shareholder, pursuant to the Letter of Undertaking dated August 24, 2026.

(5) The loan granted to Heath Gift Joint Stock Company has a principal value of VND 7.300.000.000 with an interest rate of 8.8%/year and a loan term of 9 months. The loan was approved by the Board of Management of Tien Thinh Organic Corporation (the subsidiary) No. 2503/2026/TT/BBH-HDQT dated March 25, 2026. The collateral securing the loan comprises all shares held in the Group by a shareholder, pursuant to the Letter of Undertaking dated August 24, 2026.

a4. Notes on loans with the related parties

(2) The loan granted to International Green Standard Housing Joint Stock Company has a principal value of VND 13.200.000.000 with an interest rate of 8.8%/year and a loan term of 09 months, which was approved by the Board of Management in accordance with the Board of Management's Meeting Minutes No. 22/2026/GPC/BB-HDQT dated March 05, 2026.

(3) The loan granted to Thanh Cong Startup Investment Fund Joint Stock Company has a principal value of VND 70.000.000.000 with an interest rate of 7%/year and a loan term of 12 months. The loan was approved by the Board of Management in accordance with the Board of Management's Meeting Minutes No. 21/2021/GREEN+/BB-HDQT dated April 29, 2021. The collateral securing the loan comprises all shares held in the Group by a shareholder, pursuant to the Letter of Undertaking dated August 24, 2026. According to the commitment of the parties, the Group will recover the entire loan on December 31, 2026.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

VI.2. b. Investment in other entities

b1. Investment in associate

The value of investments in associate is presented as follows:

Name of Associate	Fair value		Changes in investment during the period		Carrying amount		Fair value	
	Jan. 01, 2026	Jan. 01, 2026	Share of profit/(loss) from associates	Dividends received during the period	Jan. 30, 2026	Jun. 30, 2026	Jan. 30, 2026	Jun. 30, 2026
- International Standard Housing Joint Stock Company (1)	(*)	183.817.238.904	415.844.310	-	184.233.083.214	(*)		
Total		183.817.238.904	415.844.310	-	184.233.083.214			

(*) The fair value of the long-term equity investment in associate has not been formally determined as at June 30, 2026 and December 31, 2025, as this company is not listed on any stock exchange and, therefore, there is no reliable quoted market prices available. The fair value of these investments may differ from their carrying amount.

	Jun. 30, 2026				Jan. 01, 2026			
	Quantity	Original value	Recoverable value	Provision	Quantity	Original value	Recoverable value	Provision
b2. Investment in other entities								
- Dongkhoi Development And Investment Joint Stock Company (2)	725.000	7.250.000.000	7.183.901.765	(66.098.235)	725.000	7.250.000.000	7.186.174.791	(63.825.209)
	725.000	7.250.000.000	7.183.901.765	(66.098.235)	725.000	7.250.000.000	7.186.174.791	(63.825.209)
Total		7.250.000.000	7.183.901.765	(66.098.235)		7.250.000.000	7.186.174.791	(63.825.209)
b3. Investment situation and activities of investment in associate during the period								

(1) According to the Business Registration Certificate No. 0316756875 dated March 18, 2021 and the amended Business Registration Certificates issued by the Department of Planning and Investment of Ho Chi Minh City, the Group registered to invest in Tien Thinh Organic Corporation at VND 60,000,000,000, equivalent to 85,7% of the charter capital. As at June 30, 2026, the Group's ownership ratio at Tien Thinh Organic Corporation was 85,7%.

b4. Investment situation and activities of investment in other entity during the period

(2) According to the Business Registration Certificate No. 1301115366 dated March 23, 2022 and according to the amended Business Registration Certificates issued by the Department of Planning and Investment of Vinh Long Province, the Group registered to invest in International Standard Housing Joint Stock Company at VND 183,000,000,000, equivalent to 22,90% of the charter capital. As at June 30, 2026, the Group has fully contributed the registered capital at International Standard Housing Joint Stock Company. The business results for the first 6 months of 2026 of International Standard Housing Joint Stock Company were profitable and had positive accumulated profits.

b5. The situation of changes in provisions for losses on other investments

	Jan. 01, 2026	Provisioning	Jun. 30, 2026
Provision for decline in the value of long-term investments	63.825.209	2.273.026	66.098.235
Total	63.825.209	2.273.026	66.098.235

The notes to the interim consolidated financial statements form an integral part of this report.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

VI.6. Doubtful debts

Items	Jun. 30, 2026		Jan. 01, 2026	
	Original value	Recoverable value	Overdue	Original value
a. Doubtful debts - Short-term receivables				
Short-term trade receivables	726.727.746	109.159.400		
+ Mr. Duong Quoc Thi	510.785.746	-	Over 3 years	832.360.746
+ Epco Spirits Wine Production Joint Stock Company	60.000.000	-	Over 3 years	510.785.746
+ Others	155.942.000			60.000.000
Short-term trade payables	64.000.000	109.159.400	6 months to 1 year	261.575.000
Total	790.727.746	141.159.400	Over 1 year	64.000.000
				293.575.000

b. Changes in provision for receivables

Provision for doubtful accounts for the following items	Jan. 01, 2026		Provisioning	Reversal of provisions	Other increase/(decrease) adjustments	Jun. 30, 2026
Short-term trade receivables	570.785.746		46.782.600	-	-	617.568.346
Short-term advances to suppliers	32.000.000		-	-	-	32.000.000
Total	602.785.746		46.782.600	-	-	649.568.346

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

V.18. Borrowings and financial lease liabilities

Items	Jan. 01, 2026	During the period		Jun. 30, 2026
		Increase	Decrease	
a. Short-term	101.576.372.922	53.737.872.150	90.440.993.950	64.873.251.122
Short-term borrowings from banks (18.1.a)	48.647.194.950	51.287.324.550	36.555.446.350	63.379.073.150
Current portion of long-term borrowings from banks (18.1.b)	1.494.177.972	747.088.986	747.088.986	1.494.177.972
Short-term borrowings from related parties (18.2)	51.435.000.000	1.703.458.614	53.138.458.614	-
b. Long-term	8.716.038.016	-	747.088.986	7.968.949.030
Long-term borrowings from banks (18.1.b)	8.716.038.016	-	747.088.986	7.968.949.030
Total	110.292.410.938	53.737.872.150	91.188.082.936	72.842.200.152

VI.18. 1. Borrowings from banks

Lenders	Interest rate	Due date	Balance as of	
			30/06/2026	01/01/2026
a. Short-term			63.379.073.150	48.647.194.950
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch (1)	6,5% - 6,8%/year	From Aug. 26, 2026 to Oct. 30, 2026	15.403.867.150	23.647.194.950
- Saigon Bank for Industry and Trade - Binh Chanh Branch (2)	6,8% - 7,4%/year	From Jun. 17, 2026 to Sep. 30, 2026	25.000.000.000	25.000.000.000
- Southeast Asia Commercial Joint Stock Bank - Ho Chi Minh City Branch (3)	9,5%/year	From May 30, 2026 to May 31, 2027	6.000.000.000	-
	11,2%/year	From June 25, 2026 to Dec. 29, 2026	16.975.206.000	-

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND			
VL18. 1. Borrowings from banks (cont'd)			
b. Long-term			
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch (4)	10,4% - 11,2%/year	From Jan. 26, 2023 to Oct. 26, 2032	9.463.127.002 9.463.127.002 10.210.215.988 10.210.215.988
Total			
Notes on borrowings			72.842.200.152
			58.857.410.938

(1) Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch
The borrowing in Vietnamese Dong at Vietnam Joint Stock Commercial Bank for Foreign Trade - Saigon Cho Lon Branch, Loan contract under the limit No. 001B25 và No. 002B25 dated March 10, 2025, with a credit limit of VND 28.000.000.000. Loan purpose is supplementing working capital. The loan interest rate is determined at the time of disbursement according to the loan interest rate notice of Vietnam Joint Stock Commercial Bank for Foreign Trade - Saigon Cho Lon Branch at the time of debt receipt and is clearly stipulated in each Debt Receipt. The borrowing is secured by all assets, including land use rights and future-formed constructions on the project land of the functional food manufacturing plant at plot No. 653, map sheet No. 5, Giao Long Commune, Vinh Long Province; The 2nd floor of the high-end commercial apartment area Bau Thac Gian, Ham Nghi Street, Thanh Khe Ward, Da Nang City, owned by the Group. As of the date of this interim consolidated financial statements, the remaining principal balance is VND 15.403.867.150.

The borrowing in Vietnamese Dong at Vietnam Joint Stock Commercial Bank for Foreign Trade - Saigon Cho Lon Branch, Loan contract under the limit No. 125B26 dated May 19, 2026, with a credit limit of VND 25.000.000.000. Loan purpose is supplementing working capital. The loan interest rate is determined at the time of disbursement according to the loan interest rate notice of Vietnam Joint Stock Commercial Bank for Foreign Trade - Saigon Cho Lon Branch at the time of debt receipt and is clearly stipulated in each Debt Receipt. The borrowing is secured by the entire assets comprising Land use rights and assets attached to the land at No. 259 Tran Xuan Soan, Quarter 4, Tan Hung Ward, Ho Chi Minh City. As at the preparation date of these interim consolidated financial statements, the remaining principal balance is VND 25.000.000.000.

(2) Saigon Bank for Industry and Trade - Binh Chanh Branch

The borrowing in Vietnamese Dong at Saigon Commercial Bank - Binh Chanh Branch, under credit contract No. 0015/2026/HĐTDHMDP-PN dated May 26, 2026, has a credit limit of VND 6.000.000.000. Loan purpose is supplementing working capital. The loan interest rate is set at a fixed rate of 9,5%/year for the first 6 months from the disbursement date. After the fixed interest period, the interest rate will be the bank's reference rate plus a margin of 3,5%/year and will be adjusted every 3 months according to the terms of the credit contract. The borrowing is secured by Apartment No. 1.09 and No. 1.10, Block AB, Aview 1 Apartment, KDC 13C, Nguyen Van Linh Street, Binh Hung Commune, Ho Chi Minh City, owned by the Group. As at the preparation date of these interim consolidated financial statements, the remaining principal balance is VND 6.000.000.000.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first six-month period of 2026

Unit: VND

VI.18. 1. Borrowings from banks (cont'd)

- (3) Southeast Asia Commercial Joint Stock Bank - Ho Chi Minh City Branch

The borrowing in Vietnamese Dong at Southeast Asia Commercial Joint Stock Bank - Ho Chi Minh City Branch, under credit contract No. 188/25/HĐTD-HM/HCM dated February 23, 2026, with a credit limit of VND 20,000,000,000. Loan purpose is to supplement working capital for the Company's business activities relating to functional foods, ginseng and ginseng-based products. The loan interest rate is determined according to each debt assumption plan. The borrowing is secured by the 2nd floor of the high-end commercial apartment area Bau Thac Gian, Ham Nghi Street, Thanh Khe Ward, Da Nang City, owned by the Group. As of the date of these interim consolidated financial statements, the remaining principal balance is VND 16,975,206,000

- (4) Long-term and current portion of long-term borrowings from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch. The borrowing in Vietnamese Dong at Vietnam Foreign Trade Commercial Joint Stock Bank - Saigon Cho Lon Branch, under the loan agreement with limit number 335C22 signed on October 05, 2022, with a credit limit of VND 15.000.000.000 VND. Loan purpose is payment for construction of functional food factory. The loan interest rate is set at a fixed rate of 9,5%/year for the first 24 months from the disbursement date, after which the interest rate will be the bank's reference rate plus a margin of 3,5%/year and will be adjusted every 3 months according to the credit agreement terms. The borrowing is secured by all assets, including land use rights and future-formed constructions on the project land of the functional food manufacturing plant at plot No. 653, map sheet No. 5, Giao Long Commune, Vinh Long Province; and the receivable pledge contract number 030/NHNT-KH/TC/20 signed on January 3, 2020. As of the preparation date of these interim consolidated financial statements, the remaining principal balance is VND 9.463.127.002

VL.18. 2. Borrowings from related parties

The above borrowing is a transaction with a related party and is presented in Note X.3b1 - Balances with other related parties.

