

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from 01 January 2026 to 30 June 2026

THANH LE CORPORATION

Reviewed by Nhan Tam Viet Auditing Co., Ltd. –

Ho Chi Minh City Branch

CONTENTS

	Page
1. Report of the Board of Management	2 – 5
2. Report on Review of Interim Consolidated Financial Statements	6 – 7
Reviewed Interim Separate Financial Statements	
3. Interim Consolidated Statement of Financial position as of 30 June 2026	8 – 9
4. Interim Consolidated Income Statement for the period from 01 January 2026 to 30 June 2026	10
5. Interim Consolidated Cash Flow Statement for the period from 01 January 2026 to 30 June 2026	11 – 12
6. Notes to the Interim Consolidated Financial Statements for the period from 01 January 2026 to 30 June 2026	14 – 76

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Thanh Le Corporation (“the corporation”) presents this report together with the interim consolidated financial statements for the period from 01 January 2026 to 30 June 2026 of the corporation.

BUSINESS OVERVIEW

Thanh Le Corporation – JSC, formerly known as Thanh Le Corporation – one-member limited company, which was equitized in line with the Decision No. **1165/QĐ-TTg** dated 09 August 2017 regarding the approval of equitization plan for the parent company – Thanh Le Corporation – one-member limited company.

The corporation was granted the **JSC Business Registration Certificate No. 3700146458** by the Business Registration Office - Department of Planning and Investment of Binh Duong Province (now the Business Registration Office - Department of Finance of Ho Chi Minh City), which was then amended for the 8th time on 02 January 2018 and for the 12th time on 03 December 2025.

Charter capital : VND 2.366.000.000.000

Legal capital : VND 6.000.000.000

Operating industry : Manufacturing, Trading and Servicing

Business organization

The corporation’s business organization includes:

* *Head office*

- Address : 63 Yersin, Thu Dau Mot Ward, Ho Chi Minh City
- Tel. : (84-274) 382 9535 – 382 9608
- Fax : (84-274) 382 4112 – 382 9533
- Website : www.thalexim.vn
- E-mail : contact@thalexim.vn
- Business code : **3 7 0 0 1 4 6 4 5 8**

* *The corporation’s subsidiaries, affiliated companies, branches, joint ventures and associates are presented in Part 1 of the Notes to the Interim Consolidated Financial Statements.*

THANH LE CORPORATION

Report of the Board of Management

BOARD OF DIRECTORS, BOARD OF SUPERVISORS AND BOARD OF MANAGEMENT

The members of the Board of Directors, Board of Supervisors and Board of Management of the corporation as of the date of this report are as follows:

Board of Directors (Office term 2022 - 2027)

- | | | | |
|----|-----|---------------------|----------------------------|
| 1. | Mr. | Doan Minh Quang | Board Chairman |
| 2. | Ms. | Pham Thi Bang Trang | Board Member |
| 3. | Ms. | Pham Thi Kim Thanh | Board Member |
| 4. | Mr. | Le Trong Hieu | Non-executive Board Member |
| 5. | Mr. | Nguyen Tien Dung | Non-executive Board Member |

Board of Supervisors (Office term 2022 - 2027)

- | | | | |
|----|-----|---------------------|--------------------|
| 1. | Ms. | Nguyen Thi Khanh Ha | Chief of the Board |
| 2. | Ms. | Bui Thi Kim Khoa | Member |
| 3. | Mr. | Le Tuan Vu | Member |

Board of Management

- | | | | |
|----|-----|------------------------|-------------------------|
| 1. | Ms. | Pham Thi Bang Trang | General Director |
| 2. | Ms. | Pham Thi Kim Thanh | Deputy General Director |
| 3. | Mr. | Dang Van Doan | Deputy General Director |
| 4. | Ms. | Bui Kim Nga | Deputy General Director |
| 5. | Mr. | Nguyen Viet Trong Nhan | Deputy General Director |
| 6. | Mr. | Tran Tan Toi | Deputy General Director |

Chief Accountant

Ms. Nguyen Ngoc Quynh Giao

THANH LE CORPORATION

Report of the Board of Management

Legal Representative of the corporation

- | | | | |
|----|-----|---------------------|------------------|
| 1. | Mr. | Doan Minh Quang | Board Chairman |
| 2. | Ms. | Pham Thi Bang Trang | General Director |

AUDITORS

Nhan Tam Viet Auditing Co., Ltd. – Ho Chi Minh City.

FINANCIAL POSITION AND BUSINESS RESULTS

The consolidated financial position as of 30 June 2026, the interim consolidated business results and the interim consolidated cash flows for the period from 01 January 2026 to 30 June 2026 of the corporation have been expressed in the interim consolidated financial statements attached to this report (from page 08 to page 76).

STATEMENT ON THE RESPONSIBILITIES OF THE BOARD OF MANAGEMENT

The Board of Management of the corporation is responsible for the preparation of these interim consolidated financial statements and ensures to follow the following requirements:

- * Set up and maintain the internal control system that the Board of Directors and the Board of Management determine necessary to assure the preparation and presentation of financial statements free from material mistakes due to frauds or errors;
- * Select appropriate accounting policies and apply them consistently;
- * Make judgments and estimates reasonably and prudently;
- * Announce accounting standards to be followed for the material issues which are disclosed and explained in the financial statements, and
- * Prepare the financial statements based on the going-concern assumption.

The Board of Management hereby ensures that all the accounting books of the corporation have been fully filed. All the accompanying interim consolidated financial statements for the period from 01 January 2026 to 30 June 2026 have been properly prepared and can reflect a true and fair view of the corporation's financial position as of 30 June 2026, the business results and the cash flows for the period then ended of the corporation in compliance with the Vietnamese accounting system and standards as well as other related regulations on preparation and presentation of the consolidated financial statements.

THANH LE CORPORATION

Report of the Board of Management

The Board of Management is also responsible for protecting the corporation's assets and consequently has taken appropriate measures to prevent and to detect frauds and other irregularities..

The Board of Management hereby commits that the corporation does not violate the regulation on information disclosure on the stock market, and commits to comply with the regulation on disclosure of the corporation's audited financial statements to relevant authorities.

For and on behalf of the Board of Management



General Director – Pham Thi Bang Trang

Ho Chi Minh City, 28 August 2026

No. 0307.01-02/2026/BCSX-NTV.HCM

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT OF THANH LE CORPORATION

We have reviewed the accompanying interim consolidated financial statements including the interim consolidated statement of financial position as of 30 June 2026, the interim consolidated income statement, the interim consolidated cash flows statement and the notes to the interim consolidated financial statements for the period from 01 January 2026 to 30 June 2026 of Thanh Le Corporation (from page 08 to page 76), which were prepared on 28 August 2026.

Responsibilities of the corporation's Board of Management

The corporation's Board of Management is responsible for the preparation, true and fair presentation of these interim consolidated financial statements in accordance with the Vietnamese accounting standards and system as well as other legal regulations related to the preparation and presentation of the interim consolidated financial statements. The Board of Management is also responsible for such internal control system which the Board of Management thinks necessary to enable the preparation of interim consolidated financial statements to be free from material mistakes due to frauds and irregularities.

Responsibilities of the Auditors

Our responsibility is to express an opinion on these interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Contract No. 2410 – Review of interim financial information done by the independent auditors of the corporation.

A review involves our performing the interviews, mostly interviews of the persons responsible for financial and accounting issues, and the analyses and other review procedures. A review basically has a narrower scope than that of an audit which is conducted in accordance with the Vietnamese Auditing Standards, then as a result, this review cannot allow us to obtain the assurance that we will acknowledge all the material issues which can be detected in an audit. Accordingly, we will not give any auditor's opinion.

Basis for qualified conclusion

The Corporation had not made a provision for inventory write-down of approximately VND 30.6 billion as at the end of the prior year (as disclosed in the Basis for Qualified Audit Opinion paragraph of the prior year's consolidated financial statements), and the related inventory was sold during the current accounting period. As a result of this matter, on the consolidated income statement, cost of goods sold for the current period is overstated and total accounting profit before tax is understated by a corresponding amount of approximately VND 30.6 billion.

Qualified conclusion

Based on the results of our review our opinion, except for the matter described above, we do not realize any issues which make us think the interim consolidated financial statements referred to above do not truly and fairly present, in all material respects, the interim consolidated financial position as of 30 June 2026, the interim consolidated business results and the interim consolidated cash flows for the period from 01 January 2026 to 30 June 2026 of Thanh Le Corporation.

The interim consolidated financial statements of the corporation have been prepared in conformity with the prevailing Vietnamese accounting standards and system as well as the other legal regulations relevant to preparation and presentation of interim consolidated financial statements.

Ho Chi Minh City, 28 August 2026

Nhan Tam Viet Auditing Company Limited

Ho Chi Minh City Branch



Deputy Director – Huynh Huu Phuoc

Audit Practice Registration Certificate

No. 1762-2023-124-1

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 30 June 2026

Unit: VND

Code	Assets	Note	30 June 2026	01 January 2026
100	A. CURRENT ASSETS		6.184.083.703.323	6.754.983.044.873
110	I. Cash and cash equivalents	V.1	2.021.429.097.512	1.794.732.984.086
111	1. Cash		671.546.216.712	735.727.984.086
112	2. Cash equivalents		1.349.882.880.800	1.059.005.000.000
120	II. Short-term investments		12.602.027.397	30.765.000.000
123	1. Short-term held-to-maturity investments	V.2	12.602.027.397	30.765.000.000
130	III. Short-term receivables		1.653.115.048.597	2.240.410.119.581
131	1. Short-term receivable from customers	V.3	1.561.758.733.552	2.082.778.918.268
132	2. Short-term prepayment to suppliers	V.4	12.826.473.884	11.519.682.403
135	3. Short-term other receivable	V.5	86.441.454.933	154.023.132.682
136	4. Provision for short-term bad debts	V.6	(7.911.613.772)	(7.911.613.772)
140	IV. Inventories		2.347.686.114.566	2.639.030.359.741
141	1. Inventories	V.7	2.347.686.114.566	2.639.030.359.741
150	V. Short-term biological assets		-	-
160	VI. Other current assets		149.251.415.251	50.044.581.465
161	1. Short-term deferred expenses	V.8	13.360.417.529	8.918.276.139
162	2. VAT to be deducted	V.9	128.288.024.113	27.325.742.822
163	3. Taxes and other receivables from the State budget	V.10	7.602.973.609	13.800.562.504
200	B. LONG-TERM ASSETS		2.785.596.522.767	2.731.007.009.616
210	I. Long-term receivables		42.057.179.445	41.037.179.445
215	1. Long-term other receivable	V.11	42.057.179.445	41.037.179.445
220	II. Fixed assets		1.318.746.811.524	1.351.821.767.603
221	1. Tangible fixed assets	V.12	1.119.197.468.737	1.148.642.974.120
222	- Historical cost		2.412.157.233.202	2.393.645.172.498
223	- Accumulated depreciation		(1.292.959.764.465)	(1.245.002.198.378)
227	2. Intangible fixed assets	V.13	199.549.342.787	203.178.793.483
228	- Historical cost		312.493.603.234	312.423.261.234
229	- Accumulated depreciation		(112.944.260.447)	(109.244.467.751)

Unit: VND

Code	Assets	Note	30 June 2026	01 January 2026
230	III. Long-term biological assets		-	-
240	IV. Investment properties	V.14	291.912.508.264	293.167.114.468
241	- <i>Historical cost</i>		351.718.379.254	351.718.379.254
242	- <i>Accumulated depreciation</i>		(59.805.870.990)	(58.551.264.786)
250	V. Long-term incomplete assets		710.235.681.227	651.943.440.926
251	1. Long-term work in process	V.15	65.381.722.770	47.131.030.447
252	2. Construction in progress	V.16	644.853.958.457	604.812.410.479
260	VI. Long-term investments		407.536.921.985	375.550.689.293
262	1. Investments in joint ventures and associates	V.17	407.536.921.985	375.550.689.293
270	VII. Long-term other assets		15.107.420.322	17.486.817.881
271	1. Long-term deferred expenses	V.18	15.107.420.322	17.486.817.881
280	TOTAL ASSETS		8.969.680.226.090	9.485.990.054.489

THANH LE CORPORATION

Interim consolidated statement of financial position (continued)

As of 30 June 2026

Code	Liabilities and Owner's equity	Note	30 June 2026	01 January 2026
300	C. LIABILITIES		6.044.326.744.755	6.664.418.098.534
310	I. Short-term liabilities		5.756.811.453.042	6.377.793.110.464
311	1. Short-term payable to suppliers	V.19	813.053.459.907	467.953.577.425
312	2. Short-term advance from customers	V.20	8.764.895.917	7.405.268.904
313	3. Payable dividends and profits	V.21	146.097.935	6.606.063.120
314	4. Taxes and other obligations to the State budget short-term	V.22	9.130.448.387	278.294.265.348
315	5. Payable to employees		8.586.785.211	10.445.307.661
316	6. Short-term accrued expenses	V.23	816.894.380	8.647.928.603
320	7. Short-term other payable	V.24	37.765.463.300	36.382.825.640
321	8. Short-term borrowing and finance-lease liability	V.25	4.450.974.951.950	5.120.928.402.538
323	9. Reward and bonus fund	V.26	34.931.018.525	49.488.842.608
324	10. Price stabilization fund	V.27	392.641.437.530	391.640.628.617
330	II. Long-term liabilities		287.515.291.713	286.624.988.070
331	1. Long-term payable to suppliers	V.28	22.024.200.000	22.024.200.000
337	2. Long-term unearned revenue	V.29	226.593.256.406	219.352.501.016
338	3. Long-term other payables	V.30	18.884.192.307	20.525.504.054
339	4. Long-term borrowing and finance-lease liability	V.31	20.013.643.000	24.722.783.000
400	D EQUITY	V.32	2.925.353.481.335	2.821.571.955.955
411	1. Contributed capital	V.32.1	2.366.000.000.000	2.366.000.000.000
415	2. Treasury shares	V.32.2	(243.800.000)	(243.800.000)
416	3. Difference of asset revaluation	V.32.3	(25.242.423.594)	(25.242.423.594)
418	4. Business development reserve	V.32.4	41.140.666.966	41.140.666.966
420	5. Retained earnings	V.32.5	168.925.767.480	72.039.163.163
420a	- Retained earnings of previous period		72.039.163.163	(49.666.015.231)
420b	- Retained earnings of current period		96.886.604.317	121.705.178.394
429	6. Non-controlling interests	V.32.6	374.773.270.483	367.878.349.420
440	TOTAL LIABILITIES AND EQUITY		8.969.680.226.090	9.485.990.054.489

Ho Chi Minh City, 28 August 2026

Approval of the financial statements

The legal representative

General Director

Preparer

Chief Accountant



Tran Ngoc Dan Thao

Nguyen Ngoc Quynh Giao

Pham Thi Bang Trang

This statement should be read in conjunction with the notes to the financial statements

INTERIM CONSOLIDATED INCOME STATEMENT

For the accounting period from 01 January 2026 to 30 June 2026

Unit: VND

Code	Items	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
01	1. Sales		14.427.814.198.429	10.273.387.931.177
02	2. Deductions		-	-
10	3. Net sales	VI.33	14.427.814.198.429	10.273.387.931.177
11	4. Cost of goods sold	VI.34	13.946.488.876.072	9.875.894.529.584
20	5. Gross profit		481.325.322.357	397.493.401.593
21	6. Profit/loss from the sale and liquidation of investment properties		-	-
22	7. Finance income	VI.35	25.010.598.989	22.278.492.694
23	8. Finance expenses	VI.36	167.649.766.486	144.686.443.026
24	<i>In which: Borrowing expenses</i>		152.983.805.703	109.126.371.859
25	9. Selling expenses	VI.37	197.300.358.244	147.694.942.201
26	10. Administrative overheads	VI.38	57.938.113.498	89.843.485.836
27	11. Profit/(loss) from join venture and associate	VI.39	36.477.910.359	13.533.632.498
30	12. Operating profit		119.925.593.477	51.080.655.722
31	13. Other income	VI.40	4.211.625.590	6.237.704.702
32	14. Other expenses	VI.41	2.296.659.394	4.710.126.325
40	15. Other profit		1.914.966.196	1.527.578.377
50	16. Accounting profits before tax		121.840.559.673	52.608.234.099
51	17. Current income tax expense	VI.42	18.059.349.026	6.682.676.404
60	18. Net profits after income tax		103.781.210.647	45.925.557.695
61	19. Net profits after income tax attributable to shareholders of the parent		96.886.289.584	37.887.395.120
62	20. Net profits after income tax attributable to non-controlling interests	VI.43	6.894.921.063	8.038.162.575
70	21. Basic earnings per share	VI.44	340	153
71	22. Diluted earnings per share		340	153

Ho Chi Minh City, 28 August 2026

Approval of the financial statements

The legal representative

Preparer

Chief Accountant

General Director



Tran Ngoc Dan Thao

Nguyen Ngoc Quynh Giao

Pham Thi Bang Trang

This statement should be read in conjunction with the notes to the financial statements

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the accounting period from 01 January 2026 to 30 June 2026

(Indirect Method)

Unit: VND

Code	Items	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	I. Cash flows from operating activities			
01	1. Accounting profits before tax		121.840.559.673	52.608.234.099
	2. Adjustments			
02	- Depreciation of fixed assets and investment property	V.12; 13; 14	52.911.964.987	50.785.937.297
05	- Gain/loss from investing activities		(53.341.690.152)	(25.460.685.460)
06	- Loan interest expenses	VI.36	152.983.805.703	109.126.371.859
07	- Other adjustments		1.000.808.913	4.131.697.810
08	3. Operating profit before changes of working capital		275.395.449.124	191.191.555.605
09	- Increase/(decrease) of accounts receivable		359.851.517.267	73.252.029.106
10	- (Increase)/Decrease of inventories		273.093.552.852	(5.376.979.651)
11	- Increase/(decrease) of accounts payable		105.848.255.945	(487.096.353.562)
12	- Increase/(decrease) of deferred expenses		(2.062.743.831)	43.581.764.071
13	- (Increase)/Decrease of available-for-sale securities		-	-
14	- Loan interest paid		(159.197.028.528)	(113.203.741.180)
15	- Corporate Income taxes paid	V.22	(14.034.544.186)	(7.600.051.864)
17	- Other disbursements on operating activities		(14.557.824.083)	(7.368.417.103)
20	Net cash flows from operating activities		824.336.634.560	(312.620.194.578)
	II. Cash flows from investing activities			
21	1. Payments for acquisitions of fixed assets and other long-term assets		(92.869.482.812)	(110.080.582.758)
22	2. Receipts from liquidations and disposals of fixed assets and other long-term assets		127.008.576.734	91.583.053.948
23	3. Loans given, purchases of debt instruments of other entities	V.2	(5.000.000.000)	(38.246.000.000)
24	4. Recovery of loans given, resales of debt instruments of other entities	V.2	23.265.000.000	3.298.400.000
27	5. Receipts of loan interests, dividends and profit shared		25.904.029.383	18.109.816.263
30	Net cash flows from investing activities		78.308.123.305	(35.335.312.547)

Unit: VND

Code	Items	Note	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	III. Cash flows from financing activities			
33	1. Receipts of loans	V.25	12.919.754.319.601	11.366.478.790.764
34	2. Repayment for loan principals		(13.589.242.998.855)	(10.707.118.751.813)
36	3. Dividends given to shareholders	V.21	(6.459.965.185)	(8.069.353.385)
40	Net cash flows from financing activities		(675.948.644.439)	651.290.685.566
50	Net cash flows in the period		226.696.113.426	303.335.178.441
60	Cash and cash equivalents at beginning of period	V.1	1.794.732.984.086	1.309.974.148.970
61	- Unrealized exchange difference in relation to cash and cash equivalents		-	-
70	Cash and cash equivalents at the end of period	V.1	2.021.429.097.512	1.613.309.327.411

Ho Chi Minh City, 28 August 2026

Approval of the financial statements

The legal representative

General Director

Preparer

Chief Accountant



Nguyen Huyen Phuong



Nguyen Ngoc Quynh Giao



Pham Thi Bang Trang

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 January 2026 to 30 June 2026

These notes form an integral part of and should be read in conjunction with the interim consolidated financial statements for the period from 01 January 2026 to 30 June 2026 of Thanh Le Corporation ("the corporation").

I. OPERATION FEATURES

Investment form	:	Joint stock company
Operating industry	:	Manufacturing, Trading and Servicing
Main business activities	:	

The main business activities of the corporation are as follows:

- Trading oil and gas; transporting oil and gas by local waterways; trading real estates; leasing offices, conference halls, warehouses, yards and plants;
- Constructing and trading technical infrastructures of industrial zones, resident areas and urban areas; trading construction materials; producing clean bottled water, producing packages;
- Trading and organizing various types of amusements and entertainments; providing services of F&B, restaurants, hotels;
- Providing urban sanitary services; planting and taking care of trees in urban areas, managing graveyards; managing and maintaining public lighting systems; maintaining urban water discharging systems;
- Inspecting technical safety and environmental protection for vehicles; trading warehouses and yards; transporting merchandises and doing some other business activities;
- Providing warehousing and storing services; loading and unloading services; directly providing services of waterway transportation; providing other services related to transportation.

Normal operating cycle of the company: generally within 12 months

Business structure

As at 30 June 2026, the corporation's business structure is as follows:

- + Head office;
- + Independent and dependent units;
- + Subsidiaries and associates.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

❖ *List of independent and dependent units:*

	Unit	Address	Main activities
1.	Branch of Thanh Le Corporation in Ho Chi Minh City	No. 102, Nguyen Du, Saigon Ward, HCMC	Transaction office, office leasing
2.	Branch of Thanh Le Corporation in Long Xuyen – An Giang	No. 493/43, Tran Hung Dao, Binh Duc Ward, An Giang	Trading oil and gas
3.	Branch of Thanh Le Corporation in Thua Thien Hue	Hamlet 1B, Phu Bai Ward, Hue	Trading oil and gas
4.	Branch of Thanh Le Corporation in Binh Phuoc	National Road 14, Nha Bich Ward, Dong Nai City	Trading oil and gas
5.	Branch of Thanh Le Corporation in Dak Lak	No. 463 Nguyen Van Cu, Tan Lap Ward, Dak Lak	Trading oil and gas
6.	Branch of Thanh Le Corporation in Hai Phong	Dam Mam, Ha Doan 2 Area, Dong Hai Ward, Hai Phong	Trading oil and gas
7.	Thanh Le Water Park	563 Binh Duong Ave., Thu Dau Mot Ward, HCMC	Entertainment park, services of F&B, conference hall leasing
8.	Gold Star Conference Center – Restaurant and Hotel	No. 37 Hung Vuong, Thu Dau Mot Ward, HCMC	Restaurant and hotel services, conference hall leasing
9.	Thanh Le Convention Center	No. 11A Road 18/9, Phu Giao Commune, HCMC	Conference hall leasing
10.	Chanh My Petroleum Warehouse	No. 63/18 Nguyen Van Cu, Thu Dau Mot Ward, HCMC	Petroleum Warehouse
11.	VK 102 - Thanh Le Petroleum Warehouse	Hamlet 6, Nha Be Ward, HCMC	Petroleum Warehouse
12.	Binh Thang Petroleum Depot	Road DT 743A, Quyet Thang, Dong Hoa Ward, HCMC	Petroleum Warehouse
13.	Song Than I Industrial Zone Authority – Binh Duong	No. 09, Road No. 01, Song Than 1 Industrial Zone, Di An Ward, HCMC	Maintaining infrastructures of industrial zone
14.	An Son Concrete Mfg. Factory	Thuan An Ward, Ho Chi Minh City	Trading construction materials
15.	System of 24 oil and gas stations	HCMC and Dong Nai City	Trading oil and gas

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

❖ *Subsidiaries, joint ventures and business associates*

Company	Main activity	Business registration certificate	Corporation's investment capital	Rate of ownership
Subsidiaries				
1. Binh Duong Urban Works Co., Ltd.	Providing public sanitary service; planting and taking care of trees; maintaining public lighting systems and water drainage systems	3700144108	43.738.905.964	100%
2. 61-05D Vehicle Inspection Co., Ltd.	Technical inspection and analysis; Maintaining and repairing vehicles; Trading fuel	3702525028	15.000.000.000	100%
3. Binh Duong Petroleum Co., Ltd.	Trading oil and gas	3700828316	24.000.000.000	80,00%
4. An Son Binh Duong Logistics Co., Ltd.	Warehousing, storing and transporting goods	3702395178	480.000.000.000	60%
5. Binh Duong Waterway and Land Transportation Co., Ltd.	Transporting petroleum; trading sand for construction and ground leveling	3700817346	45.302.676.635	57,97%
6. Thanh Le Production and Business JSC	Producing bottled water, trading packages. Factory leasing	3700785510	8.188.380.782	56,84%
Business associates				
7. Binh Duong Forestry and Agriculture JSC	Providing seeds and plant varieties	3701815415	37.937.734.355	35,02%
8. Binh Duong Materials and Construction JSC	Exploiting sand, marbles, clays; producing construction materials	3700148529	256.458.010.136	25,00%

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

Investments and rates of benefits at subsidiaries of the corporation as of 30 June 2026:

Company	Investment value	Goodwill	Actual capital contribution	Charter capital of subsidiary	Rate of benefits
- Binh Duong Urban Works Co., Ltd.	43.738.905.964	17.738.905.964	26.000.000.000	26.000.000.000	100,00%
- 61-05D Vehicle Inspection Co., Ltd.	15.000.000.000	-	15.000.000.000	15.000.000.000	100,00%
- Binh Duong Petroleum Co., Ltd.	24.000.000.000	-	24.000.000.000	30.000.000.000	80,00%
- An Son Binh Duong Logistics Co., Ltd.	480.000.000.000	-	480.000.000.000	800.000.000.000	60,00%
- Binh Duong Waterway and Land Transportation Co., Ltd.	45.302.676.635	6.988.136.848	38.314.539.787	66.088.039.787	57,97%
- Thanh Le Production and Business JSC	8.188.380.782	515.380.782	7.673.000.000	13.500.000.000	56,84%
Total	616.229.963.381	25.242.423.594	590.987.539.787		

❖ Number of employees

The number of employees as at the end of the period was 1.073

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTS**Fiscal year**

From 01 January to 31 December annually.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

Standard currency unit used in accounts

The standard currency unit used in accounts recording and financial reporting is Vietnam Dong (VND).

III. ACCOUNTING SYSTEM AND STANDARDS**Accounting Standards and the Accounting System applied**

- The consolidated financial statements are prepared in accordance with Vietnamese Accounting Standards and the prevailing Vietnamese Corporate Accounting System. Specifically:
- + Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance (hereinafter referred to as "Circular 202") guiding the method of preparation and presentation of consolidated financial statements, and Circular No. 43/2026/TT-BTC dated 20 April 2026 ("Circular 43") amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014.
- + Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance (hereinafter referred to as "Circular 99") guiding the Corporate Accounting System (replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance).
- Circular 99 and Circular 43 apply to the fiscal year commencing 1 January 2026; accordingly, prior period figures have been restated in these consolidated financial statements under the corresponding line items to be comparable with the current period figures.

Statement on the compliance with the Vietnamese accounting system and standards

The financial statements have been prepared and presented in compliance with the prevailing Vietnamese accounting system and the related Vietnamese accounting standards.

Accounting form

Doing accounting works on computers.

IV. ACCOUNTING POLICIES**1. Accounting convention**

- The consolidated financial statements are prepared on the accrual basis in accordance with the historical cost convention (except for the data relative to cash flows).

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

- The consolidated financial statements are prepared on the basis of consolidation of financial statements of parent company and those of subsidiaries under the control of the parent company. This control is achieved when the parent company is entitled to dominate the financial policies and operations of subsidiaries in order to earn economic benefits from the operations of these subsidiaries.
- Subsidiaries are consolidated from the date of being invested, which are the dates the parent company has the rights to control the subsidiaries. This consolidation will be going on until the parent company terminates its control over the subsidiaries.
- The financial statements of parent company and subsidiaries used to serve the consolidation are prepared in the same fiscal year, and the application of accounting policies is done consistently. The adjustments will be made for any different accounting policy in order to ensure the consistency principle between the parent company and its subsidiaries.
- The balances of the items of Statement of Financial position and the internal transactions as well as internal unearned profits and losses, which are generated among group companies, will be fully excluded when the consolidation of financial statements is made.
- The business results of subsidiaries will be included in the consolidated financial statements from the dates of purchases, which are the dates the parent company really controls its subsidiaries. The business results of liquidated subsidiaries are included in the Consolidated Income Statement until the dates of liquidation, which are the dates the parent company really terminates its controls over the subsidiaries.
- The benefits of non-controlling shareholders, which are those in the profits or losses and in the net assets of subsidiaries not being held by the parent company, are presented separately in the Consolidated Income Statement and in the owner's equity of parent company in the Consolidated Statement of Financial position.

2. Foreign exchange rates used in accounting

The Corporation records foreign currency economic transactions in the financial statements in accordance with the guidance of Circular No. 99/2025/TT-BTC of the Ministry of Finance, as follows:

Actual transaction exchange rate for foreign currency transactions arising during the period

- The actual transaction rate for foreign currency purchase/sale (spot contracts, forward contracts, futures contracts, option contracts, swap contracts): is the rate agreed in the foreign currency purchase/sale contract between the enterprise and the commercial bank.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

- Where the contract does not specify a settlement rate: the actual transaction rate at the transaction date is the average transfer buying/selling rate of the commercial bank where the enterprise regularly transacts.

In addition to the actual transaction rate above, the Corporation may elect an actual transaction rate that approximates the average transfer buying/selling rate of the commercial bank where the enterprise regularly transacts. The approximate rate must not differ by more than +/-1% from the average transfer buying/selling rate. The average transfer buying/selling rate is determined daily, weekly or monthly based on the average of the daily buying and selling transfer rates of the commercial bank. The use of an approximate rate must not have a material effect on the financial position and business performance of the accounting period.

Actual transaction exchange rate used to revalue monetary items denominated in foreign currency at the date of the financial statements

- Monetary items denominated in foreign currency are revalued at the average transfer buying/selling rate of the commercial bank where the enterprise regularly transacts, at the end of the accounting period. The Corporation does not revalue the portion of foreign-currency-denominated receivables for which a provision for doubtful debts has been made.
- All actual exchange rate differences arising during the period and differences arising from the revaluation of foreign-currency-denominated monetary balances at the end of the period are recorded in business performance for the period.

3. Cash and cash equivalents

- Cash comprises cash on hand and demand deposits at banks.
- Cash equivalents include short-term investments not exceeding 3 months, having high liquidity, being easy to convert into cash, as well as not bearing many risks in conversion into cash.

4. Trade receivables

- Trade receivables are carried at original invoice amount less an estimate made for doubtful receivables based on a review by the Board of Management of all outstanding amounts at the year end. Bad debts are written off when identified.
- Increases/(decreases) of provisions for bad debts are included in administrative overheads during the accounting period.
- The receivables shall be classified into short-term receivables or long-term receivables on the statement of financial position according to their remaining terms.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

5. Inventories

- Inventories are recorded at their historical costs. The historical costs include purchasing expenses and other direct expenses generated to obtain the inventories at the current locations and conditions.
- Costs of finished goods include the costs of materials, direct labour and general manufacturing expenses to be allocated.
- Costs of inventories are determined in accordance with the weighted average method, depending on the sources of imports or local purchases, and are accounted for on a transaction-by-transaction basis.

6. Fixed assets

An assets is considered a fixed asset in case it can satisfy all the following 3 conditions:

- a. The company can surely get the future benefits from the use of that asset;
- b. The assets can be used for at least 1 year;
- c. The historical cost of the asset must be reliably determined and must be valued at VND 30.000.000 (thirty million dong) or over.

6.1 Tangible fixed assets

- Fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of fixed assets include all the expenses of the corporation to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses.
- When a fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/ (loss) arisen are posted into the income or the expenses during the year.
- Fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives in conformity with the guidance in the Circular No. 45/2013/TT-BTC dated 25 April 2013, the Circular No. 147/2016/TT-BTC dated 13 October 2016, the Circular No. 28/2017/TT-BTC dated 12 April 2017, and the Circular No. 30/2025/TT-BTC dated 30 May 2025 of the Ministry of Finance.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

- The depreciation years applied are as follows:

Tangible fixed assets	Depreciation years
+ Buildings and structures	05 – 50
+ Machineries and equipment	03 – 15
+ Vehicles	03 – 20
+ Office equipment	03 – 15
+ Other fixed assets	05 – 10

6.2 *Intangible fixed assets*

- Intangible fixed asset is the asset which is intangible but can be determined the value, and the corporation can control the benefits from that asset in the future, which is normally originated from the legal right of the corporation.
- Initial costs of an intangible fixed asset include all the expenses incurred by the corporation to obtain the asset until the date the asset is put into use
- Intangible fixed assets are determined by their initial costs less accumulated amortization, including:

❖ *Land use right*

- Land use rights of the corporation include term land use right and long-term land use right.
- Initial costs of land use rights include all the expenses incurred by the corporation to obtain the legal rights to use land, expenses for land clearance and house removals, registration fees (not including the expenses to build up construction works on land);
- The corporation only calculated amortization for term land use right. For long-term land use right, amortization is not calculated.

❖ *Computer software*

- Initial costs of software include all the expenses incurred by the corporation to obtain the software in case the software does not form an integral part with the related hardware, and the design of semi-conductor integrated circuit is in line with the relevant regulation on intellectual property.

The amortization years applied are as follows:

Intangible fixed assets	Years
+ Term land use right	10 – 50
+ Software	10

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

7. Investment property

- Investment properties are land use right, houses or parts of houses or infrastructures owned or financial leased by the corporation, which are used for the purposes of gaining benefits from leasing or waiting for increases of prices and resales. Investment properties are recorded at their historical costs less accumulated depreciation. Historical costs include all the expenses spent or the fair values to exchange the investment properties until the dates of purchases or construction completion.
- Expenses related to investment properties after initial recognition are included into expenses, except for the case these expenses can certainly bring benefits in the future exceeding the initially estimated amounts, which will be added as increases of historical costs.
- When an investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/ (loss) arisen are posted into the income or the expenses during the year.
- The corporation does not calculate depreciation on investment property held to wait for increase in price. In case there is certain evidence showing that the property price decreases in comparison with the market price, and this decrease in price can be reliably determined, the corporation is allowed to decrease the historical cost of investment property, then includes this loss into costs of goods sold (the same case of provision for goods which are real estates).
- Investment properties leased are depreciated in line with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

Investment property	Depreciation years
+ Long-term land use right	No depreciation
+ Term land use right, buildings and structures	25 - 50

8. Construction in progress

Expenses on construction works in progress are those directly related to the assets being constructed or machinery and equipment being installed to serve the purposes of manufacturing, leasing and managing (including loan interests suitably related to the accounting policies of the corporation) as well as those related to the repairs of fixed assets being executed. The depreciation of these assets is done the same as the other assets of the same type, then only starts when the asset is ready to be used.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

9. Financial investments

❖ *Held-to-maturity investments*

Held-to-maturity investments include the term deposits which the corporation have intention and ability to keep until their maturity dates (including term deposits and loans held to maturity for the purpose of earning interest income). These investments are recorded at costs. After initial recognition, they will be recorded at the recoverable values. The devaluation of these investments, if generated, will be included in financial expenses during the period and will be directly deducted from the investment values.

❖ *Investments in joint ventures and associates*

- Joint venture and associates are the parties receiving investments which the corporation can have considerable effects, but cannot control, on the financial policies and operations of those joint ventures and associates.
- Investments in joint ventures and associates are initially recorded at costs. After the initial recognition, the book values of these investments are presented in line with the owner's equity method in the consolidated financial statements, including the corresponding adjustments of increases or decreases of the corporation's ownership in the profits or losses of the joint ventures and associates. The parts of ownership of the corporation in the business results of joint ventures and associates are included in the consolidated Income Statement of the corporation. The dividends from joint ventures and associates are recorded as decreases in the book values of the investments. The adjustment of book values shall also be done when the benefits of the corporation change due to the changes of the owner's equity of joint ventures and associates, but shall not be presented in the Income Statement (such as revaluation of fixed assets, exchange differences due to the conversion of financial statements, etc.).
- In case the loss suffered by the corporation in a joint venture or associate is larger than the book value of the investment in the consolidated financial statements, the corporation only decreases the value of this investment in the consolidated financial statement until this value is nil.

10. Deferred expenses

Prepaid expenses include expenses actually incurred related to the business results of many accounting periods. Prepaid expenses include the short-term and long-term prepaid expenses on the statement of financial position. Prepaid expenses are initially recorded at costs and allocated into expenses over their estimated useful lives.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

11. Goodwill

- Goodwill generated upon business merging presents the payment of buyer for economic benefits intended to receive in the future from assets which cannot have enough criteria to be recorded and cannot be separately determined.
- The determination initial value of goodwill at cost is based on the difference between the merging cost and the part of ownership of buyer in the reasonable net value of assets and liabilities which can be determined and when the potential liabilities are already recognized.
- As in Item 5, Article 14, Circular No. 202/2014/TT-BTC dated 22 November 2014 giving guidance on the methods to prepare and to present the consolidated financial statements, "the parent companies equitized from state-owned businesses, upon determination of its value, must re-evaluate the investments in subsidiaries. The difference between the book value of investment of parent company and the part of its ownership in owner's equity of subsidiary shall be presented in the item **"Difference due to revaluation of assets"** in the consolidated statement of financial position" (As in Clause 3, Article 2 of Circular No. 43/2026/TT-BTC dated 20 April 2026, the term "Balance Sheet" is replaced with "Statement of financial position").

12. Liabilities

The amounts payable shall be classified according to the economic nature and recognized at cost, including:

- Trade payables include commercial amounts payable arisen from purchase of goods, services;
- Other payables include amounts payable non-relating to trading in goods, services.

Liabilities of an enterprise must be kept records in details according to payment schedule, creditor, type of currency and other factors according to requirements of the enterprise. On the statement of financial position, the amounts payable shall be classified into short-term payables or long-term payables according to their remaining terms.

13. Borrowing costs

Borrowing costs are included in operating expenses during the period as actually incurred. In case these costs are directly related to investments in construction or producing assets in progress, which need a long time (over 12 months) to be put into use in line with the initial purposes or for sale, these costs will be capitalized.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

14. Accrued expenses

- These are the accounts payables to goods or services, which are estimated and accrued into operating expenses during a reporting period, but payments of such goods or services have not been made (including payables to goods or services received from the sellers during a reporting period, but payments of such goods or services have not been made due to lack of invoices or documents, expenses incurred during seasonal manufacturing interruption periods, annual leave salary of employees, borrowing interest expenses, etc.).
- Accrued expenses are current liabilities, of which the times of payment and amounts of payment are determined, and which are considered as a part of trade payables or other payables.
- The recording of accrued expenses as operating expenses during the period must be done in accordance with the matching principle between income and expenses during the period, and must be finalized at the amounts actually generated. The differences between accrued expenses and those actually incurred must be refunded. Expenses already accrued but not yet used at the end of the year must be disclosed and explained in the notes to the consolidated financial statements.

15. Unearned revenue

- Unearned revenue includes the amounts received in advance from customers, which is related to many accounting periods, and the seller has delivered goods, services and assets to customer for use.
- Unearned revenue of the corporation is recorded in case customers pay in advance for their rent for many years. Unearned revenue is calculated and recorded gradually as income of the subsequent accounting periods.

16. Owner's equity

❖ *Owner's equity*

Contributed capital is recognized at the actual amounts contributed by the shareholders, is recorded at face value of shares, and is traced in details for ordinary shares having voting rights and preferred shares.

❖ *Treasury shares*

- When shares issued by the corporation are repurchased, the amounts payable including all expenses related to the transactions are recorded as treasury stocks and are considered a deduction in owner's equity.
- When these shares are re-issued, the differences between the re-issuance prices and the book values of stocks are included in the item surplus of share capital.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

❖ ***Retained earnings***

Retained earnings presented on the statement of financial position reflects the profits from all the corporation's operations after deducting the current year's corporate income tax expenses and possible adjustments due to the changes in accounting policies or the previous years' material errors.

❖ ***Extraction for funds***

Funds (business promotion fund, bonus and welfare fund, etc.) are formed and used in line with the corporation's charter. The rates of extraction for funds are given in line with the Resolutions of the Annual Meeting of Shareholders.

❖ ***Benefits of non-controlling shareholders***

- Benefits of non-controlling shareholders are a part of net business results and net assets of a subsidiary, which are correspondingly determined for the benefits directly or indirectly owned by the parent company through subsidiaries.
- Benefits of non-controlling shareholders in net assets including values of benefits of non-controlling shareholders as of the date of initial consolidation in line with the accounting standard of "business merging" and the part of benefits of non-controlling shareholders in the fluctuation of total owner's equity from the date of business merging.

17. Recognition of sales and other income

❖ ***Sales of goods***

Sales of goods will be recognized if they simultaneously meets the following five conditions:

- a. The seller transferred most risks and interests associated with the ownership of goods to the buyer;
- b. The seller has no longer held the management or control of the goods sold;
- c. Sales can be reliably determined. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the corporation shall only record sales if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services);
- d. The seller received or will receive the benefits from that selling transaction;
- e. It is possible to determine the costs relative to the selling transaction.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

❖ ***Sales of services***

Sales of services will be recognized if they simultaneously meets the following 4 conditions:

- a. Sales can be reliably determined. When contracts define that buyers are entitled to return services purchased under specific conditions, the corporation shall only record sales if such specific conditions no longer exist and buyers are not entitled to return the services;
- b. The seller received or will receive the benefits from that selling transaction;
- c. The seller can determine the works completed as at the balance sheet date;
- d. It is possible to determine the costs relative to the selling transaction.

In case the transaction on provision of service is related to many accounting periods, sale recognized in the period is based on the part of works completed as at the financial statements of that period in line with the valuation of works completed.

❖ ***Financial income***

Financial income is recognized when there is a possibility to receive economic interests from the transaction, and the income is reliably determined.

18. Costs

- Costs are amounts reducing economic benefits, recorded at the time the transaction arises or shall be likely to arise in the future regardless of spending money or not.
- Recording costs even which have not been at maturity but shall be likely to arise to ensure the principle of precaution and capital preservation.
- Costs and revenues set up by it must be recorded simultaneously on the principle of conformity. However, in some cases, conformity principles may conflict with the precautionary principle in accounting, accountants must be based on the nature and the accounting standards to record transactions honestly and reasonably.

19. Costs of goods sold and service provision

- Costs of goods sold and service provision are recognized on time and gathered by the value and quantity of finished products, goods and materials sold and services provided to customers, ensuring conformity with business principles revenue and precautionary principle.
- Operating costs exceeding the normal rates are immediately included into business results in the appropriate accounting period.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

20. Current corporate income tax

- Current corporate income tax expense is determined on the basis of taxable income and corporate income tax rate in the current year.
- Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

21. Earning per share

- *Earning per share* is calculated by dividing the profit or loss allocated to shareholders owning ordinary shares of the corporation (numerator) by the average number of the outstanding ordinary shares during the accounting period (denominator).
- *Diluted earning per share* is calculated by dividing the profit or loss allocated to shareholders owning ordinary shares of the corporation (numerator) by the average number of the outstanding ordinary shares during the accounting period and the average number of ordinary shares to be issued in case all the potential ordinary shares declined are converted into ordinary shares (denominator).

22. Segment reporting

- Operating segment to be reported is the separate segment of the corporation joining in an individual manufacturing process or provision of service, or a group of related goods or services, for which this segment can bear risks and benefits different from other segments.
- The corporation does not present its geographical segment reports since all its operations are in Vietnam. Then, there are not material differences in risks and economic benefits among the geographical areas.

23. Related party

- A party is considered a related party of the company in case that party is able to control the company or to cause material effects on the financial decisions as well as the operations of the company. A party is also considered a related party of the company in case that party is under the same control or is subject to the same material effects. Considering the relationship of related parties, the nature of relationship is focused more than its legal form.
- Transactions with the related parties during the year are presented in **Item 2, Part VII – Other information** of the Notes to the Consolidated Financial Statements.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF 30 JUNE 2026

Unit: VND

		30 June 2026	01 January 2026
1. Cash and cash equivalents			
- Cash on hand		4,951,773.127	11,767,117.611
- Bank deposits	(*)	666,594,443.585	723,960,866.475
- Cash equivalents	(**)	1,349,882,880.800	1,059,005,000.000
Total		2,021,429,097.512	1,794,732,984.086
(*) <i>In which: Deposit in foreign currency</i>		<i>USD 49,452.02</i>	<i>USD 58,612.98</i>

(**) Bank deposits with a term of not more than 3 months at commercial banks.

2. Short-term held-to-maturity investments

Deposits with terms of 6 months and 12 months at banks:

- BIDV	2,500,000.000	20,765,000.000
- Agribank	5,000,000.000	10,000,000.000
- Vietcombank	5,102,027.397	-
Total	12,602,027.397	30,765,000.000

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

3. Short-term receivable from customers

	30 June 2026	01 January 2026
- Trading oil and gas	1.173.296.473.715	1.512.396.525.042
- Trading real estates	378.331.101.074	349.948.249.740
- Service provision and other activities	10.131.158.763	220.434.143.486
Total	1.561.758.733.552	2.082.778.918.268

In which: balances with related parties:

+ <i>BD Materials and Construction Co., Ltd.</i>	5.996.518.000	9.100.908.000
--	---------------	---------------

4. Short-term prepayments to suppliers

- Trading oil and gas	5.066.735.524	5.357.977.656
- Trading real estates	3.606.454.635	5.045.141.809
- Service provision and other activities	4.153.283.725	1.116.562.938
Total	12.826.473.884	11.519.682.403

In which: balances with related parties:

+ <i>BD Materials and Construction Co., Ltd.</i>	44.330.820	44.330.820
--	------------	------------

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

5. Short-term other receivable

	30 June 2026	01 January 2026
- Special sales tax to be deducted	-	33.055.340.462
- VAT on imports to be deducted	-	38.533.799.847
- Advances	58.879.729.003	58.938.140.363
- Short-term deposits	-	557.067.711
- S.T.S Petroleum and Marine Services JSC (*)	24.203.700.000	15.175.930.000
- Others	3.358.025.930	7.762.854.299
Total	86.441.454.933	154.023.132.682

(*) Related party.

6. Provision for short-term bad debts

	30 June 2026		01 January 2026	
	Principal	Provision	Principal	Provision
- Minh Nguyet Co., Ltd.	2.897.012.000	(2.897.012.000)	2.897.012.000	(2.897.012.000)
- Hai Long Pte.	1.446.839.586	(1.446.839.586)	1.446.839.586	(1.446.839.586)
- Kim Phat Co., Ltd.	1.177.940.000	(1.177.940.000)	1.177.940.000	(1.177.940.000)
- Phong Huy Van Co., Ltd.	41.852.000	(41.852.000)	41.852.000	(41.852.000)
- Tan Hoang Co., Ltd.	170.113.583	(85.056.792)	170.113.583	(85.056.792)
- Our Fashion Vina Company Limited	2.262.913.394	(2.262.913.394)	2.262.913.394	(2.262.913.394)
Total	7.996.670.563	(7.911.613.772)	7.996.670.563	(7.911.613.772)

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

7. Inventories

	30 June 2026	01 January 2026
- Goods in transit	-	750.915.360.368
- Materials and supplies	221.024.401.153	69.142.742.628
- Tools	636.607.475	677.780.261
- Work-in-process	26.505.013.161	279.100.000
- Finished goods	690.842.132.424	478.080.786.593
- Merchandises	1.408.677.960.353	1.339.934.589.891
Total	2.347.686.114.566	2.639.030.359.741

8. Short-term deferred expenses

Items	01 January 2026	Increase	Allocation	30 June 2026
- Tools	1.889.137.750	928.383.923	(1.722.298.697)	1.095.222.976
- Insurance premiums, repair expenses, other expenses	7.029.138.389	14.928.045.217	(9.691.989.053)	12.265.194.553
Total	8.918.276.139	15.856.429.140	(11.414.287.750)	13.360.417.529

	30 June 2026	01 January 2026
9. Value added tax (VAT) to be deducted	128.288.024.113	27.325.742.822

Input VAT to be deducted for acquisitions of merchandises, services and fixed assets.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

10. Taxes and other receivables from the State budget

	30 June 2026	01 January 2026
- Corporate income tax	7.040.847.650	11.887.692.123
- Personal income tax	528.731.159	190.699.389
- Property tax and land rental	-	1.722.170.992
- Environmental Protection Tax	33.394.800	-
Total	7.602.973.609	13.800.562.504

11. Long-term other receivable

- Deposit to ensure the investment in An Son Port	21.033.179.445	21.033.179.445
Deposit for contract to develop project of - petroleum warehouse of Logistics Dept. of Military Region 7	20.000.000.000	20.000.000.000
- Deposit under premises lease contract	1.020.000.000	-
- Others	4.000.000	4.000.000
Total	42.057.179.445	41.037.179.445

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

12. Tangible fixed assets

Fixed assets Items	Buildings & structures	Machinery & equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical costs						
01 January 2026	1.640.999.603.851	297.495.010.459	442.949.597.914	7.528.818.470	4.672.141.804	2.393.645.172.498
Increase	10.892.180.770	5.664.463.017	1.955.416.917	-	-	18.512.060.704
30 June 2026	1.651.891.784.621	303.159.473.476	444.905.014.831	7.528.818.470	4.672.141.804	2.412.157.233.202
Depreciation						
01 January 2026	740.581.820.728	167.375.304.277	327.728.496.749	5.718.304.178	3.598.272.446	1.245.002.198.378
Depreciation	19.614.255.783	11.820.597.297	16.140.789.619	244.034.688	137.888.700	47.957.566.087
30 June 2026	760.196.076.511	179.195.901.574	343.869.286.368	5.962.338.866	3.736.161.146	1.292.959.764.465
Net book values						
01 January 2026	900.417.783.123	130.119.706.182	115.221.101.165	1.810.514.292	1.073.869.358	1.148.642.974.120
30 June 2026	891.695.708.110	123.963.571.902	101.035.728.463	1.566.479.604	935.980.658	1.119.197.468.737
Historical costs of fixed assets fully depreciated but still in use						
01 January 2026	16.599.321.272	47.963.034.111	139.061.969.124	1.985.552.580	2.881.155.624	208.491.032.711
30 June 2026	17.790.468.164	48.922.758.747	194.186.201.124	2.118.952.580	2.881.155.624	265.899.536.239

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

13. Intangible fixed assets

Fixed assets			
Items	Land use right [a]	Software [b]	Total
Initial costs			
01 January 2026	308.767.714.234	3.655.547.000	312.423.261.234
Increase	-	70.342.000	70.342.000
30 June 2026	308.767.714.234	3.725.889.000	312.493.603.234
Amortization			
01 January 2026	108.291.237.035	953.230.716	109.244.467.751
Depreciation	3.531.637.644	168.155.052	3.699.792.696
30 June 2026	111.822.874.679	1.121.385.768	112.944.260.447
Net book values			
01 January 2026	200.476.477.199	2.702.316.284	203.178.793.483
30 June 2026	196.944.839.555	2.604.503.232	199.549.342.787
Initial costs of fixed assets fully depreciated but still in use			
01 January 2026	-	700.000.000	700.000.000
30 June 2026	-	700.000.000	700.000.000

[a] Land use rights of petroleum stations, branches and subsidiaries.

[b] Management software for petroleum stations and ERP software at the head office.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

14. Investment properties

Properties	Land use right	Building &	Building &	Plants and	Total
Items	[a]	structures at	structures at	offices for lease	
		HCMC Branch	Binh Duong		
		[b]	Tower		
Historical costs					
01 January 2026	281.104.376.155	22.486.765.076	34.271.436.844	13.855.801.179	351.718.379.254
Increase	-	-	-	-	-
30 June 2026	281.104.376.155	22.486.765.076	34.271.436.844	13.855.801.179	351.718.379.254
Depreciation					
01 January 2026	26.850.367.487	8.348.765.070	10.864.851.268	12.487.280.961	58.551.264.786
Depreciation	261.510.738	222.062.826	656.259.408	114.773.232	1.254.606.204
30 June 2026	27.111.878.225	8.570.827.896	11.521.110.676	12.602.054.193	59.805.870.990
Net book values					
01 January 2026	254.254.008.668	14.138.000.006	23.406.585.576	1.368.520.218	293.167.114.468
30 June 2026	253.992.497.930	13.915.937.180	22.750.326.168	1.253.746.986	291.912.508.264

[a] Including:

- Long-term land use right at No. 102A Nguyen Du, Ben Nghe Ward, District 1, HCMC, now is No. 102A Nguyen Du, Saigon Ward, HCMC.
- Term land use right at Binh Duong Tower area;
- Term land use right at Nam Tan Uyen Industrial Zone, Tan Uyen District, Binh Duong Province according to the land re-rent contract No. 025/NTC-THALEXIM dated 18 June 2007 and contract annex No. PL001/NTC-THALEXIM dated 06 August 2009 signed with Nam Tan Uyen Industrial Zone JSC (remaining area after liquidation and disposals for which the land use term is until 24 October 2054).
- Land use right at the plat area at An Binh Ward.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

- [b] The office building at No. 102A Nguyen Du, Ben Nghe Ward, District 1, HCMC, now is No. 102A Nguyen Du, Saigon Ward, HCMC according to the House Ownership and Land Use Right Certificate granted by the People's Committee of Ho Chi Minh City on 03 February 1997.

15. Long-term work in progress

	30 June 2026	01 January 2026
- An Binh Commercial Resident Area	19.842.941.801	19.842.941.801
- Phu Tho – Thanh Le Commercial Resident Area	19.208.021.189	19.077.965.146
- Chanh My Villa Area	26.330.759.780	8.210.123.500
Total	65.381.722.770	47.131.030.447

16. Construction work in progress

- Warehousing Area at An Son Port	311.086.543.529	309.588.100.572
- Phu Quoc Petroleum Warehouse	171.384.838.969	171.384.838.969
- Renovation of Chanh My Petroleum Warehouse	45.202.956.202	42.694.396.688
- Economic Zone at Hoa Lu Border Gate	47.704.055.929	47.704.055.929
- System of petroleum stations	3.489.000.000	8.802.182.913
- Other construction works and projects	65.986.563.828	24.638.835.408
Total	644.853.958.457	604.812.410.479

17. Investments in joint ventures and associates

	30 June 2026	01 January 2026
17.1 Binh Duong Materials and Construction JSC	344.747.494.882	310.184.227.276
17.2 Binh Duong Forestry and Agriculture JSC	62.789.427.103	65.366.462.017
Total	407.536.921.985	375.550.689.293

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

- 17.1 The investment in **Binh Duong Materials and Construction JSC** (UPCoM: MVC). As at 30 June 2026, the corporation holds **25.000.000 shares**, equal to 25% of charter capital of Binh Duong Materials and Construction JSC.
- 17.2 The investment in **Binh Duong Forestry and Agriculture JSC** (UPCoM: AFC). As at 30 June 2026, the corporation holds **3.743.327 shares**, equal to 35,02% of charter capital of Binh Duong Forestry and Agriculture JSC.

Fluctuations of investments into associates are as follows:

Item	Binh Duong Materials and Construction JSC	Binh Duong Forestry and Agriculture JSC	Total
Original cost of investment	256.458.010.136	37.937.734.355	294.395.744.491
Accumulated profit from the investment			
- 01 January 2026	53.726.217.140	27.428.727.662	81.154.944.802
- Profit during the period	37.626.362.479	3.862.106.400	41.488.468.879
- Profit distribution	(3.063.094.873)	(6.439.141.314)	(9.502.236.187)
+ <i>Receipt of dividends</i>	-	(4.491.677.667)	(4.491.677.667)
+ <i>Extraction for bonus and welfare fund, other adjustments</i>	(3.063.094.873)	(1.947.463.647)	(5.010.558.520)
- 30 June 2026	88.289.484.746	24.851.692.748	113.141.177.494
Value of investment in associate			
- 01 January 2026	310.184.227.276	65.366.462.017	375.550.689.293
- 30 June 2026	344.747.494.882	62.789.427.103	407.536.921.985

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

18. Long-term deferred expenses

Items	01 January 2026	Increase	Allocation	30 June 2026
- Tools	229.292.639	429.741.851	(104.923.143)	554.111.347
- Non-rural land use tax	397.523.755	-	(198.761.964)	198.761.791
- Repair expenses, other expenses	16.860.001.487	3.036.441.862	(5.541.896.165)	14.354.547.184
Total	17.486.817.881	3.466.183.713	(5.845.581.272)	15.107.420.322

19. Short-term payable to suppliers

	30 June 2026	01 January 2026
- Payable for petroleum trading activities	803.404.895.146	463.453.146.979
- Payable for real estate trading activities	7.250.848.198	1.123.293.578
- Payable for servicing and other activities	2.397.716.563	3.377.136.868
Total	813.053.459.907	467.953.577.425

In which, balances with related parties:

+ S.T.S Petroleum and Marine Services JSC	-	484.640.000
---	---	-------------

20. Short-term advance from customers

- Advance for petroleum trading activities	2.946.041.486	6.048.463.224
- Advance for real estate trading activities	5.570.000.000	1.250.000.000
- Advance for servicing and other activities	248.854.431	106.805.680
Total	8.764.895.917	7.405.268.904

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

	30 June 2026	01 January 2026
21. Payable dividends and profits	146.097.935	6.606.063.120

Dividends from prior years still payable to shareholders.

22. Taxes and other obligations to the State Budget

Item	01 January 2026	Payable	Actually paid	30 June 2026
- Output VAT	33.714.991.937	73.411.658.421	(105.693.097.628)	1.433.552.730
- VAT on imports	38.533.799.847	228.518.719.299	(267.052.519.146)	-
- Special sales tax	21.808.282.583	106.345.908.573	(128.154.191.156)	-
- Import-export duties	6.675.101	55.922.807.277	(55.929.482.378)	-
- Corporate income tax	(8.453.853.374)	18.059.349.026	(14.034.544.186)	(4.429.048.534)
- Personal income tax	78.680.019	992.896.801	(1.508.187.418)	(436.610.598)
- Property tax, land rental	(1.722.170.992)	12.653.494.797	(5.997.947.825)	4.933.375.980
- Environmental Protection Tax	180.463.622.723	445.367.957.142	(625.864.974.665)	(33.394.800)
Collection of road using fee				
- on other's behalf; fees, legal fees and other obligations	63.675.000	161.614.537.676	(161.618.612.676)	59.600.000
Total	264.493.702.844	1.102.887.329.012	(1.365.853.557.078)	1.527.474.778

In which:

- Tax payable	278.294.265.348	9.130.448.387
- Tax excessively paid	(13.800.562.504)	(7.602.973.609)
<i>(See Note V.10)</i>		

Value added tax (VAT)

Tax calculation method : Deduction method

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

Tax rates

- * *No tax* : *Transfer of land use right*
- * *Non- tax declaration* : *Insurance commission, legal fee to grant inspection certificates, fee to use roads*
- * *5%* : *Daily use water*
- * *8% và 10%* : *Oil, gas, lubricant, construction stones, surface leasing, other services ...*
- * *From 26 March 2026 to 30 June 2026: petrol, diesel oil, kerosene, fuel oil and jet fuel are not subject to VAT declaration and payment but the related input VAT is deducted.*

Special sales tax**Tax rates**

- * *7%* : *E10 Gasoline*
- * *8%* : *E5 Gasoline*
- * *10%* : *Other types of gasoline (From 26 March 2026 to 30 June 2026 is 0%)*
- * *20%* : *Golf trading*

Import-export duties

The corporation has declared and paid these duties in line with the customs notices. The corporation can enjoy incentives on petroleum imports according to the following Decrees:

- Decree No. 126/2017/NĐ-CP dated 30 December 2022 regulating the special import tariff incentives of Vietnam to follow ASEAN Trading Agreement for the period 2022-2027.
- Decree No. 125/2017/NĐ-CP dated 30 December 2022 regulating the special import tariff incentives to follow Vietnam – Korea Free Trade Agreement for the period 2022-2027.
- Decree No. 72/2026/NĐ-CP dated 9 March 2026 of the Government amending preferential import tax rates for certain petrol, oil and related raw material products under the Preferential Import Tariff Schedule issued together with Decree No. 26/2023/ND-CP dated 31 May 2023 of the Government on the Export Tariff Schedule, Preferential Import Tariff Schedule, List of Goods and Absolute Tax Rates, Mixed Tax and Out-of-Quota Import Duties.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

- Resolution No. 25/2026/NQ-CP dated 30 April 2026 of the Government on extending the application period of Decree No. 72/2026/ND-CP dated 9 March 2026 of the Government to 30 June 2026.

Corporate Income Tax

Corporate income tax rate: 20%

Environmental Protection Tax

- Pursuant to Resolution No. 109/2025/UBTVQH15 dated 17 October 2025 of the Standing Committee of the National Assembly promulgating the environmental protection tax rates on petrol, oil and lubricants for the period from 1 January 2026 to 31 December 2026, as follows:
 - * Gasoline (excluding ethanol) : VND 2.000/litre
 - * Diesel oil : VND 1.000/litre
 - * From 26 March 2026 to 30 June 2026 : VND 0/litre

(in accordance with Decision No. 482/QĐ-TTg dated 26 March 2026 of the Prime Minister and Resolution No. 19/2026/QH16 dated 12 April 2026 of the National Assembly)

Fees and legal fees payable

- Legal fee for certificate granting is collected and payable to the State Budget according to the Circular No. 199/2016/TT-BTC dated 08 November 2016, the Circular No. 36/2022/TT-BTC dated 16 June 2022 of the Ministry of Finance amending and supplementing some articles of the Circular No. 199/2016/TT-BTC, and the Circular No. 156/2025/TT-BTC dated 31 December 2025 of the Ministry of Finance amending and supplementing some articles of the Circular No. 199/2016/TT-BTC (coming into effect from 01 January 2026) stipulating the rates of collection, methods of collection, payment, management of fees for granting certificates on quality, technical safety for machines, equipment, vehicles, which need to ensure strict requirements on safety.
- Road usage fees collected on behalf of, and remitted to, the State budget in accordance with Decree No. 90/2023/ND-CP dated 13 December 2023 of the Government regulating the collection rates, and the collection, remittance, exemption, management and use regime for road usage fees (effective from 01 February 2024).

Other taxes

Other taxes are declared and paid in line with the prevailing regulations.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

The tax reports of the corporation will be assessed by the tax authority. Since the applications of tax laws and regulations on various types of transactions can be explained in many different ways, the tax amounts shown in the financial statements will be surely determined in line with the final decision of the tax authority.

23. Short-term accrued expenses

	30 June 2026	01 January 2026
- Accrual for loan interest	-	6,212,124,530
- Accrual for warehouse rental at Hai Phong Branch	153,473,175	1,616,017,115
- Intermediary fee	-	413,364,184
- Other accruals	663,421,205	406,422,774
Cộng	816,894,380	8,647,928,603

24. Short-term other payable

- Trade Union's expenditure	235,803,006	206,497,246
- Receipts of short-term deposits and mortgages	844,820,797	978,842,097
- Giang Nam Logistics JSC	32,600,000,000	32,600,000,000
- Maintenance fee for Binh Duong Tower	1,377,880,800	1,377,880,800
- Others	2,706,958,697	1,219,605,497
Total	37,765,463,300	36,382,825,640

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25. Short-term loans and financial leases

		01 January 2026	Loan made during the period	Repayment during the period	Reclassification of debt due	30 June 2026
25.1	Vietinbank – Binh Duong	884.447.276.863	3.059.082.398.841	(3.727.138.843.297)	-	216.390.832.407
25.2	Eximbank – Binh Duong	100.000.000.000	-	(100.000.000.000)	-	-
25.3	BIDV – Binh Duong	1.551.720.097.306	2.734.609.337.065	(3.153.011.892.985)	-	1.133.317.541.386
25.4	VIB Bank – District 10 Branch	696.295.297.644	1.066.827.918.784	(1.283.116.764.739)	-	480.006.451.689
25.5	MSB – HCMC	-	299.463.270.371	(10.200.000.000)	-	289.263.270.371
25.6	PG Bank – Saigon Branch	391.966.225.769	1.162.578.739.249	(1.222.666.125.514)	-	331.878.839.504
25.7	The Siam Commercial Bank Public Company Limited – HCMC	85.861.765.859	694.348.705.988	(517.744.361.082)	-	262.466.110.765
25.8	Tien Phong Bank – Binh Duong	100.001.315.933	260.034.563.889	(360.035.879.822)	-	-
25.9	MB Bank – Saigon Branch	195.209.453.966	359.872.361.978	(287.052.352.897)	-	268.029.463.047
25.10	United Overseas Bank (VN) – HCMC	-	1.013.495.357.738	(877.493.571.114)	-	136.001.786.624
25.11	HD Bank – Big Business Center in HCMC	140.421.265.177	691.116.670.395	(502.858.347.272)	-	328.679.588.300

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

		01 January 2026	Loan made during the period	Repayment during the period	Reclassification of debt due	30 June 2026
25.12	Techcombank – Southern Office	973.403.304.021	1.578.324.995.303	(1.547.989.431.467)	-	1.003.738.867.857
	Environment Protection Fund of Binh					
25.13	Duong (Long-term debt due within 12 months)	1.602.400.000	-	(802.200.000)	402.000.000	1.202.200.000
	Total	5.120.928.402.538	12.919.754.319.601	(13.590.109.770.189)	402.000.000	4.450.974.951.950

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25.1 Short-term loan from Vietinbank – Binh Duong

According to the Loan Contract No. 230003/2023-HĐCVHM/NHCT640-TCT Thanh Le dated 28 April 2023, Credit Limit Memorandum dated 28 April 2023, Document changing and supplementing the Loan Contract No. 230003/2024-HĐCV-SĐBS01/NHCT640-TCT THANH LE dated 24 May 2024, Document changing and supplementing the Loan Contract No. 230003/2025-HĐCVHM-SĐBS03/NHCT640-TCT THANH LE dated 14 February 2025, Document changing and supplementing the Loan Contract No. 230003/2025-HĐCVHM-SĐBS04/NHCT640-TCT THANH LE dated 26 August 2025, Document changing and supplementing the Loan Contract No. 230003/2026-HĐCVHM/NHCT640-TCTTHANHLE dated 23 March 2026, with the following terms

- Credit limit : VND 1.400.000.000.000
- Term for credit granting : Until the end of 15 March 2027
- Loan period : According to each loan acknowledgement but not exceeding 3 months
- Loan purpose : Supporting working capital to trade oil and gas
- Interest rate : According to each loan acknowledgement
- Security : Mortgaging some machines, equipment and land use right, term deposit contracts.

25.2 Short-term loan from Eximbank – Binh Duong

According to Credit Contract No. 1800LAV240115010 dated 20 December 2024:

- Credit limit : VND 300.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : Until the end of 19 December 2025
- Loan period : Not exceeding 4 months as stipulated in loan acknowledgement
- Loan purpose : Supporting working capital, issuance of guarantee letters, opening L/Cs to trade oil and gas
- Interest rate : According to each loan acknowledgement
- Security : No collateral.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25.3 Short-term loan from BIDV – Binh Duong

According to:

Loan Contract No. 01/2025/83406/HĐTD dated 10 September 2025:

- Credit limit : VND 1.500.000.000.000 including VND and foreign currency
- Term for credit granting : Until the end of 31 August 2026
- Loan purpose : Supporting working capital, overdrafts guarantee issuance, L/C opening to serve the activity of trading oil and gas
- Interest rate, loan period : According to each specific credit contract
- Security : Mortgaging some land use rights and term deposit contracts.

Loan Contract No. 02/2025/83406/HĐTD dated 31 December 2025:

- Loan amount : VND 53.191.687.446
- Loan purpose : payments of Import-export duties, Special sales tax on imports, VAT
- Loan period : 90 days
- Interest rate : 6,5%/year
- Security : Mortgaging term deposit contracts.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25.4 Short-term loan from VIB – Branch in District 10

According to Loan Contract No. 1046166.25 dated 14 May 2025 and Loan Contract No. 1035447.26 dated 26 May 2026:

- Credit limit : VND 1.000.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months from the date of contract signing
- Loan period : Maximum 6 months from the date of loan release and as mentioned in loan acknowledgement
- Loan purpose : Supporting working capital, payments of taxes, fees related to importing/trading oil and gas, guarantee, L/C opening serving the activity of trading oil and gas
- Interest rate : According to each loan acknowledgement
- Security : No collateral.

25.5 Short-term loan from MSB – HCMC

According to Loan Contract No. 156301/2025/HDTD dated 11 February 2025:

- Credit limit : VND 1.000.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months from the date of contract signing
- Loan period : Not exceeding 3 months as stipulated in loan acknowledgement
- Loan purpose : Supporting working capital to trade oil and gas (including payments of taxes related to trading oil and gas)
- Interest rate : According to each loan acknowledgement
- Security : Term deposit contracts.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25.6 Short-term loan from PG Bank – Saigon Branch

According to Loan Contract No. 441/2025/0020/HDTDHM-DN/PGBankSG dated 27 August 2025:

- Credit limit : VND 600.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months (from 27 August 2025 to 27 August 2026)
- Loan period : According to each loan acknowledgement but not exceeding 3 months
- Loan purpose : Supporting working capital to trade oil and gas, guarantee, opening and payment for L/Cs to trade oil and gas
- Interest rate : According to each loan acknowledgement
- Security : Term deposit contracts.

25.7 Short-term loan from The Siam Commercial Bank Public Company Limited – HCMC

According to the Short-term Loan Contract No. HDTD.024/SCB.HCM/2022 dated 30 November 2022; Extension Letter dated 30 November 2023; Contract amending for the 1st time of Short-term Loan Contract No. HDTD.024/SCB.HCM/2022 dated 23 October 2023, Extension Letter dated 29 November 2024, and Extension Letter dated 28 November 2025:

- Credit limit : USD 12.000.000
- Term for credit granting : Until 28 November 2026
- Loan period : Supporting working capital to trade oil and gas
- Loan purpose : Not exceeding 3 months and as mentioned in notice of capital withdrawal
- Interest rate : According to each loan acknowledgement
- Security : No collateral.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25.8 Short-term loan from Tien Phong Bank- Binh Duong

According to Loan Contract No. 307/2025/HDTD/BDG dated 17 December 2025:

- Credit limit : VND 369.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months from the date of contract signing
- Loan period : Supporting working capital to trade oil and gas, L/C opening
- Loan purpose : Not exceeding 6 months as stipulated in loan acknowledgement
- Interest rate : According to each loan acknowledgement
- Security : No collateral.

25.9 Short-term loan from MB Bank – Saigon Branch

According to Loan Contract No. 351878.25.120.969666.TD dated 20 November 2025:

- Credit limit : VND 300.000.000.000
- Term for credit granting : Until 05 November 2026
- Loan period : Supporting working capital to trade oil and gas
- Loan purpose : Not exceeding 4 months as stipulated in loan acknowledgement
- Interest rate : According to each loan acknowledgement
- Security : Term deposit contracts.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25.10 Short-term loan from United Overseas Bank (Vietnam) – HCMC

According to Loan Contract No. UOB/HCMC/CB-1422 dated 12 June 2023:

- Credit limit : USD 20.000.000
- Term for credit granting : 01 year from the date of contract signing and will be automatically extended for many times in the next periods. Each extension will last 1 year except for other written notices from the bank
- Loan purpose : Supporting working capital, L/C opening
- Interest rate, loan period : According to each loan acknowledgement
- Security : Term deposit contracts.

25.11 Short-term loan from HD Bank – HCMC Big Business Center

According to Loan Contract No. 12217/25MN/HĐTD dated 27 June 2025:

- Credit limit : VND 500.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 36 months from the date of contract signing
- Loan purpose : Supporting working capital, L/C opening to trade oil and gas
- Interest rate, loan period : According to each loan acknowledgement
- Security : No collateral.

25.12 Short-term loan from Techcombank – Southern Office

According to Loan Contract No. CIB20242271846/HĐCTD dated 24 October 2024, Annex No. CIB20242271846/HĐCTD/PL01 dated 27 June 2025 and Annex No. CIB20242271846/HĐCTD/PL02 dated 27 June 2026:

- Credit limit : VND 1.200.000.000.000 or equivalent amount in foreign currency
- Term for credit granting : 12 months (from 27 June 2025 to the end of 27 July 2026)
- Loan purpose : Supporting working capital
- Interest rate, loan period : According to loan release suggestion and loan acknowledgement
- Security : Land use right, term deposit contract.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

25.13 Long-term debt due within 12 months - Binh Duong Provincial Environmental Protection Fund

Loans from the Binh Duong Provincial Environmental Protection Fund due within 12 months (Note V.31.2) under the following Loan Contracts:

			01 January 2026	Reclassification of debt due	Repayments during the period	30 June 2026
Loan	Contract	No.				
-	04/2021 to buy 2 garbage trucks		798.400.000	-	(400.200.000)	398.200.000
Loan	Contract	No.				
-	01/2023 to buy 1 garbage truck		804.000.000	402.000.000	(402.000.000)	804.000.000
Total			1.602.400.000	402.000.000	(802.200.000)	1.202.200.000

26. Bonus and welfare funds

	Items	01 January 2026	Disbursement	30 June 2026
-	Bonus fund	47.834.236.487	(14.211.542.931)	33.622.693.556
-	Welfare fund	249.807.571	(10.000.000)	239.807.571
-	Fund for BOM remunerations	1.404.798.550	(336.281.152)	1.068.517.398
Total		49.488.842.608	(14.557.824.083)	34.931.018.525

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

27. Price stabilization fund

Movements in the Price stabilisation fund during the period were as follows:

Items	PSF_Corporation- managed source	PSF_State budget advance source	Total
- Opening PSF balance	391.640.628.617	-	391.640.628.617
- Movements during the period	(162.489.820.711)	163.490.629.624	1.000.808.913
+ <i>Advance received from State budget</i>	-	59.360.554.680	59.360.554.680
+ <i>Appropriated during the period</i>	-	106.160.181.449	106.160.181.449
+ <i>Utilised during the period</i>	(162.786.889.645)	(2.067.709.325)	(164.854.598.970)
+ <i>Interest arising during the period</i>	297.068.934	37.602.820	334.671.754
- Closing PSF balance	229.150.807.906	163.490.629.624	392.641.437.530

Details of the closing Price stabilisation fund balance:

Items	30 June 2026	01 January 2026
- Price stabilization fund	384.994.351.395	384.328.214.236
- Interest of Price stabilization fund	7.647.086.135	7.312.414.381
Total	392.641.437.530	391.640.628.617
	30 June 2026	01 January 2026
28. Long-term accounts payable to suppliers	22.024.200.000	22.024.200.000

Toan Hai Van JSC.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

29. Long-term unearned revenues

Long-term rentals received in advance for industrial zone infrastructure leasing and office leasing:

	From 01/01/2026	From 01/01/2025
	to 30/6/2026	to 30/6/2025
- Beginning balance	219.352.501.016	231.504.745.859
- Rental received in advance during the period	13.435.254.156	-
- Revenue recognised during the period	(6.194.498.766)	(6.076.122.504)
- Ending balance	226.593.256.406	225.428.623.355

30. Long-term other payable

Long-term deposits received:

	30 June 2026	01 January 2026
- ScanCom Vietnam Co., Ltd.	5.327.098.920	5.327.098.920
- Dong-A Vina Co., Ltd.	4.020.329.586	4.020.329.586
- S.T.S Lubricant JSC	2.303.083.280	2.303.083.280
- Vaccine Vietnam JSC – Binh Duong Branch	1.200.000.000	1.200.000.000
- ELTETE (Vietnam) Co., Ltd.	-	1.180.769.327
- Interchina Management Vietnam Co., Ltd.	1.192.472.518	1.192.472.518
- Others	4.841.208.003	5.301.750.423
Total	18.884.192.307	20.525.504.054

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

31. Long-term loans and financial leases

Bank	01 January 2026	Repayment during the period	Reclassification of debt due	30 June 2026
31.1 MSB	5.300.000.000	(2.650.000.000)		2.650.000.000
31.2 Environment Protection Fund of Binh Duong Province	19.422.783.000	(1.657.140.000)	(402.000.000)	17.363.643.000
Total	24.722.783.000	(4.307.140.000)	(402.000.000)	20.013.643.000

31.1 Long-term loan from MSB

According to Loan Contract No. 567/2021/HĐCV dated 05 July 2021:

- Loan amount : VND 53.000.000.000
- Loan period : 60 months from the date of first loan release
- Loan purpose : Investment in petroleum stations in Binh Phuoc
- Security : Assets formed from loan
- Balance as of 30/6/2026 : VND 2.650.000.000

In which: amount due within 12 months : VND 2.650.000.000

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

31.2 Long-term loan from Environment Protection Fund of Binh Duong Province

The long-term loans from Environment Protection Fund of Binh Duong Province according to the following Loan Contracts:

	01 January 2026	Repayment during the period	Reclassification of debt due	30 June 2026
Loan contract No. 02/2024 serving the investment to				
- renovate Song Than 1 Waste Water Discharge Factory	18.504.783.000	(1.657.140.000)	-	16.847.643.000
Loan Contract No.				
- 01/2023 to buy 1 garbage truck	918.000.000	-	(402.000.000)	516.000.000
Total	19.422.783.000	(1.657.140.000)	(402.000.000)	17.363.643.000

Some terms of Loan Contracts are as follows:

* Loan Contract No. 02/2024/HỆTD dated 15 May 2024 and Contract Annex No. 16-2025/HĐSDBS-QBVMT dated 24 December 2025:

- Loan amount : VND 23.079.393.000
- Loan period : 84 months from the date of first loan release
- Loan purpose : Investment to renovate Song Than 1 Waste Water Discharge Factory, Song Than 1 Industrial Zone, Di An, Binh Duong
- Interest rate : 3%/year during the whole loan period
- Security : Guarantee at BIDV – Binh Duong
- Balance as of 30/6/2026 : VND 16.847.643.000

In which: amount due within 12 months: VND 3.314.280.000

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

* Loan Contract No. 01/2023/HĐTD dated 08 February 2023:

- Loan purpose : To buy 1 special truck serving the collection and transportation of garbage
- Loan period : 60 months
- Loan amount : VND 4.000.000.000
- Interest rate : 4,2%/year, interest is paid on the monthly basis
- Security : Assets formed from loans and term deposit contracts
- Balance as of 30/6/2026 : **VND 1.320.000.000**

*In which: amount due within 12 months: VND 804.000.000***32. Owner's equity**

Items	Beginning balance	Increase	Decrease	Ending balance
From 01/01/2025 A to 30/6/2025				
32.1 Contributed capital	2.366.000.000.000	-	-	2.366.000.000.000
32.2 Treasury shares	(243.800.000)	-	-	(243.800.000)
32.3 Revaluation of assets	(25.242.423.594)	-	-	(25.242.423.594)
32.4 Business promotion fund	32.530.533.229	4.913.521.922	-	37.444.055.151
32.5 Retained earnings	2.025.125.850	37.887.395.120	(15.969.147.324)	23.943.373.646
32.6 Benefits of non-controlling shareholders	363.289.340.943	8.038.162.575	-	371.327.503.518
Total	2.738.358.776.428	50.839.079.617	(15.969.147.324)	2.773.228.708.721

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

B	From 01/01/2026 to 30/6/2026			
32.1	Contributed capital	2.366.000.000.000	-	2.366.000.000.000
32.2	Treasury shares	(243.800.000)	-	(243.800.000)
32.3	Revaluation of assets	(25.242.423.594)	-	(25.242.423.594)
32.4	Business promotion fund	41.140.666.966	-	41.140.666.966
32.5	Retained earnings	72.039.163.163	96.886.604.317	168.925.767.480
32.6	Benefits of non-controlling shareholders	367.878.349.420	6.894.921.063	374.773.270.483
	Total	2.821.571.955.955	103.781.525.380	2.925.353.481.335

32.1 Owner's equity

- Face value per share 10.000 /share
- Number of ordinary shares registered to issue 236.600.000 shares
- Number of ordinary shares already issued 236.600.000 shares
- Number of ordinary shares repurchased (20.100) shares
- Number of outstanding ordinary shares 236.579.900 shares
- Average number of ordinary shares outstanding during the period 236.579.900 shares

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

Details of capital contributions from shareholders:

Shareholders	30 June 2026 (shares)	Rate (%)	01 January 2026 (shares)	Rate (%)
- People's Committee of Ho Chi Minh City	85.176.000	36,00%	85.176.000	36,00%
- Other shareholders	151.424.000	64,00%	151.424.000	64,00%
Total	236.600.000	100,00%	236.600.000	100,00%

32.2 Treasury shares

The corporation re-purchased 20.100 shares according to the resolution of the BOD No. 10/2019/NQ-HĐQT dated 06 May 2019. The time to re-purchase treasury stocks was from 24 June to 22 July 2019.

32.3 Difference on revaluation of assets

As in Item 5, Article 14, Circular No. 202/2014/TT-BTC dated 22 November 2014 giving guidance on the methods to prepare and to present the consolidated financial statements: *"the parent companies equitized from state-owned businesses, upon determination of its value, must re-evaluate the investments in subsidiaries. The difference between the book value of investment of parent company and the part of its ownership in owner's equity of subsidiary shall be presented in the item "Difference due to revaluation of assets" in the consolidated statement of financial position" (the term "Balance Sheet" was replaced with "Statement of financial position" under Clause 3, Article 2 of Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014).*

Fluctuation of the difference on revaluation of assets:

Chỉ tiêu	30 June 2026	01 January 2026
- Binh Duong Urban Works Co., Ltd.	17.738.905.964	17.738.905.964
- Binh Duong Land and Waterway Transportation Co., Ltd.	6.988.136.848	6.988.136.848
- Thanh Le Production and Business JSC	515.380.782	515.380.782
Total	25.242.423.594	25.242.423.594

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

32.4 Business promotion fund

Business promotion fund is appropriated from profit distribution in accordance with the Resolution of the General Meeting of Shareholders

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Beginning balance	41.140.666.966	32.530.533.229
- Extraction during the period	-	4.913.521.922
- Ending balance	41.140.666.966	37.444.055.151

32.5 Retained earnings

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Beginning balance	72.039.163.163	2.025.125.850
- Adjustment of retained earnings of previous period	314.733	(2.555.232.477)
- Distribution of profit of previous year	-	(13.413.914.847)
+ Business promotion fund	-	(4.913.521.922)
+ Bonus and welfare fund	-	(7.370.282.883)
+ BOM remuneration fund	-	(1.130.110.042)
- Retained earnings of previous year brought forward	72.039.477.896	(13.944.021.474)
- Profit after tax of current year	96.886.289.584	37.887.395.120
- Accumulated retained earnings carried forward	168.925.767.480	23.943.373.646

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

32.6 Benefits of non-controlling shareholders

Fluctuations of benefits of non-controlling shareholders:

Items	Capital contributions from owners	Business promotion fund	Retained earnings	Total
A From 01/01/2025 to 30/6/2025				
- Beginning balance	359.600.500.000	1.825.756.342	1.863.084.601	363.289.340.943
- Profit/(loss) during the period	-	-	8.038.162.575	8.038.162.575
- Ending balance	359.600.500.000	1.825.756.342	9.901.247.176	371.327.503.518
B From 01/01/2026 to 30/6/2026				
- Beginning balance	359.600.500.000	4.505.911.501	3.771.937.919	367.878.349.420
- Profit/(loss) during the period	-	-	6.894.921.063	6.894.921.063
- Ending balance	359.600.500.000	4.505.911.501	10.666.858.982	374.773.270.483

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CONSOLIDATED INCOME STATEMENT FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026

			Unit: VND
	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025	
33. Net sales			
- Sales of merchandises	12.128.249.636.971	9.640.724.257.364	
- Sales of finished goods	2.031.486.681.577	418.563.461.083	
- Sales of services	88.781.801.429	167.286.683.876	
- Sales from property leasing and transfer	179.052.054.006	44.729.260.991	
- Others	244.024.446	2.084.267.863	
Total	14.427.814.198.429	10.273.387.931.177	
34. Costs of goods sold			
- Costs of merchandises sold	11.693.579.948.479	9.315.766.970.084	
- Costs of finished goods sold	2.030.746.214.464	432.660.850.396	
- Costs of services provided	28.585.879.893	110.213.223.340	
- Costs of property leasing and transfer	193.475.809.556	17.253.485.764	
- Others	101.023.680	-	
Total	13.946.488.876.072	9.875.894.529.584	

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

35. Financial income

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Interests on deposits and loans given	16.863.779.793	10.868.628.112
- Exchange gain	8.146.819.196	11.291.054.572
- Payment discounts	-	118.810.010
Total	25.010.598.989	22.278.492.694

36. Financial expenses

- Loan interest expenses	152.983.805.703	109.126.371.859
- Exchange loss	14.665.960.783	35.560.071.167
Total	167.649.766.486	144.686.443.026

37. Selling expenses

- Sales persons	51.343.829.045	45.566.259.242
- Materials, packages	948.975.689	708.430.356
- Tools	604.035.647	711.259.377
- Depreciation of fixed assets	20.065.652.732	20.279.758.306
- External service rendered	35.171.562.773	32.941.856.908
- Other cash expenses	89.166.302.358	47.487.378.012
Total	197.300.358.244	147.694.942.201

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

38. Administrative overheads

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Office staff	31.008.774.946	26.251.505.426
- Office supplies	614.297.952	408.994.411
- Office equipment	320.075.963	851.108.554
- Depreciation of fixed assets	3.492.519.655	3.554.222.949
- Taxes, fees, legal fees	246.382.945	480.256.419
- Provision	-	-
- External service rendered	8.885.333.554	46.265.443.535
- Other cash expenses	13.370.728.483	12.031.954.542
Total	57.938.113.498	89.843.485.836

39. Profits in joint ventures and associates

- Binh Duong Materials and Construction JSC	34.563.267.606	11.280.074.485
- Binh Duong Forestry and Agriculture JSC	1.914.642.753	2.253.558.013
Total	36.477.910.359	13.533.632.498

40. Other income

- Gains from liquidation of fixed assets	7.020.000	3.955.723.905
- Income from tenants' electricity and water charges; commissions	2.058.642.899	2.039.561.969
- Others	2.145.962.691	242.418.828
Total	4.211.625.590	6.237.704.702

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

41. Other expenses

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Expenses on liquidation of fixed assets	-	2.899.753.343
- Electricity and water charges	1.822.389.358	1.488.406.585
- Other expenses	474.270.036	321.966.397
Total	2.296.659.394	4.710.126.325

42. Current corporate income tax expense

- Total accounting profit before tax	121.840.559.673	52.608.234.099
- Increase of taxable income	4.983.254.508	4.738.840.673
- Decrease of taxable income	(36.477.910.359)	(17.415.417.975)
- Loss of previous years brought forward	(49.158.694)	(6.649.840.583)
- Total taxable income	90.296.745.128	33.281.816.214
- Corporate income tax rate	20%	20%
- Corporate income tax	18.059.349.026	6.656.363.243
- Recognition of corporate income tax of previous years into corporate income tax of current year	-	26.313.161
- Current corporate income tax expense	18.059.349.026	6.682.676.404

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

43. Profit after tax of non-controlling shareholders

Profit after tax attributable to non-controlling interests at subsidiaries

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Binh Duong Petroleum Co., Ltd.	496.093.089	555.435.319
- Thanh Le Production and Business JSC	21.216.892	(43.072.755)
- Binh Duong Land and Waterway Transportation Co., Ltd.	5.673.237.856	6.752.127.128
- An Son Binh Duong Logistics Co., Ltd.	704.373.226	773.672.883
Total	6.894.921.063	8.038.162.575

44. Earning per share

- Profit after tax given to parent company	96.886.289.584	37.887.395.120
- Intended distribution for bonus and welfare fund	(16.470.669.229)	(1.798.017.992)
- Profit after tax given to parent company's shareholders owning ordinary shares	80.415.620.355	36.089.377.128
- Average number of ordinary shares outstanding during the period	236.579.900	236.579.900
- Basic earning per share	340	153
- Diluted earning per share	340	153

The Corporation had no dilutive potential ordinary shares during the accounting period and up to the date of these consolidated financial statements. Accordingly, diluted earnings per share equals basic earnings per share

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

45. Operating expenses

	From 01/01/2026 to 30/6/2026	From 01/01/2025 to 30/6/2025
- Materials and supplies	2.529.918.550.423	434.361.102.202
- Labor	118.806.765.262	96.338.917.474
- Depreciation of fixed assets	53.125.864.812	54.336.541.564
- External service rendered	104.555.027.317	139.880.314.599
- Other cash expenses	102.867.482.023	64.421.571.444
Total	2.909.273.689.837	789.338.447.283

VII. OTHER INFORMATION**1. Comparative information**

The Beginning balance of certain items on the statement of financial position have been restated by the Corporation to conform with the guidance under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance guiding the Corporate Accounting System, specifically as follows:

Code	Item	Balance at 31/12/2025	Restatement	Balance at 1/1/2026
313	Payable dividends and profits		6.606.063.120	6.606.063.120
320	Short-term other payable	42.988.888.760	(6.606.063.120)	36.382.825.640

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

2. Information on related party

Related party	Relationship
- Binh Duong Petroleum Co., Ltd.	Subsidiary
- Binh Duong Land and Waterway Transportation Co., Ltd.	Subsidiary
- Thanh Le Production and Business JSC	Subsidiary
- Binh Duong Urban Works Co., Ltd.	Subsidiary
- 61-05D Vehicle Inspection Co., Ltd.	Subsidiary
- An Son Binh Duong Logistics Co., Ltd.	Subsidiary
- Binh Duong Forestry and Agriculture JSC	Associate
- Binh Duong Materials and Construction JSC	Associate
- S.T.S Petroleum and Marine Service JSC	Company having same BOD members

Transactions with related parties

	Current period	Previous period
- Salary of the Management (BOM, Chief Accountant, Supervisors)	2.587.115.387	1.850.807.693

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

➤ *Transactions with subsidiaries, associates and other related parties are as follows:*❖ *Receivables for sales of goods and service provision*

Related party	01 January 2026	Accounts receivable	Amount already received/ decrease	30 June 2026
- Binh Duong Petroleum Co., Ltd. [*]	305.721.604.252	1.391.356.812.212	1.372.121.277.991	324.957.138.473
- Binh Duong Land and Waterway Transportation Co., Ltd. [*]	(36.128.627.251)	17.531.742.196	20.003.991.000	(38.600.876.055)
- Thanh Le Production and Business JSC [*]	-	71.292.850	60.654.850	10.638.000
- An Son Binh Duong Logistics Co., Ltd. [*]	-	1.810.662.353	1.810.662.353	-
- 61-05D Vehicle Inspection Co., Ltd. [*]	-	793.970.000	793.970.000	-
- Binh Duong Urban Works Co., Ltd. [*]	-	4.537.000	4.537.000	-
- Binh Duong Materials and Construction JSC	9.100.908.000	146.983.155.000	150.087.545.000	5.996.518.000
- S.T.S Petroleum and Marine Service JSC	-	28.382.496.421	28.382.496.421	-
Total	278.693.885.001	1.586.934.668.032	1.573.265.134.615	292.363.418.418

[*] Internal balances and internal transactions are eliminated upon the presentation of consolidated financial statements.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

❖ *Receivable from dividends, interests, loans and other receivables*

Related party	01 January 2026	Accounts receivable	Amount already received/ decrease	30 June 2026
- Binh Duong Land and Waterway Transportation Co., Ltd. [*]	7.662.907.957	133.074.480	7.795.982.437	-
- Binh Duong Petroleum Co., Ltd. [*]	3.600.629.235	2.711.971.900.000	2.715.572.529.235	-
- Binh Duong Urban Works Co., Ltd. [*]	6.457.028.794	-	6.457.028.794	-
- Thanh Le Production and Business JSC [*]	-	19.250.400	19.250.400	-
- An Son Binh Duong Logistics Co., Ltd. [*]	48.900.000.000	-	-	48.900.000.000
- S.T.S Petroleum and Marine Service JSC	15.175.930.000	181.050.920.000	172.023.150.000	24.203.700.000
- Binh Duong Forestry and Agriculture JSC	-	4.491.992.400	4.491.992.400	-
Total	81.796.495.986	2.897.667.137.280	2.906.359.933.266	73.103.700.000

[*] Internal balances and internal transactions are eliminated upon the presentation of consolidated financial statements.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

❖ *Accounts payable for goods, services and other payables*

Related party	01 January 2026	Payable	Amount already paid/Decrease	30 June 2026
- Binh Duong Land and Waterway Transportation Co., Ltd. [*]	4,225,173,559	63,712,724,472	52,685,202,920	15,252,695,111
- Thanh Le Production and Business JSC [*]	-	34,898,000	34,898,000	-
- 61-05D Vehicle Inspection Co., Ltd. [*]	7,000,000,000	540,000,000	-	7,540,000,000
- Binh Duong Materials and Construction JSC	(44,330,820)	-	-	(44,330,820)
- S.T.S Petroleum and Marine Service JSC	484,640,000	15,734,260,000	16,218,900,000	-
Total	11,665,482,739	80,021,882,472	68,939,000,920	22,748,364,291

[*] Internal balances and internal transactions are eliminated upon the presentation of consolidated financial statements.

3. Subsequent events

The Board of General Directors confirms that no event has occurred after the accounting period end date up to the date these consolidated financial statements are issued that would require adjustment of figures or disclosure in the interim consolidated financial statements.

4. Information of segment reporting❖ *Based on geographical areas*

The corporation does not present its geographical segment reports since there are not material differences in risks and benefits among the geographical areas.

❖ *Based on operating industries*

Information on business results of segments classified on the basis of operating industries:

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

Information on business results of segments classified on the basis of operating industries of **current period**:

From 01/01/2026 to 30/6/2026	Trading oil and gas	Trading properties	Financial investments and other activities	Total
- Net sales	14.097.829.185.279	177.179.837.736	152.805.175.414	14.427.814.198.429
- Costs of goods sold	(13.662.531.303.348)	(193.361.036.324)	(90.596.536.400)	(13.946.488.876.072)
- Gross profit	435.297.881.931	(16.181.198.588)	62.208.639.014	481.325.322.357
- Financial income	(4.483.934.171)	-	29.494.533.160	25.010.598.989
- Financial expenses	(141.416.941.479)	(1.767.630.939)	(24.465.194.068)	(167.649.766.486)
- Selling expenses	(167.374.300.502)	(8.640.998.488)	(21.285.059.254)	(197.300.358.244)
- Administrative overheads	(42.312.010.369)	(504.524.976)	(15.121.578.153)	(57.938.113.498)
- Profit/(loss) from join venture and associate	36.477.910.359	-	-	36.477.910.359
- Net operating profit	116.188.605.769	(27.094.352.991)	30.831.340.699	119.925.593.477
- Other income	-	-	4.211.625.590	4.211.625.590
- Other expenses	(3.500.000)	-	(2.293.159.394)	(2.296.659.394)
- Other profit	(3.500.000)	-	1.918.466.196	1.914.966.196
- Total accounting profit before tax	116.185.105.769	(27.094.352.991)	32.749.806.895	121.840.559.673
- Current income tax expense	(11.429.266.964)	-	(6.630.082.062)	(18.059.349.026)
- Profit after tax	104.755.838.805	(27.094.352.991)	26.119.724.833	103.781.210.647

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

Information on business results of segments classified on the basis of operating industries of **previous period:**

From 01/01/2025 to 30/6/2025	Trading oil and gas	Trading properties	Financial investments and other activities	Total
- Net sales	10.057.541.979.291	42.983.761.721	172.862.190.165	10.273.387.931.177
- Costs of goods sold	(9.747.609.767.280)	(17.129.969.130)	(111.154.793.174)	(9.875.894.529.584)
- Gross profit	309.932.212.011	25.853.792.591	61.707.396.991	397.493.401.593
- Financial income	7.828.251	-	22.270.664.443	22.278.492.694
- Financial expenses	(105.449.890.221)	(8.999.199.107)	(30.237.353.698)	(144.686.443.026)
- Selling expenses	(128.193.406.594)	(10.350.997.181)	(9.150.538.426)	(147.694.942.201)
- Administrative overheads	(65.717.380.890)	(5.506.913.224)	(18.619.191.722)	(89.843.485.836)
- Profit/(loss) from join venture and associate	-	-	13.533.632.498	13.533.632.498
- Net operating profit	10.579.362.557	996.683.079	39.504.610.086	51.080.655.722
- Other income	236.367.702	-	6.001.337.000	6.237.704.702
- Other expenses	(268.548.061)	-	(4.441.578.264)	(4.710.126.325)
- Other profit	(32.180.359)	-	1.559.758.736	1.527.578.377
- Total accounting profit before tax	10.547.182.198	996.683.079	41.064.368.822	52.608.234.099
- Current income tax expense	(741.071.062)	-	(5.941.605.342)	(6.682.676.404)
- Profit after tax	9.806.111.136	996.683.079	35.122.763.480	45.925.557.695

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

5. Contingent liabilities, commitments

The Corporation's Board of General Directors confirms that there are no contingent assets or contingent liabilities affecting the financial statements that would require adjustment of figures or disclosure in the consolidated financial statements..

6. Financial information relative to the financial statements

The following legal documents which have come into effects in 2026:

- Decree No. 245/2026/ND-CP dated 27/06/2026 of the Government extending the deadlines for payment of value added tax, corporate income tax, personal income tax and land rental in 2026. This Decree takes effect from its date of signing until 30 December 2026.
- Decree No. 252/2026/ND-CP dated 30/06/2026 of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Tax Administration. This Decree takes effect from 1 July 2026.
- Decree No. 253/2026/ND-CP dated 30/06/2026 of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Personal Income Tax. This Decree takes effect from 1 July 2026.
- Decree No. 254/2026/ND-CP dated 30/06/2026 of the Government detailing certain articles and measures for organising and guiding the implementation of Law on Tax Administration No. 108/2025/QH15 on electronic invoices and electronic documents. This Decree takes effect from 1 July 2026.
- Decree No. 255/2026/ND-CP dated 30/06/2026 of the Government providing for tax administration of related-party transactions of enterprises with related-party relationships. Upon this Decree taking effect, Decree No. 132/2020/ND-CP dated 05/11/2020 and Decree No. 20/2025/ND-CP dated 10/02/2025 of the Government cease to be effective. This Decree takes effect from 1 July 2026.
- Circular No. 20/2026/TT-BTC dated 12/03/2026 of the Minister of Finance detailing certain articles of the Law on Corporate Income Tax and Decree No. 320/2025/ND-CP dated 15/12/2025 of the Government detailing certain articles and measures for organising and guiding the implementation of Law on Corporate Income Tax No. 67/2025/QH15. This Circular replaces Circular No. 78/2014/TT-BTC dated 18/06/2014 and Circular No. 96/2015/TT-BTC dated 22/06/2015 of the Minister of Finance. This Circular takes effect from 12 March 2026 and applies from the 2025 tax period.
- Circular No. 87/2026/TT-BTC dated 30/06/2026 of the Minister of Finance detailing certain articles of the Law on Personal Income Tax and Decree No. 253/2026/ND-CP of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Personal Income Tax. This Circular takes effect from 1 July 2026.

THANH LE CORPORATION

Notes to the interim consolidated financial statements (continued)

For the period from 01 January 2026 to 30 June 2026

- Circular No. 89/2026/TT-BTC dated 30/06/2026 of the Minister of Finance detailing certain articles of the Law on Tax Administration and Decree No. 252/2026/ND-CP of the Government detailing certain articles and measures for organising and guiding the implementation of the Law on Tax Administration. This Circular takes effect from 1 July 2026.
- Circular No. 90/2026/TT-BTC dated 30/06/2026 of the Minister of Finance on tax registration, replacing Circular No. 86/2024/TT-BTC dated 23/12/2024 of the Minister of Finance. This Circular takes effect from 1 July 2026.
- Circular No. 91/2026/TT-BTC dated 30/06/2026 of the Minister of Finance detailing certain articles of the Law on Tax Administration and Decree No. 254/2026/ND-CP of the Government detailing certain articles and measures for organising and guiding the implementation of Law on Tax Administration No. 108/2025/QH15 on electronic invoices and electronic documents. This Circular takes effect from 1 July 2026.
- Circular No. 94/2026/TT-BTC dated 01/07/2026 of the Minister of Finance regulating compliance management and risk management in tax administration (collection, processing, management and use of taxpayer information for compliance and risk management purposes in tax administration). This Circular takes effect from 1 July 2026.
- Circular No. 95/2026/TT-BTC dated 01/07/2026 of the Minister of Finance guiding the implementation of agreements for the avoidance of double taxation and the prevention of tax evasion with respect to taxes on income and capital between Vietnam and other countries and territories in effect in Vietnam; guiding the mutual agreement procedure; and guiding the application of the advance pricing agreement mechanism in tax administration for enterprises with related-party transactions. This Circular replaces Circular 205/2013/TT-BTC dated 24/12/2013 and Circular 45/2021/TT-BTC dated 18/06/2021 of the Minister of Finance. This Circular takes effect from 1 July 2026.

Ho Chi Minh City, 28 August 2026

Approval of the financial statements**The legal representative****Preparer****Chief Accountant****General Director****Tran Ngoc Dan Thao****Nguyen Ngoc Quynh Giao****Pham Thi Bang Trang**