

Số/No 24/2026/CBTT - BVLIFE

Hà Nội, ngày 28 tháng 08 năm 2026

Hanoi, August 28, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE ON FINANCIAL STATEMENTS

Kính gửi/To: Sở giao dịch chứng khoán Hà Nội/ Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần BV Life thực hiện công bố thông tin báo cáo tài chính (BCTC) bán niên năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, BV Land Joint Stock Company hereby discloses the Semi-annual Financial Statements for 2026 to the Hanoi Stock Exchange as follows:

1. **Tên tổ chức/ Organization name:** Công ty Cổ phần BV LIFE / *BV Life Joint Stock Company*
 - Mã chứng khoán/Stock code: **VCM**
 - Địa chỉ/ *Head office:* Tầng 4, Tòa nhà Rivera Park, Số 69 Đường Vũ Trọng Phụng, Phường Thanh Xuân, TP Hà Nội, Việt Nam/*4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City, Vietnam*
 - Điện thoại/Phone: 024.62511300 Website: www.bvlife.com.vn
2. **Nội dung thông tin công bố/Information disclosure content:**
 - BCTC bán niên năm 2026/ *Semi-annual Financial Statements for 2026*
 - ☒ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị phụ thuộc)/ *Separate Financial Statements (applicable to listed organizations without subsidiaries and to superior accounting units with dependent units)*
 - ☒ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (applicable to listed organizations with subsidiaries)*

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/
Combined Financial Statements (applicable to listed organizations with affiliated accounting units that maintain separate accounting systems)

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases subject to explanation of causes:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/được kiểm toán):

The auditing organization issues an opinion other than an unqualified opinion on the Financial Statements (for financial statements that have been reviewed/audited):

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☒ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước là sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC đã được soát xét/được kiểm toán):

Profit after tax in the reporting period differs by 5% or more between the pre-audit and post-audit figures, or changes from a loss to a profit or vice versa (for financial statements that have been reviewed/audited):

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

Profit after tax in the reporting period records a loss, or changes from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Written explanation in case applicable:*

☐ Có/Yes

☐ Không/No

Thông tin này được công bố trên trang điện tử Công ty vào ngày 28./08/2026 tại đường dẫn <https://bvlife.com.vn/muc-quan-he-co-dong/bao-cau-tai-chinh-vi/>

This information was published on the company's website on: 28./08/2026 at the link: <https://bvlife.com.vn/muc-quan-he-co-dong/bao-cau-tai-chinh-vi/>



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the above-disclosed information is true and accurate, and we take full legal responsibility for the contents of this disclosure.

Nơi nhận/ Recipient:

- Như Kính gửi/ As Dear;
- Lưu VP.HĐQT/

Save BOD Assistant Office.

**CÔNG
TY CỔ
PHẦN
BV LIFE**

Digitally signed by CÔNG TY
CỔ PHẦN BV LIFE
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NGƯỜI CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE PERSON



TỔNG GIÁM ĐỐC/CEO
NGUYỄN VŨ THIÊN
MR. NGUYEN VU THIEN



BV LIFE JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

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

(Reviewed)



BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park building, 69 Vu Trong Phung street,
Thanh Xuan ward, Hanoi city

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BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park building, 69 Vu Trong Phung street,
Thanh Xuan ward, Hanoi city

REPORT OF THE MANAGEMENT

The Management of BV Life Joint Stock Company (the "Company") presents its report and the Company's Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026.

Company

BV Life Joint Stock Company.

Established and operating under the first Business Registration Certificate No. 0102234864 dated May 3, 2007.

Business Registration Certificate

Number 0102234864 issued for the first time on May 3, 2007, registered for the 14th change on April 10, 2026. Issued by Hanoi Department of Finance.

Head office

4th floor, Rivera Park building, 69 Vu Trong Phung street, Thanh Xuan ward, Hanoi city.

Members' Council

Members of the Members' Council during the period and at the reporting date:

Mr. Luu Vu Truong Dam	Chairman
Mrs. Nguyen Thi Thuy Thiep	Member
Mr. Tran Hai Yen	Member
Mr. Than The Son Ngoc	Member
Mr. Dang Ngoc Phan	Member

Management

Members of the Management during the period and at the reporting date:

Mr. Nguyen Vu Thien	General Director (Appointed from January 2, 2025, dismissed on February 2, 2026)
Mr. Nguyen Vu Thien	General Director (Appointed from February 2, 2026)
Mr. Nguyen Vu Thien	Deputy General Director
Mrs. Nguyen Thi Thuy Thiep	Deputy General Manager
Mrs. Tran Hai Yen	Deputy General Manager

Supervisory Board

Members of the Supervisory Board during the period and at the reporting date:

Mr. Vu Thi Ha	Head
Mr. Phung Thi Thao	Member
Mrs. Vu Tuan Hung	Member

Legal representative

Mr. Nguyen Vu Thien	General Director (Appointed from January 2, 2025, dismissed on February 2, 2026)
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Mr. Nguyen Vu Thien is authorized by Mr. Luu Vu Truong Dam to perform the tasks of the legal representative according to Power of Attorney No. 01/2026/GUQ-BVLIFE dated February 2, 2026. Authorization term is from February 2, 2026 until there is another replacement document.

BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park building, 69 Vu Trong Phung street,
Thanh Xuan ward, Hanoi city

Auditors

Vietnam Auditing and Valuation Company Limited (AVA).

Management's Responsibility for the Consolidated Financial Statements

The Company's Management is responsible for the preparation of the Consolidated Financial Statements, which present a true and fair view of the Company's operations and business performance for the period. In preparing the Consolidated Financial Statements, the Management confirms that it has complied with the following requirements:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the applicable accounting standards have been complied with and whether there are any material departures that require disclosure and explanation in the financial statements;
- Prepare the financial statements on a going concern basis, except where it is not appropriate to assume that the Company will continue in operation.

The Company's Management ensures that the accounting records are maintained to accurately and fairly reflect the Company's financial position at any time, and that the financial statements comply with applicable current regulations of the State. The Management is also responsible for safeguarding the Company's assets and for implementing appropriate measures to prevent and detect fraud and other irregularities.

The Company's Management confirms that the Consolidated Financial Statements present a true and fair view of the Company's financial position at as 30/06/2026 and its results of operations for the accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for enterprises, and applicable current regulations.

In addition, the Board of General Directors commits that the Company does not violate its information disclosure obligations as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 and Circular No. 68/2024/TT-BTC dated September 18, 2024, Circular No. 18/2025/TT-BTC dated April 26, 2025, Circular No. 08/2026/TT-BTC dated February 3, 2026, amending and supplementing the Ministry of Finance's guidance on information disclosure on the stock market.

Hanoi, August 25, 2026

On behalf of the Management

General Director



Nguyen Vu Thien



No.: 632/BCKT-TC/AVA

AUDITOR'S REPORT INTERIM FINANCIAL INFORMATION REVIEW

**To: Shareholders, the Board of Management and Board of General Director
BV Life Joint Stock Company**

We have reviewed the accompanying interim Consolidated Financial Statements of BV Life Joint Stock Company, prepared on 25/08/2026, set out on pages 06 to 43, including Consolidated Statement of Financial Position as at 30/06/2026, Consolidated Statement of Profit or Loss, Consolidated Statement of Cash Flows for the six-month accounting period then ended, and the Notes to the Consolidated Financial Statements.

Management' Responsibility

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

Auditor's Responsibility

Our responsibility is to express a conclusion on the accompanying interim Consolidated Financial Statements financial statements based on the results of our review. We conducted our review in accordance with Vietnam Standards of service contract No. 2410 review - Review of interim financial information by independent auditors performed.

The review financial information includes the interim implementation of interviews, mostly interviewing responsible for the financial and accounting matters, and perform analytical procedures and processes other review procedures. A fundamentally revised narrower scope audits are carried out according to the Vietnam Auditing Standards and consequently does not enable us to achieve assurance that we will recognize all key issues can be detected 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 present fairly, in all material respects, the financial position of BV Life Joint Stock Company as at 30/06/2026, and of the results of its operations and its cash flows for the six-month accounting period then ended, in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of accompanying interim financial statements.

**VIETNAM AUDITING AND
VALUATION COMPANY LIMITED**



Tran Tri Dung
Vice General Director
Registration certificate
0895-2023-126-1
Hanoi, August 25, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		182,946,030,890	162,131,019,302
I. Cash and cash equivalents	110	V.1	9,745,461,265	24,627,379,347
1. Cash	111		2,372,722,711	2,826,549,648
2. Cash equivalents	112		7,372,738,554	21,800,829,699
II. Short-term financial investments	120	V.2	51,634,684,627	39,945,391,575
1. Short-term held-to-maturity investments	123		51,634,684,627	39,945,391,575
III. Short-term receivables	130		43,984,624,734	51,399,476,662
1. Short-term trade receivables	131	V.3	28,906,431,155	38,176,472,942
2. Short-term advances to suppliers	132	V.4	16,077,873,475	16,550,763,925
3. Other short-term receivables	135	V.5	1,284,098,050	513,017,441
4. Allowance for impairment of short-term receivables	136	V.6	(2,283,777,946)	(3,840,777,646)
IV. Inventories	140	V.7	74,417,940,387	45,591,692,113
1. Inventories	141		74,417,940,387	45,591,692,113
V. Other current assets	160		3,163,319,877	567,079,605
1. Short-term prepaid expenses	161	V.10	1,076,267,733	505,793,341
2. VAT deductible	162		1,987,543,496	20,255,092
3. Taxes and other amounts receivable from the State	163	V.15	99,508,648	41,031,172
B. NON-CURRENT ASSETS	200		125,257,039,692	125,139,889,650
I. Long-term receivables	210		1,042,683,200	1,447,200,000
1. Other long-term receivables	215	V.5	1,369,683,200	1,774,200,000
2. Allowance for impairment of long-term receivables	216	V.6	(327,000,000)	(327,000,000)
II. Fixed assets	220		33,843,923,913	40,441,112,855
1. Tangible fixed assets	221	V.8	33,843,923,913	40,441,112,855
- Cost	222		64,900,847,852	90,775,926,361
- Accumulated depreciation	223		(31,056,923,939)	(50,334,813,506)
III. Investment properties	240	V.9	63,403,820,812	55,081,377,386
- Cost	241		91,517,010,327	82,697,479,826
- Accumulated depreciation	242		(28,113,189,515)	(27,616,102,440)
IV. Long-term financial investments	260	V.2	600,000,000	600,000,000
1. Investment in joint ventures and associates	262		946,275,000	946,275,000
2. Allowance for impairment of long-term investments in other entities	264		(346,275,000)	(346,275,000)
V. Other non-current assets	270		26,366,611,767	27,570,199,409
1. Long-term prepaid expenses	271	V.10	10,508,231,078	10,877,167,105
2. Goodwill	279	V.11	15,858,380,689	16,693,032,304
TOTAL ASSETS	280		308,203,070,582	287,270,908,952

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

(Continuous)

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
C. LIABILITIES	300		68,239,981,013	50,733,663,008
I. Current liabilities	310		45,917,603,725	26,979,097,320
1. Short-term trade payables	311	V.12	14,357,217,490	10,431,526,491
2. Short-term advances from customers	312	V.13	404,900,000	1,718,398,450
3. Dividends and profit payable	313	V.14	41,216,868	41,216,868
4. Short-term taxes and other amounts payable to the State	314	V.15	3,431,406,718	5,201,180,904
5. Payables to employees	315		1,397,963,323	3,253,425,002
6. Short-term accrued expenses	316	V.16	195,362,500	105,673,449
7. Short-term deferred revenue	319	V.17	1,445,992,159	533,263,818
8. Other short-term payables	320	V.18	1,887,143,482	1,122,434,577
9. Short-term borrowings and finance lease liabilities	321	V.19	14,127,887,981	-
10. Bonus and welfare funds	323		8,628,513,204	4,571,977,761
II. Non-current liabilities	330		22,322,377,288	23,754,565,688
1. Other long-term payables	338	V.18	12,874,638,882	12,486,912,137
2. Deferred tax liabilities	342	V.21	7,988,768,936	9,808,684,081
3. Long-term provisions	343	V.20	1,458,969,470	1,458,969,470
D. EQUITY	400	V.22	239,963,089,569	236,537,245,944
1. Issued capital of owners	411		120,000,000,000	120,000,000,000
- Ordinary shares with voting rights	411a		120,000,000,000	120,000,000,000
2. Share premium	412		(322,839,049)	(322,839,049)
3. Development investment fund	418		5,900,000,000	5,900,000,000
4. Retained earnings	420		37,558,764,756	36,610,124,696
- Retained earnings carried forward from prior periods	420a		32,618,945,605	5,261,876,004
- Retained earnings for the current period	420b		4,939,819,151	31,348,248,692
5. Non-controlling Interests	429		76,827,163,862	74,349,960,297
TOTAL LIABILITIES AND EQUITY	440		308,203,070,582	287,270,908,952

Prepared by

Chief Accountant

Hanoi, August 25, 2026

General Director

Nguyen Thi Thuy Huong

Nguyen Thi Thuy Huong



Nguyen Vu Thien

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

The period from 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1. Revenue from sale of goods and rendering of services	01	VI.1	271,374,196,135	67,630,314,189
2. Revenue deductions	02	VI.2	117,114,861	-
3. Net revenue from sale of goods and rendering of services	10		271,257,081,274	67,630,314,189
4. Cost of sales	11	VI.3	244,328,541,915	62,380,653,466
5. Gross profit from sale of goods and rendering of services	20		26,928,539,359	5,249,660,723
6. Gain/(loss) from sale and disposal of investment property	21	VI.4	(2,825,482,479)	-
7. Finance income	22	VI.5	1,944,698,268	878,014,452
8. Finance costs	23	VI.6	723,779,022	295,595,623
Of which: Interest expense	24		153,163,408	242,880,823
9. Selling expenses	25	VI.7	10,077,940,474	834,384,561
10. General and administrative expenses	26	VI.7	5,590,722,060	2,359,440,068
11. Operating profit	30		9,655,313,592	2,638,254,923
12. Other income	31	VI.8	1,325,122,623	2,200,005
13. Other expenses	32	VI.9	531,293,776	16,127,193
14. Other profit	40		793,828,847	(13,927,188)
15. Total accounting profit before tax	50		10,449,142,439	2,624,327,735
16. Current corporate income tax expense	51	VI.11	4,195,738,701	602,194,737
17. Deferred corporate income tax expense	52	VI.11	(1,819,915,145)	-
18. Profit after corporate income tax	60		8,073,318,883	2,022,132,998
19. Profit Attributable to Owners of the Parent	61		4,939,819,151	2,022,132,998
20. Profit Attributable to Non-controlling Interests	62		3,133,499,732	-
19. Basic earnings per share	70	VI.12	412	82
21. Diluted earnings per share	71	VI.13	412	41

Prepared by

Chief Accountant

Hanoi, August 25, 2026

General Director

Nguyen Thi Thuy Huong

Nguyen Thi Thuy Huong



Nguyen Vu Thien

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
I. Cash flows from operating activities				
1. Profit before tax	01		10,449,142,439	2,624,327,735
2. Adjustments for				
- Depreciation of property, plant and equipment and investment property	02		4,409,788,983	835,552,543
- Provisions	03		(1,556,999,700)	(93,963,946)
- Foreign exchange gains/(losses) arising from revaluation of monetary items denominated in foreign currencies	04		-	(2,527,113)
- Gains/(losses) from investing and financing activities	05		646,350,722	(875,487,339)
- Borrowing costs	06		153,163,408	242,880,823
3. Operating profit before changes in working capital	08		14,101,445,852	2,730,782,703
- Increase/(decrease) in receivables	09		7,350,602,548	(7,509,187,782)
- Increase/(decrease) in inventories	10		(41,626,350,645)	3,630,764,159
- Increase/(decrease) in payables (excluding interest payable and income tax payable)	11		2,811,480,912	(6,681,395,834)
- Increase/(decrease) in prepaid expenses	12		(201,538,365)	(179,254,777)
- Interest paid	14		(148,466,424)	(243,411,782)
- Corporate income tax paid	15		(5,870,106,871)	(352,488,578)
- Other cash outflows for operating activities	17		(590,939,815)	(10,000,000)
Net cash flows from operating activities	20		(24,173,872,808)	(8,614,191,891)
II. Cash flows from investing activities				
Payments for acquisition and construction of property, plant and equipment and other long-term assets	21		-	(37,581,818)
1. Proceeds from disposal of property, plant and equipment and other long-term assets	22		4,909,090,909	-
2. Loans granted and purchases of debt instruments of other entities	23		(11,247,418,013)	-
3. Collection of loans and proceeds from sale of debt instruments of other entities	24		-	28,500,000,000
4. Interest received, dividends and profit received	27		1,502,393,849	875,487,339
Net cash flows from investing activities	30		(4,835,933,255)	29,337,905,521

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

(Continuous)

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
III. Cash flows from financing activities				
1. Proceeds from borrowings	33		17,816,913,828	12,772,739,165
2. Repayment of borrowings (principal)	34		(3,689,025,847)	(14,230,620,312)
Net cash flows from financing activities	40		14,127,887,981	(1,457,881,147)
Net increase/(decrease) in cash and cash equivalents	50		(14,881,918,082)	19,265,832,483
Cash and cash equivalents at the beginning of the period	60		24,627,379,347	2,028,260,488
Effect of foreign exchange rate changes on cash and cash equivalents	61		-	2,527,113
Cash and cash equivalents at the end of the period	70		9,745,461,265	21,296,620,084

Prepared by

Chief Accountant

Hanoi, August 25, 2026

General Director



Nguyen Thi Thuy Huong



Nguyen Thi Thuy Huong



Nguyen Vu Thien

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The period from 01/01/2026 to 30/06/2026

I. Background**1. Forms of Ownership**

BV Life Joint Stock Company.

The company operates under Business Registration Certificate No. Number 0102234864 issued for the first time on May 3, 2007, registered for the 14th change on April 10, 2026., Issued by Hanoi Department of Finance.

Head office: 4th floor, Rivera Park building, 69 Vu Trong Phung street, Thanh Xuan ward, Hanoi city.

Charter capital: 120,000,000,000 VND.

Total number of shares: 12,000,000 shares.

2. Business field

Providing services to send workers to work abroad;

Organize vocational and foreign language training;

Sales and installation of electrical supplies and equipment;

Commercial space for rent.

3. Business activities

Service activities of sending workers to work abroad;

Organizing vocational training: Carpentry, masonry, welding, iron, mechanics - steel structure, electricity, aluminum, glass, machine operation, industrial sewing, fashion design, housekeeping, housekeeping, bridge and tunnel workers, mining and shipbuilding workers (enterprises only operate after competent State agencies grant permission);

Foreign language training: English, Japanese, Korean, Taiwanese, Chinese (enterprises only operate after permission from competent State agencies);

Import and export business of materials, machinery and equipment, spare parts, production materials, consumption materials, technology and automation lines, construction materials, handicrafts, agricultural and forestry products (except forestry products banned by the State), aquatic products, consumer goods, motorbikes and means of transport;

Import-export business, transportation, import-export entrusted services, acting as a sales agent for production and consumption goods for domestic and foreign firms;

Commercial space for rent.

4. The Company's normal business period

The Company's normal business period is 12 months.

5. Operations of the company in the fiscal year affecting the financial statements

From 2023, the Company's License to operate services to send workers to work abroad will be revoked No. 360/LDTBXH-GP. Therefore, the company's business activities are no longer focused on sending workers to export but focusing on construction and equipment installation for construction projects.

6. Business structure**6.1. Total number of subsidiaries**

Number of consolidated subsidiaries: 01 companies

Number of subsidiaries not allowed to consolidate: Zero.

6.2. The list of subsidiaries

Subsidiary name	Rate of interest	Rate of voting rights	Head office - Principle activities
Dong Nai Production, Trading and Service Joint Stock Company	58.75%	58.75%	Dong Nai - Commercial business (Honda dealers) and services (property rental, kiosk rental at central markets of Dong Nai province,...).

6.3. Associates, and Jointly - controlled entities are recorded under equity method

Subsidiary name	Rate of interest	Rate of voting rights	Head office - Principle activities
Rang Dong Food Co., Ltd.	14.10%	24.00%	Dong Nai - Providing catering services, processing products for employees' meals; trading in food of all kinds through processing, slaughtering and trading in fresh food
Anh Nhat Anh Duong Co., Ltd.	20.42%	34.76%	Dong Nai - Center for Foreign Languages and Informatics. Previously, this establishment was a subsidiary of the Company, now this company does not operate at the business registration address.

The associate uses the cost method because the use of the equity method is no longer appropriate because the associate operates under strict long-term restrictions that cause significant obstacles in transferring capital to investors.

7. Number of employees at the end of the fiscal year or average number of employees during the fiscal year

As at 30/06/2026, the number of employees is: 19 people.
As at 01/01/2026, the number of employees is: 18 people.

8. Statement of ability to compare information on Financial Statements

The financial statements of the Company are prepared to ensure comparability.

II. Accounting period and accounting monetary unit**1. Accounting period**

The Company's annual accounting period begins on January 1 and ends on December 31. This interim financial report is prepared for the 6-month accounting period starting from January 1, 2026 and ending on June 30, 2026.

2. Accounting monetary unit

The accounting currency is Vietnam Dong ("VND").

III. Accounting standards and Accounting system**1. Accounting System**

The Company applies the Vietnamese Accounting Regime for enterprises prescribed under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

2. Changes in accounting policies and financial statement presentation

The consolidated financial statements have been prepared in compliance with Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance, which amends and supplements a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements.

The Ministry of Finance issued Circular No. 43/2026/TT-BTC dated 20 April 2026, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. The Circular became effective from the date of its issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The effects of the changes in accounting policies arising from the guidance set out in Circular No. 43/2026/TT-BTC dated 20 April 2026 have been applied prospectively. The Company has provided comparative disclosures in the financial statements for those line items affected by the changes introduced by Circular No. 43/2026/TT-BTC dated 20 April 2026 compared with Circular No. 202/2014/TT-BTC.

3. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. Accounting policies, accounting estimates and relevant legal regulations apply**1. Exchange rates applied in accounting system**

Transactions denominated in foreign currencies are translated into Vietnam Dong (VND) at the actual exchange rates prevailing on the transaction dates or at historical exchange rates, as appropriate to the nature of the transactions. Actual exchange rates are the average transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts, or exchange rates approximating such rates in accordance with prevailing regulations. Historical exchange rates are determined using the specific identification method or the weighted average method.

For foreign currency purchase and sale transactions, the exchange rates stipulated in the contracts between the Company and the commercial banks are applied. At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly transacts. Foreign currency deposits are retranslated at the exchange rates quoted by the banks where the relevant accounts are maintained. Foreign currency-denominated receivables for which allowances for doubtful debts have been recognised are not retranslated to the extent of the amounts covered by such allowances.

Where a commercial bank does not quote an exchange rate for the foreign currency in which a transaction is denominated, the Company uses an intermediary currency for translation in accordance with prevailing regulations and applies such method consistently throughout the accounting period.

2. Recognition of cash and cash equivalents

Money includes cash, demand deposits at banks and other organizations, money in transit, foreign currency and other amounts as prescribed. Monetary gold (if any) is gold held for the purpose of storing value and does not include gold classified as inventory. Cash equivalents are short-term investments with a redemption period or maturity of no more than 03 months from the date of purchase, are easily convertible into a specified amount of cash and do not have much risk of conversion into cash.

3. Principles of accounting for financial investments**Held-to-maturity investments**

Held-to-maturity investments comprise term deposits, valuable papers, bonds, preference shares classified as liabilities, loans and other investments held to maturity for interest-earning purposes, excluding derivative financial instruments. These investments are presented as current or non-current assets based on their remaining terms at the end of the reporting period.

At the end of the reporting period, the Company assesses whether there is any impairment of its held-to-maturity investments and recognizes an allowance for impairment losses, if necessary. Held-to-maturity investments denominated in foreign currencies are recognized and subsequently remeasured in accordance with the accounting policies for foreign exchange differences.

Invest in joint ventures and affiliated companies

Investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of the investees, having significant influence but not control over the financial and operating policy decisions of these companies. Investments in associates are accounted for in the consolidated financial statements using the equity method. Under the equity method, the initial investments are recognized at cost and subsequently adjusted for the investor's share of post-acquisition changes in the net assets of the associates and joint ventures. The consolidated income statement reflects the Company's share of the post-acquisition results of operations of the associates and joint ventures as a separate line item.

Goodwill arising from investments in associates and joint ventures is included in the carrying amount of the investment. The Company does not amortize this goodwill; instead, it performs an annual impairment test to determine whether the goodwill is impaired.

The financial statements of the associates and joint ventures are prepared for the same reporting period as those of the Company, using consistent accounting policies. Appropriate consolidation adjustments are made to ensure that the accounting policies are applied consistently with those of the Company where necessary.

Investments in other entities

Investments in other entities comprise equity instruments in which the Company does not have control, joint control or significant influence over the investees, and other investments of a similar nature. These investments are accounted for at cost.

At the end of the reporting period, the Company assesses whether there is any impairment of its investments and recognizes an allowance for impairment losses, if necessary. The allowance is determined based on market value for investments whose fair value can be reliably determined, or based on the financial condition and performance of the investees for investments whose fair value cannot be reliably measured.

Accounting policies for other transactions relating to financial investments

For share swap transactions, the difference between the fair value of shares received and the carrying amount of shares exchanged is recognized in finance income or finance expenses.

Investments in the form of capital contributions or acquisitions of equity interests are recognized at cost, including the value of the investment and costs directly attributable to the transaction. Where capital contributions are made using non-monetary assets, the cost of the investment is determined based on the value agreed upon by the contributing parties or in accordance with relevant regulations.

Share dividends or bonus shares received are not recognized as finance income. Upon receipt of share dividends or bonus shares, the Company only records an increase in the number of shares held and recalculates the weighted average cost of the investment based on the total number of shares held after the share dividend or bonus share distribution.

4. Accounting policies for receivables

Receivables comprise trade receivables, internal receivables and other receivables. Receivables are monitored in detail by counterparties, maturities, original currencies and other relevant factors for management purposes.

At the end of the reporting period, foreign currency-denominated receivables are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts. Receivables are classified as current or non-current based on their remaining terms at the end of the reporting period.

The Company recognizes an allowance for doubtful debts for receivables that are considered impaired or are unlikely to be fully recoverable in accordance with prevailing regulations.

5. Accounting policies for inventories

Recognition of inventories

Inventories are stated at cost, which comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Where the net realizable value is lower than cost, inventories are stated at net realizable value.

Materials, equipment, spare parts and work in progress that are expected to be recovered or consumed after more than 12 months from the end of the reporting period or beyond the normal operating cycle are presented as non-current assets.

Inventory valuation method

The cost of inventories is determined using the weighted average method.

Inventory accounting method

The cost of inventories issued is determined on a transaction-by-transaction basis.

Allowance for inventory write-down

At the end of the reporting period, the Company recognizes an allowance for inventory write-down for inventories whose net realizable value is lower than cost, in accordance with prevailing regulations.

Basis for allocation of raw materials and supplies

Raw materials and supplies consumed are allocated to cost objects based on actual usage, consumption norms, production output or other appropriate allocation bases, ensuring that raw material and supply costs are reasonably and consistently attributed to the cost of products and services.

Accounting policies for inventories relating to onerous contracts

For onerous contracts relating to inventories, the Company assesses expected losses arising from the performance of such contracts at the end of the reporting period. Where the unavoidable costs of fulfilling the contractual obligations exceed the economic benefits expected to be received under the contract, the Company recognizes the resulting loss in accordance with prevailing regulations.

Inventories held for the purpose of fulfilling onerous contracts are measured at net realizable value. Any loss arising from the impairment of inventories is recognized before the determination and recognition of obligations arising from onerous contracts.

6. Accounting policies and depreciation/amortisation of tangible fixed assets (including perennial plants bearing recurring produce and working animals), intangible fixed assets, finance lease assets and investment property

Property, plant and equipment and intangible assets

Property, plant and equipment and intangible assets are stated at cost. During their useful lives, these assets are carried at cost less accumulated depreciation/amortisation and accumulated impairment losses (if any).

Routine maintenance and repair costs are recognized in the statement of profit or loss as incurred. Expenditures incurred subsequent to initial recognition that result in an increase in the future economic benefits expected to be derived from the assets are capitalized as part of the cost of the related assets.

Depreciation and amortisation are calculated using the straight-line method over the estimated useful lives of the assets. The Company reviews the useful lives and depreciation/amortisation methods periodically and adjusts them prospectively, if necessary, in accordance with prevailing regulations.

- Buildings	06- 20 years
- Machine, equipment	10 -15 years
- Transportation equipment	05 - 10 years
- Management equipment and tools	03 - 10 years

Investment properties

Investment properties are stated at cost. During the period in which they are held and leased out under operating leases, investment properties are carried at cost less accumulated depreciation and accumulated impairment losses (if any).

Investment properties leased out under operating leases are depreciated using the straight-line method, with depreciation expense recognized in operating expenses for the period. The depreciation periods are determined on a basis consistent with those applied to similar properties owned and used by the Company. The Company reviews the depreciation method and useful lives of investment properties whenever there is a significant change in the pattern of consumption of the future economic benefits embodied in the assets.

Investment properties held for capital appreciation are not depreciated, except during periods in which such properties are leased out under operating leases.

Where there is evidence that an investment property is impaired, the Company recognizes an impairment loss in accordance with prevailing regulations. If the circumstances that gave rise to the impairment no longer exist, the impairment loss previously recognized is reversed, but the carrying amount of the asset after reversal shall not exceed its

7. Accounting policies for deferred expenses

Deferred expenses comprise expenditures that have been incurred but relate to multiple accounting periods, including prepaid rentals, prepaid insurance, tools and supplies, major repairs and periodic maintenance of fixed assets, goodwill and other expenditures that are allocated to operating expenses over multiple periods in accordance with prevailing

Deferred expenses are amortized to operating expenses over periods and using methods that are appropriate to the nature of the expenditures and the pattern in which the related economic benefits are expected to be consumed. The Company maintains detailed records of each deferred expense item, including the amount incurred, the amount amortized and the unamortized balance.

Expenditures relating to one financial year or one operating cycle are classified as short-term deferred expenses. Expenditures expected to generate economic benefits over multiple accounting periods are classified as long-term deferred expenses and are amortized to profit or loss over the relevant periods.

8. Accounting policies for trade payables

Trade payables comprise obligations arising from the purchase of goods, services, assets and other transactions of a commercial nature with suppliers. Trade payables are monitored in detail by counterparty, settlement term, original currency and other relevant factors for management purposes.

At the end of the reporting period, trade payables are classified as current or non-current based on their remaining terms. Foreign currency-denominated payables are initially recognized at the actual transaction exchange rates or recorded exchange rates and are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts at the end of the reporting period.

Trade payables are recognized in accordance with the prudence principle when there is evidence that a payment obligation is likely to arise.

9. Accounting policies for dividends and profit distributions payable

Dividends and profit distributions payable are recognized as liabilities when the distribution of profits has been approved by the appropriate authority in accordance with the Company's Charter and applicable laws and regulations. The liability is measured at the amount payable to shareholders, capital contributors or owners.

The Company monitors the payment terms, settlement status and the financial year from which profits are appropriated for each dividend or profit distribution payable, where such information can be determined. Dividends and profit distributions approved after the end of the reporting period are not recognized as liabilities at the reporting date but are disclosed as events occurring after the reporting period.

10. Accounting policies for accrued expenses

Accrued expenses represent expenses relating to goods and services received or obligations incurred during the reporting period for which adequate supporting documentation for settlement is not available at the reporting date. Such expenses are recognized based on reasonable estimates and in accordance with the matching principle.

Accrued expenses are reviewed and reconciled against actual costs incurred. Any difference between the accrued amounts and the actual costs is recognized as an adjustment to expenses in the period in which the difference arises.

11. Accounting policies for deferred revenue

Deferred revenue comprises amounts received in advance that relate to multiple accounting periods, including rental income received in advance and other advance receipts that do not yet qualify for recognition in profit or loss for the current period.

Deferred revenue is initially recognized at the amount received and is subsequently recognized as revenue over the relevant periods based on the passage of time or the extent to which the related performance obligations have been

Deferred revenue does not include advances received from customers for goods or services not yet provided, nor revenue that has been recognized but not yet collected.

12. Accounting policies for deferred income tax**Deferred tax assets**

Deferred tax assets are recognized for deductible temporary differences, tax losses and unused tax incentives carried forward to subsequent periods to the extent that it is probable that future taxable profits will be available against which such amounts can be utilized.

Deferred tax assets are measured using the corporate income tax rates expected to apply in the period when the assets are realized or the related liabilities are settled, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be utilized. Such reductions are reversed when sufficient evidence exists that future taxable profits will be available to recover the deferred tax assets.

Deferred tax liabilities

Deferred tax liabilities are recognized for taxable temporary differences arising from differences between the carrying amounts of assets or liabilities and their respective tax bases, except in cases where recognition is not required under applicable accounting standards.

Deferred tax liabilities are measured using the corporate income tax rates expected to apply in the period when the temporary differences reverse, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax liabilities is reviewed at the end of each reporting period and adjusted to reflect changes in the related taxable temporary differences.

13. Accounting policies for borrowings and finance lease liabilities

Borrowings and finance lease liabilities are initially recognized at the proceeds received, net of directly attributable transaction costs, if any. Such costs are amortized to finance expenses over the term of the related borrowings using an appropriate method. Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Borrowings and finance lease liabilities are classified as current or non-current based on their remaining contractual maturities at the reporting date. Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset, whichever is lower.

Foreign currency-denominated borrowings and finance lease liabilities are retranslated at the applicable exchange rates at the reporting date.

14. Accounting policies for borrowing costs and capitalization of borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets, which are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Capitalized borrowing costs include interest expenses, discounts or premiums arising on the issuance of bonds, and other costs directly attributable to borrowings. For specific borrowings obtained for the construction of property, plant and equipment or investment property, borrowing costs are capitalized during the construction period, including cases where the construction period is less than twelve months.

The Company does not capitalize borrowing costs arising from borrowings used to construct assets or projects for customers.

15. Accounting policies for equity**15.1. Accounting policies for contributed capital, share premium, conversion option of convertible bonds, and other components of equity**

Contributed capital is recognized at the amount actually contributed and is reflected at the par value of issued shares.

Share premium represents the difference between the issue price and the par value of shares, net of related issuance costs.

The conversion option of convertible bonds is recognized as an equity component, determined at the issuance date based on the difference between the proceeds of the convertible bonds and the fair value of the liability component. Upon maturity or conversion of the bonds, the value of the conversion option is transferred in accordance with prevailing Other components of equity include amounts supplemented from retained earnings, assets received as grants, donations or gifts, differences arising from common control transactions, revaluation surplus of assets, and other items recognized directly in equity in accordance with applicable regulations.

15.2. Accounting policies for foreign exchange differences

Foreign exchange differences arise from foreign currency transactions, the remeasurement of monetary items denominated in foreign currencies at the end of the reporting period, and the translation of financial statements from foreign currencies into Vietnamese Dong.

Foreign exchange differences arising during the period and from the remeasurement of foreign currency monetary items at the end of the period are recognized in profit or loss as finance income (if gains) or finance expenses (if losses) in order to determine the results of operations for the period.

15.3. Accounting policies for retained earnings

Retained earnings represent the profit after tax remaining after the allocation to reserves, dividend distribution, profit appropriation, or loss handling as approved by the competent authority and in accordance with applicable laws and regulations.

Retained earnings also include retrospective adjustments arising from changes in accounting policies or correction of material prior-period errors. The recognition and appropriation of retained earnings are based on the Company's financial performance and lawful profit distribution decisions.

16. Accounting policies for revenue recognition and other income**16.1. Revenue from sale of goods and rendering of services****Revenue from sale of goods**

The Company only records sales revenue when the following conditions are simultaneously met:

- Has transferred most of the risks and benefits associated with ownership of products and goods to the buyer;
- No longer holds the right to manage the goods as the owner or the right to control the goods;
- Revenue is determined relatively reliably;
- Has or will receive economic benefits from the sales transaction;
- Identify the costs related to the sales transaction.

Revenue from rendering of services

The Company recognizes revenue from rendering of services only when all of the following conditions are satisfied:

- The revenue can be measured reliably. Where the contract allows the customer to return the service under specific conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to return the services provided;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be measured reliably;

- The costs incurred for the transaction and the costs to complete the service can be measured reliably.

Accounting policies for construction contract revenue

Construction contract revenue comprises:

- The contract revenue initially agreed in the contract;
- Variations, incentive payments, claims and other amounts that can be reliably measured;
- Cost reimbursements from customers or third parties that are not included in the contract price.

Construction contract revenue is recognized as follows:

- For contracts based on the percentage of completion method with stage payments, revenue is recognized based on the stage of completion at the reporting date when the outcome of the contract can be reliably estimated;
- For contracts based on measurement of work performed, revenue and costs are recognized based on the work completed and certified by the customer during the period.

When the outcome of a construction contract cannot be reliably estimated:

- Revenue is recognized only to the extent of contract costs incurred that are probable of recovery;
- Contract costs are recognized as expenses in the period in which they are incurred.

Accounting policies for revenue from sale of investment property

The company recognizes revenue from the sale of real estate when the following conditions are simultaneously met:

- The investment property has been completed and handed over to the buyer, and the significant risks and rewards associated with ownership have been transferred;
- The Company no longer retains managerial involvement or control over the property;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Where customers undertake their own interior finishing works, revenue is recognized when the Company completes and hands over the structural works to the customer.

For land lot sales (land subdivision), revenue is recognized when the land parcel has been handed over under an irrevocable contract, provided that:

- The risks and rewards associated with land use rights have been transferred to the buyer;
- The revenue can be measured reliably;
- The costs related to the transaction can be measured reliably;
- It is probable that the economic benefits will flow to the Company.

Revenue from sale of real estate (tourism apartments, serviced apartments or similar products)

The Company determines and recognizes revenue based on the substance of the contract and the rights and obligations of the parties involved, in accordance with Vietnamese Accounting Standards and applicable accounting regulations.

Depending on the nature of the transaction, the Company considers and separates the distinct components within the contract, including:

- Sale component;
- Lease component;
- Financing component (if any);
- Other relevant components.

Revenue for each component is recognized in accordance with the accounting policies applicable to its respective nature. The Company discloses in the financial statements the accounting policies applied, the nature of the contracts, and the accounting methods adopted.

16.2. Finance income

Finance income includes:

Interest income such as bank deposit interest, loan interest, deferred payment interest, installment sale interest, bond interest, treasury bill interest and other interest income;
Dividends and profit distributions arising after the investment date;
Gains from disposal or liquidation of financial investments;

Foreign exchange gains, including gains from remeasurement of foreign currency monetary items and gains from foreign currency trading;
Other finance income.

Finance income is recognized in accordance with the following principles:

For disposal of financial investments, income is recognized as the difference between the selling price and carrying amount;

For foreign currency transactions, income is recognized on a net gain basis;

Deposit interest is recognized on a time proportion basis and excludes interest arising from temporary investment of separately capitalized borrowings;

Loan interest and deferred/ installment sale interest are recognized only when collectability is probable and the related principal is not subject to impairment provisions;

Bond interest, dividends and profit distributions are recognized only for amounts arising after the investment date;

Dividends received in the form of shares are not recognized as finance income and do not increase the carrying amount of the investment, unless otherwise required by law.

16.3. Other income

Other income reflects income arising outside normal operating activities and includes:

- Gains from disposal or liquidation of property, plant and equipment;
- Gains from revaluation of assets, materials and goods when contributing capital or making investments;
- Income from sale and leaseback transactions;
- Tax refunds or reductions recognized after prior recognition;
- Penalties and compensation received from customers or third parties;
- Recovery of previously written-off doubtful debts;
- Payables that are no longer payable due to unidentified creditors or no longer existing obligations;
- Bonuses, gifts, grants and other forms of donations received;
- Value of promotional goods received without repayment obligation;
- Other income arising outside the Company's normal business activities.

17. Accounting policies for revenue deductions

Revenue deductions include trade discounts, sales discounts and sales returns.

Revenue deductions arising in the same period as the related revenue are recorded as a reduction of revenue for that period. Where such deductions relate to revenue recognized in prior periods but arise before the issuance of the financial statements, they are recorded as a reduction of revenue of the reporting period.

Where such deductions arise after the issuance of the financial statements, they are recorded as a reduction of revenue in the period in which they occur.

18. Accounting policies for cost of goods sold

Cost of goods sold is recognized in line with revenue generated in the period and includes the cost of goods, finished products, services, investment property and other direct costs related to business operations.

The Company applies the principle of prudence in recognizing cost of goods sold. Inventory losses, direct materials costs, direct labour costs and overheads exceeding normal capacity are not included in inventory valuation but are recognized immediately in cost of goods sold in the period.

Inventory shrinkage and losses, net of any compensation received, are recognized in cost of goods sold.

Allowance for decline in value of inventories and provisions for onerous contracts are recognized in cost of goods sold based on the difference between net realizable value and cost of inventories.

Reversals of inventory write-downs and tax amounts included in the cost of purchased inventories but subsequently refunded under regulations are recorded as reductions of cost of goods sold.

19. Accounting policies for finance costs

Finance costs include interest expenses, bond issuance costs, foreign exchange losses, losses on disposal of financial investments, impairment provisions for investments, provisions for decline in value of trading securities, settlement discounts and other costs related to financing activities.

Borrowing costs and bond issuance costs that do not qualify for capitalization are recognized in finance costs and amortized over the term of the related borrowings or bonds.

Interest expense on convertible bonds is determined using the effective interest method and recognized in finance costs in the period incurred.

Dividends on preference shares classified as liabilities are recognized as finance costs in accordance with the substance of the transaction.

20. Accounting policies for selling expenses and general and administrative expenses

Selling expenses comprise costs incurred directly in connection with sales activities and rendering of services, including staff costs, advertising and marketing expenses, commissions, transportation, storage, packaging, warranty costs, and other related expenses.

General and administrative expenses include general overhead costs of the enterprise such as management staff costs, office supplies and materials, depreciation of property, plant and equipment, taxes and fees, provisions for doubtful debts, outsourced services, and other administrative expenses.

Selling expenses and general and administrative expenses are recognized in profit or loss in the period in which they are incurred in accordance with the matching principle between revenue and expenses.

21. Accounting policies for disposal of property, plant and equipment and investment property

Property, plant and equipment and investment property are derecognized upon disposal, sale, or when no future economic benefits are expected from their use or disposal.

Gains or losses arising from the disposal or sale of assets are determined as the difference between the net proceeds and the carrying amount of the assets.

Such gains or losses are recognized in profit or loss in the period in which they arise.

22. Accounting policies for current corporate income tax (including global minimum tax top-up) and deferred corporate income tax**Current corporate income tax**

Current corporate income tax expense is determined based on taxable income for the year and the applicable corporate income tax rates in accordance with prevailing tax laws.

Current corporate income tax expense includes additional corporate income tax under global minimum tax regulations.

The additional corporate income tax arising from global minimum tax rules is recognized in accordance with applicable regulations; the Company also recognizes corresponding deferred tax assets where applicable.

Deferred corporate income tax expense

Deferred corporate income tax expense arises from the recognition of deferred tax liabilities or the reversal of previously recognized deferred tax assets.

Deferred corporate income tax income arises from the recognition of deferred tax assets or the reversal of previously recognized deferred tax liabilities.

Deferred corporate income tax is determined based on temporary differences between the carrying amounts of assets and liabilities and their tax bases in accordance with applicable regulations.

23. Accounting policies and other principles**23.1. Related parties**

Enterprises and individuals are considered related parties if they directly or indirectly, through one or more intermediaries, control the Company, are controlled by the Company, or are under common control with the Company. This includes parent companies, subsidiaries and associates. Related parties also include associates, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel including directors and officers of the Company, close members of the families of such individuals, as well as entities controlled or significantly influenced by such individuals.

In assessing each related party relationship, attention is given to the substance of the relationship rather than merely its legal form.

24. Principles and methods of preparing consolidated financial statements**24.1. Basis for consolidation of financial statements**

Consolidated financial statements are prepared based upon consolidating separate financial statements of the Company and its subsidiaries under its control as at 31 December annually. Control rights is in practice when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.

Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.

Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.

Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of comprehensive income.

23.3. Goodwill

Goodwill presented on consolidated financial statements is the surplus between its purchase cost and benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date. Goodwill is treated as intangible fixed assets, amortized under straight-line basis with estimated useful life not beyond 10 years.

When selling subsidiaries, associates and joint ventures, the carrying amount of goodwill which is not fully amortised is accounted into profit/loss of the selling transaction.

23.4. Gain on bargain purchase

A gain on bargain purchase represents the excess of the Company's interest in the aggregate fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, an associate or a jointly controlled entity at the acquisition date over the acquisition consideration. A gain on bargain purchase is recognised immediately in the statement of profit or loss.

BV LIFE JOINT STOCK COMPANY

4th floor, Rivera Park building, 69 Vu Trong Phung street,
Thanh Xuan ward, Hanoi city

Consolidated Financial Statements
for the period from 01/01/2026 to 30/06/2026

V. Supplementary disclosures for items presented in the Statement of Financial Position

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not restricted in use	30/06/2026	01/01/2026
Cash on hand	37,198,753	19,164,717
Demand deposits	2,335,523,958	2,807,384,931
Cash equivalents	7,372,738,554	21,800,829,699
	9,745,461,265	24,627,379,347

2. Financial investments**2.1. Investments held to maturity**

	30/06/2026		01/01/2026	
	Original cost	Provisions	Original cost	Provisions
Short-term				
Term deposits	37,000,000,000	-	32,252,581,987	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch (iii)	8,500,000,000	-	3,000,000,000	-
Military Joint Stock Commercial Bank - Son Tay Branch (i)	22,000,000,000	-	-	-
Military Joint Stock Commercial Bank	4,500,000,000	-	4,252,581,987	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam	2,000,000,000	-	2,000,000,000	-
Accumulated interest on deposits and loans	1,125,824,353	-	692,809,588	-
Loan	10,000,000,000	-	7,000,000,000	-
TG Capital Joint Stock Company (i)	7,000,000,000	-	7,000,000,000	-
Phu Tho Property Invest Joint Stock Company (ii)	3,000,000,000	-	-	-
Loans to related parties	-	-	-	-
My Lam Tea Joint Stock Company (iii)	3,508,860,274	-	-	-
<i>Loan</i>	3,500,000,000	-	-	-
<i>Interest</i>	8,860,274	-	-	-
Other	-	-	-	-
	51,634,684,627	-	39,945,391,575	-

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- (i) Loan contract between Dong Nai Production, Trade and Services Joint Stock Company and TG Capital Joint Stock Company dated December 29, 2025; amount: 7,000,000,000 VND; Loan term: 12 months; Interest rate: 7.4%/year; Loan purpose: Used to serve the company's production and business activities and Contract Appendix No. 0104/2026/PLHD-DONATRACO dated April 1, 2026 on adjusting loan interest to 7.8% from April 1, 2026.
- (ii) Loan contract between Dong Nai Production, Trade and Services Joint Stock Company and Phu Tho Property Investment Joint Stock Company dated May 25, 2026; amount: 3,000,000,000 VND; Loan term: 12 months; Interest rate: 9%/year; Loan purpose: Use to serve the company's production and business activities.
- (iii) Loan contract No. 1606/2026/HD-DONATRACO dated June 16, 2026 and Contract No. 2306/2026/HD-DONATRACO dated June 23, 2026 signed between Dong Nai Trade and Service Joint Stock Company and My Lam Tea Joint Stock Company. Loan amount: 3,500,000,000 VND. Loan purpose: to serve production and business activities. Loan term 3 months. Interest rate: 7.7%/year. Interest payment term: end of term.

2.2. Equity investments in other entities

	30/06/2026		01/01/2026	
	Original cost	Provisions	Original cost	Provisions
Investments in associates				
Rang Dong Food Co., Ltd. (i)	600,000,000	-	600,000,000	-
Anh Nhat Anh Duong Co., Ltd. (ii)	346,275,000	346,275,000	346,275,000	346,275,000
	946,275,000	346,275,000	946,275,000	346,275,000

(i) Dong Nai Production Trading Service Joint Stock Company's investment in Rang Dong Food Company Limited, this investment accounts for 24% of Rang Dong Food Company Limited's capital contribution.

(ii) Dong Nai Production Trading Service Joint Stock Company's investment in Anh Nhat Anh Duong Company Limited, this investment accounts for 34.76% of the capital contribution of Anh Nhat Anh Duong Company Limited.

The Company has not determined the fair value of financial investments at the end of the accounting period. Because there are no specific instructions, the fair value of these investments may be different from the book value.

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3. Receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term				
Other parties				
Honglam Xuanthanh Joint Stock Company	6,466,590,723	-	6,466,590,723	-
Tien Hung Investment and trading Joint Stock Company	325,520,000	90,400,000	1,325,520,000	662,760,000
Vina2 Investment And Construction Joint Stock Company	2,282,386,000	1,500,260,826	3,327,025,700	2,484,900,534
Urban Infrastructure Development Investment Corporation	583,784,120	583,784,120	583,784,120	583,784,120
Construction Enterprise No. 3 - Urban Infrastructure Development Investment Corporation UDIC - One Member Limited Liability Company	73,000,000	73,000,000	73,000,000	73,000,000
Viet Han Trading-Advertising-Construction- Real estate Joint Stock Company	3,077,397,185	-	5,563,919,637	-
Sel Co.,LTD	1,362,468,540	-	2,268,787,606	-
Viet Nam Construction And Import - Export Joint Stock Corporation	815,882,287	-	3,127,918,290	-
BV Land joint Stock Company	4,092,573,387	-	2,169,754,146	-
Hawee mechanical and electrical joint stock company	-	-	1,584,502,338	-
Other	9,826,828,913	-	11,685,670,382	-
	28,906,431,155	2,247,444,946	38,176,472,942	3,804,444,654

4. Advances for suppliers

	30/06/2026	01/01/2026
Short-term		
Other parties		
The Vinh Trading And Investment Company Limited	2,887,939	2,887,939
Bambo Industrial Supplies Joint Stock Company	165,647,383	165,647,383
Honda Vietnam Company LTD	6,327,671,079	5,185,457,966
Vu Le Import Export Trading&Service Company Limited	-	10,071,795,000
Bravat Mien Bac Trading Joint Stock Company	3,845,217,215	-
Ha Noi Branch - Daikin Air Conditioning (Vietnam) Joint Stock Company	2,616,061,581	-
Others	3,120,388,278	1,124,975,637
	16,077,873,475	16,550,763,925

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5. Other receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
5.1. Short-term				
Other parties				
<i>Other short-term deposits</i>	201,027,107	-	-	-
Other	1,083,070,943	-	513,017,441	-
<i>Other</i>	1,065,414,913	-	322,133,363	-
<i>Advance</i>	17,656,030	-	190,884,078	-
	1,284,098,050	-	513,017,441	-

5.2. Long-term				
Other parties				
Collateral deposits	1,369,683,200	(327,000,000)	1,774,200,000	(327,000,000)
	1,369,683,200	(327,000,000)	1,774,200,000	(327,000,000)

6. Bad debt

	30/06/2026		01/01/2026	
	Original value	Recoverable amount	Original value	Recoverable amount
Vina2 Investment And Construction Joint Stock Company	2,282,386,000	782,125,174	3,327,025,700	842,125,174
Tien Hung Investment and trading Joint Stock Company	325,520,000	235,120,000	1,325,520,000	662,760,000
Construction Enterprise No. 3 - Urban Infrastructure Development Investment Corporation UDIC - One Member Limited Liability Company	73,000,000	-	73,000,000	-
Urban Infrastructure Development Investment Corporation	583,784,120	-	583,784,120	-
Rhodium Artificial Intelligence Development Joint Stock Company	11,800,000	-	11,800,000	-
Quang Anh Trading And Technical Company Limited	24,533,000	-	24,533,000	-
Sac Viet Ltd Company	327,000,000	-	327,000,000	-
	3,628,023,120	1,017,245,174	5,672,662,820	1,504,885,174

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7. Inventories

	30/06/2026		01/01/2026	
	Original value	Provision	Original value	Provision
Raw material	-	-	-	-
Production and business work	57,500,000	-	154,863,154	-
Merchandise (*)	74,360,440,387	-	45,436,828,959	-
	74,417,940,387	-	45,591,692,113	-

(*) Details of unfinished production and business expenses:

	30/06/2026		01/01/2026	
	Original value	Provision	Original value	Provision
Project 90 Lang Road	-	-	154,863,154	-
Project 136 Ho Tung Mau	57,500,000	-	-	-
	57,500,000	-	154,863,154	-

8. Tangible fixed assets

Appendix No. 01

9. Investment properties

Investment property for rent

Items	House and Land use rights		Total
Original cost			
As at 01/01/2026	-	-	82,697,479,826
Increase	-	-	12,800,102,371
Decrease	-	-	(3,980,571,870)
As at 30/06/2026	-	-	91,517,010,327
Accumulated depreciation			
As at 01/01/2026	-	-	27,616,102,440
Depreciation in period	-	-	1,355,904,965
Decrease	-	-	(858,817,890)
As at 30/06/2026	-	-	28,113,189,515
Net carrying amount			
As at 01/01/2026	-	-	55,081,377,386
As at 30/06/2026	-	-	63,403,820,812

The remaining value at the end of the period of investment real estate is used to secure the basis of 31,208,732,043
The original price of investment real estate has been fully depreciated but is still rented or held for 2,256,622,220

10. Prepaid expenses**10.1. Short-term**

	30/06/2026	01/01/2026
Tools and equipment in use	1,076,267,733	505,793,341
	1,076,267,733	505,793,341

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10.2. Long-term

	30/06/2026	01/01/2026
Cost of tool allocation and repair	1,380,558,856	1,515,452,005
Value of land lease rights (i)	9,127,672,222	9,361,715,100

10,508,231,078	10,877,167,105
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(i) Value of land lease rights with annual payments (assessed at fair value)

11. Goodwill**Original cost**

As at 01/01/2026	16,693,032,304
Increase	-
Decrease	-
As at 30/06/2026	16,693,032,304

Accumulated depreciation

As at 01/01/2026	-
Allocation in the period	834,651,615
As at 30/06/2026	834,651,615

Net carrying amount

As at 01/01/2026	16,693,032,304
As at 30/06/2026	15,858,380,689

12. Payables to suppliers**Short-term****Other parties**

	30/06/2026	01/01/2026
Vina2 Fire Prevention And Water Electric Joint Stock Company	2,801,483,321	3,101,483,321
Dong Duong Mechanical electrical engineering corporation	-	1,252,800,000
Euro green plastic Joint Stock Company	573,051,295	960,400,347
The Vinh Trading And Investment Company Limited	-	165,079,800
Iov Joint Stock Company	-	272,870,000
An Phat construction and electric mechanical joint stock company	178,755,083	665,334,930
Vinagenset Joint Stock Company	-	391,599,600
Honda Vietnam Company LTD	2,249,736,635	2,198,722,362
BIV Group Joint Stock Company	3,095,314,785	-
Vu Le Import Export Trading & Service Company Limited	3,457,080,000	-
Other	1,782,735,975	1,204,224,875

Related parties

My Lam Tea Joint Stock Company	219,060,396	219,011,256
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14,357,217,490	10,431,526,491
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13. Advances from customers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Mai Duyen Automobile and Motorcycle Import-Export Company Limited	-	1,000,000,000
Phuc Loc Motor Co., Ltd.	-	230,000,000
Other	404,900,000	488,398,450
	404,900,000	1,718,398,450

14. Dividends and profit payable

	30/06/2026	01/01/2026
	-	-
Dividends and profit payable	41,216,868	41,216,868
	41,216,868	41,216,868

15. Taxes and payables to the state budget

	31/12/2025	Already paid	Payables	01/01/2025
Value-added tax	-	10,623,565,911	10,508,947,098	114,618,813
Business income tax	3,345,201,684	5,870,106,871	4,201,196,701	5,014,111,854
Personal income tax	3,076,824	208,647,326	180,305,085	31,419,065
Property tax and land rental	(16,380,438)	665,135,125	648,754,687	-
Environmental protection tax and other taxes	-	26,426,636	26,426,636	-
	3,331,898,070	17,393,881,869	15,565,630,207	5,160,149,732

In there:

(i) 'Business income tax payable includes:

Business income tax payable in 2026:	4,195,738,701
Additional Business income tax paid in previous years:	5,458,000

4,201,196,701

15.1. Payables

	31/12/2025	01/01/2025
Value added tax payable	-	114,618,813
Business income tax	3,365,244,417	5,014,111,854
Personal income tax	66,162,301	72,450,237
	3,431,406,718	5,201,180,904

15.2. Receivables

	31/12/2025	01/01/2025
Business income tax	20,042,733	-
Personal income tax	63,085,477	41,031,172
Property tax and land rental	16,380,438	-
	99,508,648	41,031,172

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16. Accrued expenses

	30/06/2026	01/01/2026
Short-term		
Interest expenses payable	4,696,984	-
Other accruals	190,665,516	105,673,449
	195,362,500	105,673,449

17. Deferred revenue

	30/06/2026	01/01/2026
Short-term		
Revenue received in advance for property rental	1,445,992,159	533,263,818
	1,445,992,159	533,263,818

18. Other payables

	30/06/2026	01/01/2026
18.1. Short-term		
Other parties		
Trade Union Fees	387,456,358	298,600,010
Profit divided to the joint venture party	1,243,639,499	757,190,397
Loan interest must be paid	21,986,543	-
Other payables	234,061,082	66,644,170
	1,887,143,482	1,122,434,577
18.2. Long-term		
Other parties		
Long-term deposits, collateral received	5,264,598,545	4,876,871,800
Other payables	7,610,040,337	7,610,040,337
<i>Do Hoang Minh Thanh (i)</i>	7,610,040,337	7,610,040,337
	12,874,638,882	12,486,912,137

Business cooperation contract No. 01/HDHTKD/2022 dated 01/04/2022 between Dong Nai Commercial Production and Service Joint Stock Company (party A) and Mr. Do Hoang Minh Thanh (party B) on the investment and development of Honda Dinh Quan motorcycle company. The total initial investment capital is 21,034,613,152 VND, of which Party A contributes 15,775,959,863 VND, accounting for 75% of the total initial contributed capital, Party B contributes 5,258,653,289 VND, accounting for 25% of the total initial contributed capital. Based on the business situation and investment development orientation, the parties will agree and contribute additional capital in each period. The term of cooperation is 05 years from the date of signing the contract. Method of dividing business cooperation results: according to business results.

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19. Loans and debts**19.1. Short-term borrowings**

	30/06/2026	Decrease	Increase	01/01/2026
Short-term borrowings	14,127,887,981	3,689,025,847	17,816,913,828	-
Military Joint Stock Commercial Bank (MB) - Son Tay Branch (i)	1,223,363,856	-	1,223,363,856	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thang Long Branch (ii)	2,871,566,742	-	2,871,566,742	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch (iii)	3,832,957,383	3,673,000,000	7,505,957,383	-
Vietnam Bank for Agriculture and Rural Development - Nam Dong Nai Branch (iv)	6,200,000,000	16,025,847	6,216,025,847	-
	14,127,887,981	17,816,913,828	3,689,025,847	-

- (i) Credit Facility Agreement No. 326498.25.827.883883.TD between Military Commercial Joint Stock Bank – Son Tay Branch and BV Life Joint Stock Company, signed on 13 August 2025:
- Short-term loan, payment guarantee and L/C facility limit: VND 35,000,000,000; other credit facility limit: VND 30,000,000,000.
 - Purpose of the credit facility: To finance the customer's trading activities in construction materials and the supply and installation of machinery and equipment.
 - Credit facility validity period: From the signing date to 9 August 2026. The loan amount, interest rate and loan tenor are specified separately for each drawdown and loan acknowledgement.
 - Collateral: Pursuant to Mortgage Agreement No. 326500.25.827.883883.BD, including:
 - + All goods that have been, are being, and will be formed from the business plan financed by MB and circulated during the mortgagor's production and business activities;
 - + Receivables that have been, are being, and will be generated from the business plan financed by MB;
 - + All amounts/balances and interest accrued in Account No. 3332288888 opened at MB in the name of the mortgagor.
- (ii) Credit Agreement No. 22/26/CTD/BVLIFE between Vietnam Foreign Trade Commercial Bank - Thang Long Branch and BV Life Joint Stock Company, signed on March 26, 2026, accompanied by Credit Limit Agreement No. 22.01/26/CV/BVLIFE dated March 26, 2026:
- Credit Limit: VND 20,000,000,000
 - Term: Until March 25, 2027
 - Purpose of Loan: To finance legitimate, reasonable, and valid short-term capital needs for the customer's production and business activities, but excluding short-term needs for fixed asset investment activities.
 - Collateral: Leasehold rights for land located at 6th Floor, Ha Dong Commercial Center Building, 8 Quang Trung Street, Ha Dong Ward, Hanoi City.
 - Loan amount: VND 2,871,566,742, interest rate: 8.2%/year, loan term: 149 days according to promissory note No. 1 dated May 21, 2026.

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(iii) According to credit limit contract No. 24/2026/1311584/HDTD dated February 13, 2026, limit is 29,500,000,000 VND; The purpose of supplementing working capital to serve production and business activities; Credit term: 12 months from contract signing date. Loan term and interest rate are determined according to each specific credit contract; Loan security measures: according to Contract of mortgage of assets attached to land No. 141A/2020/131584/HDTTC and No. 277/2022/1311584/HDTTC; Collateral assets include: Bien Hoa market house, Anh Duong private kindergarten, 02 office buildings in Tran Bien ward.

(iv) According to credit limit contract No. 5911-LAV-202401533 dated July 31, 2024, the limit is VND 40,000,000,000; the purpose is to supplement working capital for production and business activities; Credit term: 36 months from the date of signing the contract. The loan term and interest rate are determined according to each specific promissory note (Loan term: 3 months; Loan interest rate: 6.9%/year and will be adjusted when interest rate notice is given); Loan security: according to the Mortgage Contract for Assets Attached to Land No. 01-06/2023/HĐTCTS-DONATRACO/HĐSD. The collateral includes: Assets attached to the land as shown on the land use right certificate at Plot 37, map sheet 9 in Thong Nhat Ward, Bien Hoa City, Dong Nai Province (now Tran Bien Ward, Dong Nai City).

20. Provision for payables

	30/06/2026	Tăng	Giảm	01/01/2026
Long-term				
Provision for land rent in Donatraco	1,458,969,470	-	-	1,458,969,470
	1,458,969,470	-	-	1,458,969,470

21. Deferred tax assets and Deferred income tax payables**21.1. Deferred income tax payables**

	30/06/2026	01/01/2026
Deferred tax liabilities arising from taxable temporary differences	7,988,768,936	9,808,684,081
	7,988,768,936	9,808,684,081

22. Owner's equity**22.1. Increase and decrease in owner's equity****Appendix No. 2****22.2. The details of the owner's equity**

	30/06/2026		01/01/2026	
	Rate (%)	Value	Rate (%)	Value
Bach Viet Group Joint Stock Company	14.02%	16,824,000,000	14.02%	16,824,000,000
Nguyen Thanh Huong	11.10%	13,319,000,000	11.10%	13,319,000,000
Nguyen Thi Ha Giang	10.00%	12,001,400,000	10.00%	12,001,400,000
Bui Manh Hung	14.28%	17,138,000,000	14.28%	17,138,000,000
Tran Quang Vu	13.51%	16,210,000,000	13.51%	16,210,000,000
Other subjects	37.09%	44,507,600,000	37.09%	44,507,600,000
	100%	120,000,000,000	100%	120,000,000,000

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22.3. Capital transactions with owners and distribution of dividends and profits

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Owner's Equity		
Opening balance	120,000,000,000	60,000,000,000
Closing balance	120,000,000,000	60,000,000,000

22.4. Stock

	30/06/2026	01/01/2026
Quantity of registered issuing stocks	12,000,000	12,000,000
Quantity of Authorized issuing stocks		
Common stocks	12,000,000	12,000,000
Quantity of Outstanding Stocks		
Common stocks	12,000,000	12,000,000
Par value of Stocks	10,000	10,000

23. Non-controlling Interests

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Opening balance	74,349,960,297	
Profit after tax attributable to non-controlling interests	3,133,499,732	
Other movements	(656,296,167)	
Closing balance	76,827,163,862	-

24. Items outside the Balance Sheet**Assets under operating lease**

The Company currently leases out the following assets under operating lease agreements:

+ The leased assets include the 6th floor of the building at No. 8 Quang Trung Street, Ha Dong, with a leasable area of 1,279 m²; the 1st floor of Building 17T6, Trung Hoa – Nhan Chinh Urban Area, with a leasable area of 365 m²; and Phu Cuong Training Center at Cau Den, Thuy Huong, Noi Bai, Hanoi.

+ The leased assets also include: a building constructed on Land Plot No. 80, Map Sheet No. 13, Tan Thanh Commune, Dong Nai Province; part of Land Plot No. 37, Map Sheet No. 9, at No. 262 Pham Van Thuan Street, Tran Bien Ward, Dong Nai Province; a three-storey house at No. 62 Pham Van Thuan Street, Tran Bien Ward, Dong Nai Province; the ground floor of the building at No. 197 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province; and House No. 02 within the office building at No. 197 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province.

As at 30 June 2026, the future minimum lease payments receivable under the operating lease agreements are presented as follows:

Total minimum future rental amount under irrevocable operating lease of fixed assets in each period:	30/06/2026	01/01/2026
Under 1 year	10,120,943,135	9,424,246,527
From 1 year to 5 years	28,346,846,166	11,844,840,000
Over 5 years	6,949,659,200	2,533,159,200
	45,417,448,501	23,802,245,727

Assets under operating lease

The Company currently leases the following premises:

- + The land plot at Cau Den, Thuy Huong, Noi Bai, Hanoi, under an operating lease agreement for the purpose of constructing a vocational training and language training center.
- + Head Long Khanh 1 warehouse at National Highway 1, Long Khanh Ward, Dong Nai Province;
- + Head Long Khanh 1 premises at F11, National Highway 1, Long Khanh Ward, Dong Nai Province;
- + Head Long Khanh 2 premises at No. 185, Hiep Quyt Hamlet, Dinh Quan Commune, Dong Nai Province;
- + Venus 3 premises at No. 2335 Tran Van Tra Street, Dai Phuoc, Dong Nai Province.

As at 30 June 2026, the future lease payments payable under the operating lease agreements are presented as follows:

Total minimum future rental amount under irrevocable operating lease of fixed assets in each period:	30/06/2026	01/01/2026
Under 1 year	1,990,716,450	2,649,388,766
From 1 year to 5 years	6,420,103,674	6,840,060,000
Over 5 years	1,123,800,000	-
	9,534,620,124	9,489,448,766

24.3. Foreign currency

	30/06/2026	01/01/2026
USD	896.26	1,476.34
EUR	-	346.11
JPY	-	4,339.00

VI. Supplementary disclosures for items presented in the Statement of Profit or Loss

Unit: VND

1. Total revenues from sale of goods and rendering of services

Revenue from sale of goods	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Revenue from provision of labor export and training services	-	330,302,629
Revenue from sale of goods and installation of machinery and equipment	260,204,523,397	64,135,466,701
Revenue from real estate business	5,549,721,704	3,164,544,859
Other Revenue	-	-
	271,374,196,135	67,630,314,189
In which, revenue for related parties		
Revenue from real estate business	210,015,000	-
	210,015,000	-

2. Deductible items

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Trade discount	117,114,861	-
	117,114,861	-

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3. Cost of good sold

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of providing labor export and training services	-	431,810,878
Cost of sale and installation of machinery and equipment	242,763,554,950	60,774,702,420
Cost of rental	1,564,986,965	1,174,140,168
	244,328,541,915	62,380,653,466

4. Profit/loss from sale and liquidation of investment real estate

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Revenue from sale and liquidation of investment real estate	296,271,501	-
Residual value of investment real estate	3,121,753,980	-
Profit/loss from sale and liquidation of investment real estate	(2,825,482,479)	-

5. Financial incomes

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of bank deposits and loans	1,944,268,888	875,487,339
Foreign exchange gains	429,380	2,527,113
<i>Foreign exchange gains for the period</i>	429,380	-
<i>Foreign exchange gains from revaluation</i>	-	2,527,113
	1,944,698,268	878,014,452

6. Financial expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of borrowing	153,163,408	242,880,823
Exchange rate difference loss	130,404	52,714,800
<i>Exchange rate difference loss during the period</i>	130,404	52,714,800
Joint venture profit expenses	570,485,210	-
	723,779,022	295,595,623

7. Selling and general administrative expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Selling expenses		
Labour expenses	6,039,133,874	806,239,106
Raw materials	4,043,600	-
Tools, utensils	-	-
Depreciation expenses	768,114,916	-
Maintenance cost	-	-
Expenses from external services	2,395,777,773	-
Other expenses by cash	870,870,311	28,145,455
	10,077,940,474	834,384,561

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	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
General administrative expenses		
Management staff	2,966,644,358	1,753,622,146
Tools, utensils	7,846,740	-
Depreciation expenses	1,451,117,487	-
Tax, Charge, Fee	337,392,912	3,358,600
Expenses from external services	1,029,095,574	568,243,850
Other expenses by cash	520,973,074	128,179,418
Provision expenses/reversal of provision	(1,556,999,700)	(93,963,946)
Amortization of goodwill	834,651,615	-
	5,590,722,060	2,359,440,068
8. Other income		
	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Income from liquidating, disposing fixed assets	234,862,869	-
Electricity and water revenue	1,090,038,814	-
Other	220,940	2,200,005
	1,325,122,623	2,200,005
9. Other expense		
	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Electricity and water costs	516,819,141	-
Tax fines and administrative violations	9,368,895	16,127,193
Other	5,105,740	-
	531,293,776	16,127,193
10. Business and productions cost by items		
	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of materials	150,741,859	-
Labour cost	9,005,778,232	2,621,861,252
Depreciation	1,168,685,602	821,666,160
Contingency costs	(1,556,999,700)	(93,963,946)
Outside purchase services cost	2,472,294,473	28,419,996,244
Other expenses	2,147,639,772	766,095,196
	13,388,140,238	32,535,654,906
11. Income Tax		
11.1. Current corporate income tax expense		
	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
BV Life Joint Stock Company	330,494,284	602,194,737
Dong Nai Production, Trading and Service Joint Stock Company	3,865,244,417	-
Current corporate income tax expense	4,195,738,701	602,194,737

The corporate income tax expense for the financial year has been estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

11.2. Deferred corporate income tax expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Deferred corporate income tax income arising from the reversal of deferred tax liabilities	(1,819,915,145)	-
Deferred corporate income tax expense	(1,819,915,145)	-

12. Earnings per Share

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Profit after tax	4,939,819,151	2,022,132,998
Adjustment	-	(1,528,227,124)
Bonus and welfare fund	-	(1,528,227,124)
Distributed profit for shareholders	4,939,819,151	493,905,874
Average quantity of authorized issuing stocks	12,000,000	6,000,000
	412	82

The basic earnings per share of the previous year were recalculated because in 2026, the Company deducted the bonus and welfare fund from the profit after tax in 2025. This recalculation caused the basic/diluted earnings per share in the same period last year to decrease from 337 VND/share to 82 VND/share.

13. Diluted earnings per Share

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Profit after tax	4,939,819,151	2,022,132,998
Adjustment	-	(1,528,227,124)
Bonus and welfare fund	-	(1,528,227,124)
Distributed profit for shareholders	4,939,819,151	493,905,874
Average quantity of authorized issuing stocks	12,000,000	6,000,000
Average common shares outstanding during the period	-	6,000,000
	412	41

The previous year's diluted earnings per share were recalculated because in 2026, the Company deducted the bonus and welfare fund from the profit after tax in 2025. This recalculation caused the diluted earnings per share in the same period last year to decrease from 169 VND/share to 41 VND/share.

VII. Other information

Unit: VND

2. Events after the reporting period

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the financial statements.

3. Information on related parties

3.1. List of related parties

Related parties	Relationship
Dong Nai Production, Trading and Service Joint Stock Company	Together with members of the Board of Management
My Lam Tea Joint Stock Company	Together with members of the Board of Management
Vina-Mec HR Manpower and Trading Joint Stock Company	Together with members of the Board of Directors
Bach Viet Group Joint Stock Company	Together with key management members
Member of Board of Directors, Board of Management	Member of the Board of Directors

3.2. During the period, the Company entered into the following significant transactions with related parties

Related parties/ Contents	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
My Lam Tea Joint Stock Company		
Buy goods and services	658,065,478	-
Pay for goods and services	577,664,338	-
Vina-Mec HR Manpower and Trading Joint Stock Company		
Revenue from service provision	210,015,000	-

3.3. Outstanding balances with related parties up to the reporting date are as follows

Balances with related parties at the balance sheet date are presented in Note V.

3.4. Transactions with other related parties are as follows

Income of the Board of Directors, the Board of Directors and the Supervisory Board

No	Name	Duty	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1	Nguyen Vu Thien	General Director (appointed February 2, 2026)	351,000,000	264,000,000
2	Le Huy Giang	General Director (appointed January 2, 2025, resigned February 2, 2026)	92,500,000	282,000,000
3	Tran Hai Yen	Member of Board of Management, Deputy General Director	102,000,000	127,500,000

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4	Nguyen Thi Thuy Thiep	Member of Board of Management, Deputy General Director	63,522,727	172,479,000
5	Than The Son Ngoc	Member of Board of Management	-	154,854,000
			609,022,727	1,000,833,000

4. Segment statements

Segmented information is presented by business field and geographical area. General expenses are allocated to each department according to the percentage of each department's revenue.

Main segment reporting - under business fields:

The company consists of divisions divided according to main business activities: Revenue from selling and installing machinery and equipment, Rental revenue and Other revenue.

Appendix No. 03**Secondary segment reporting - Under geographical areas**

Geographic segment reporting based on the location of customers generating segment revenue. In the accounting period ending June 30, 2026, the Company's production and business activities only arise in the domestic market, so there is no difference in economic risks and benefits according to geographical area that needs to be disclosed.

5. Comparative information

Comparative data are data on the Financial Statements for the accounting period from January 1, 2025 to June 30, 2025 and the Consolidated Financial Statements for the fiscal year ending December 31, 2025, which have been reviewed and audited.

Certain comparative figures have been reclassified to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Accounting Regime for Enterprises, in order to be comparable with the current period's presentation.

Appendix No. 04**6. Information about ongoing operations**

There have been no events that cast significant doubt on its ability to continue as a going concern and the Company has no intention nor is it forced to cease operations, or to significantly reduce the scale of its operations.

Prepared by



Nguyen Thi Thuy Huong

Chief Accountant



Nguyen Thi Thuy Huong

Hanoi, August 25, 2026
General Director



Nguyen Vu Thien

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Appendix No. 01

8. Tangible fixed assets

Items	Buildings	Machinery, Equipment	Mean of Transportation	equipment and furniture	Other fixed assets	Total
Original cost						
As at 01/01/2026	68,150,250,574	14,224,168,511	7,803,010,669	546,496,607	52,000,000	90,775,926,361
Purchase in the period	-	-	-	-	-	-
Liquidating, disposed	(15,640,693,121)	(10,234,385,388)	-	-	-	(25,875,078,509)
As at 30/06/2026	52,509,557,453	3,989,783,123	7,803,010,669	546,496,607	52,000,000	64,900,847,852
Accumulated depreciation						
As at 01/01/2026	31,728,268,997	11,863,878,751	6,249,233,979	471,765,119	21,666,660	50,334,813,506
Depreciation in period	2,074,783,693	48,955,692	75,531,720	11,294,634	8,666,664	2,219,232,403
Liquidating, disposed	(11,262,736,582)	(10,234,385,388)	-	-	-	(21,497,121,970)
As at 30/06/2026	22,540,316,108	1,678,449,055	6,324,765,699	483,059,753	30,333,324	31,056,923,939
Net carrying amount						
As at 01/01/2026	36,421,981,577	2,360,289,760	1,553,776,690	74,731,488	30,333,340	40,441,112,855
As at 30/06/2026	29,969,241,345	2,311,334,068	1,478,244,970	63,436,854	21,666,676	33,843,923,913

Remaining value at the end of the period of tangible fixed assets used to mortgage or pledge to secure the loan:

12,831,540,071

Cost of fully depreciated tangible fixed assets but still in use:

22,202,725,985

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Appendix No. 2

22. Owner's equity

22.1. Increase and decrease in owner's equity

	Owner's Equity	Share premium	Development investment fund	Retained earnings	Non-controlling Interests	Total
As at 01/01/2025	60,000,000,000	(63,500,000)	5,900,000,000	5,608,808,801	-	71,445,308,801
Profit/(loss) in period	-	-	-	2,022,132,998	-	2,022,132,998
Other increase	-	(55,000,000)	-	-	-	(55,000,000)
Earnings distribution	-	-	-	(346,932,797)	-	(346,932,797)
As at 30/06/2025	60,000,000,000	(118,500,000)	5,900,000,000	7,284,009,002	-	73,065,509,002
As at 01/01/2026	120,000,000,000	(322,839,049)	5,900,000,000	36,610,124,696	74,349,960,297	236,537,245,944
Profit/(loss) in period	-	-	-	4,939,819,151	3,133,499,732	8,073,318,883
Earnings distribution	-	-	-	(3,991,179,091)	(656,296,167)	(4,647,475,258)
As at 30/06/2026	120,000,000,000	(322,839,049)	5,900,000,000	37,558,764,756	76,827,163,862	239,963,089,569

(*) Earnings distribution details:

Deduction to reward and welfare fund at BV Life Joint Stock Company:

3,056,454,248

Deduction from reward and welfare fund at Dong Nai Production, Trading and Service Joint Stock Company:

934,724,843

3,991,179,091

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Appendix No. 03

4. Present assets, revenue, business results by segment

		01/01/2026 to 30/06/2026			
	Construction implementation	Sales	Other revenue	Total parts	Total for the entire enterprise
Net revenue from external sales	260,087,408,536	5,549,721,704	5,619,951,034	271,257,081,274	271,257,081,274
<i>Net revenue from sales and provision of services</i>	260,087,408,536	5,549,721,704	5,619,951,034	271,257,081,274	271,257,081,274
Capital price	242,763,554,950	1,564,986,965	-	244,328,541,915	244,328,541,915
Allocated costs	15,023,467,091	320,569,388	324,626,055	15,668,662,534	15,668,662,534
Profit from operating activities	2,300,386,495	3,664,165,351	5,295,324,979	11,259,876,825	11,259,876,825
		30/06/2026			
	Construction implementation	Sales	Other revenue	Total parts	Total for the entire enterprise
Total cost of purchasing fixed assets	-	-	-	-	-
Department assets	295,512,056,511	6,305,609,653	6,385,404,418	308,203,070,582	308,203,070,582
Unallocated assets	-	-	-	-	-
Invest in subsidiaries	-	-	-	-	-
Total assets	295,512,056,511	6,305,609,653	6,385,404,418	308,203,070,582	308,203,070,582
Segment liabilities	65,430,033,151	1,396,140,156	1,413,807,706	68,239,981,013	68,239,981,013
Unallocated liabilities	-	-	-	-	-
Total liabilities	65,430,033,151	1,396,140,156	1,413,807,706	68,239,981,013	68,239,981,013

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Appendix No. 04

5. Comparative information

Data presented according to Circular 43/2026/TT-BTC

Items	Code	Reprepared
Cash and cash equivalents	110	21,800,829,699
Cash equivalents	112	21,800,829,699
Short-term financial investments	120	39,945,391,575
Short-term held-to-maturity investments	123	39,945,391,575
Short-term receivables	130	513,017,441
Other short-term receivables	135	513,017,441
Dividends and profit payable	313	41,216,868
Other short-term payables	320	1,122,434,577

Data according to 2025 Financial Report

Items	Code	Prepared	Difference
Cash and cash equivalents	110	14,500,000,000	7,300,829,699
Cash equivalents	112	14,500,000,000	7,300,829,699
Short-term financial investments	120	26,000,000,000	13,945,391,575
Investments held to maturity	123	26,000,000,000	13,945,391,575
Short-term accounts receivable	130	21,759,238,715	(21,246,221,274)
Short-term Loans receivables	135	7,000,000,000	(7,000,000,000)
Other receivables	136	14,759,238,715	(14,246,221,274)
Short-term other payables	319	1,163,651,445	41,216,868
			(41,216,868)

5.1. Statement of Financial Position

