XUAN HOA VIET NAM JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM FINANCIAL STATEMENTS

For the 06-month accounting period ended 30 June 2026

Phu Tho – August 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Xuan Hoa Viet Nam Joint Stock Company (hereinafter refferred to as the "Company") presents this report together with the Company's reviewed interim financial statements for the 06-month accounting period ended 30 June 2026.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND THE BOARD OF MANAGEMENT

THE BOARD OF DIRECTORS

The members of the Board of Directors during the period and at the date of this report are:

Mr. Nguyen Viet Anh	Chairman
Mr. Nguyen Anh Tuan	Member
Mr. Khuc Van Quang	Member
Mr. Nguyen Tien Hai	Member
Mr. Nguyen Hoang Hai	Member

THE SUPERVISORY COMMITTEE

The members of Supervisory Committee during the period and at the date of this report are:

Mr. Truong Hong Phong	Head of Control Committee
Ms. Tran Thanh Hang	Member
Ms. Nguyen Thi Khuyen	Member

THE BOARD OF MANAGEMENT

The members of the Board of Management during the period and at the date of this report are:

Mr. Nguyen Anh Tuan	General Director
Mr. Khuc Van Quang	Deputy General Director
Mr. Khuc Manh Viet	Deputy General Director
Mr. Nguyen Hoang Hai	Deputy General Director
Mr. Le Van Giang	Deputy General Director

AUDITORS

The accompanying interim financial statements have been reviewed by RSM Vietnam Auditing & Consulting Company Limited, a member of RSM International.

THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the interim financial statements of each period, which give a true and fair view of the interim financial position of the Company and of its interim results of operations and interim cash flows for the period. In preparing those interim financial statements, the Board of Management is required to:

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

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

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY (CONT'D)

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim financial position of the Company and to ensure that the interim financial statements comply with Vietnamese Accounting Standards, Corporate Accounting System issued under Circular 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, and prevailing accounting regulations in Vietnam relating to preparation and presentation of interim financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT OF THE INTERIM FINANCIAL STATEMENTS

The Board of Management hereby states that, there is no event that causes us to believe that the accompanying interim financial statements do not give a true and fair view of, in all material respects, the interim financial position of the Company as at 30 June 2026 and of the interim results of its operation and interim cash flows for the 06-month accounting period then ended in accordance with Vietnamese Accounting Standards, Corporate Accounting System issued under Circular 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, and legal regulations relating to preparation and presentation of the interim financial statements.

For and on behalf of the Board of Management,

CÔNG TY CỔ PHẦN XUÂN HÒA VIỆT NAM

Nguyen Anh Tuan
General Director
19 August 2026

RSM

RSM Vietnam

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No.: 171/2026/RSMHN-BCSX

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

Re: Interim financial statements of Xuan Hoa Viet Nam Joint Stock Company for the 06-month accounting period ended 30 June 2026

To: Investors, the Boards of Directors and Management of Xuan Hoa Viet Nam Joint Stock Company

Report on the interim financial statements

We have reviewed the accompanying interim financial statements of Xuan Hoa Viet Nam Joint Stock Company, as prepared on 19 August 2026, which comprise the interim statement of financial position as at 30 June 2026, the interim statement of profit or loss, the interim statement of cash flows for the 06-month accounting period then ended and the notes to the interim financial statements as set out on pages 06 to 46. The accompanying interim financial statements are not intended to present the interim financial position, interim results of operations and interim cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

The Board of Management's responsibility

The Board of Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, Corporate Accounting issued under Circular 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, and prevailing accounting regulations relating to the preparation and presentation of interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express a conclusion on the accompanying interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Auditing about review contract No. 2410 – Review of interim financial information by the entity's independent auditor.

A review of interim financial information includes conducting interviews, primarily to those responsible for financial and accounting matters, performing analytical and other related procedures. A review is substantially narrower in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and therefore does not allow us to achieve assurance that we will be aware of all material matters that may be discovered during the audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on our review, there is no issue that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the Company's interim financial position as at 30 June 2026, the interim results of its operations and interim cash flows for the 06-month accounting period then ended in accordance with Vietnamese Accounting Standards and Corporate Accounting System issued under Circular 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, and prevailing accounting regulations relating to preparation and presentation of financial statements.

M.S.C.N:0302351759-001-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN & TƯ VẤN RSM VIỆT NAM - CHI NHÁNH HÀ NỘI
THÀNH PHỐ HÀ NỘI

Hoang Thi Vinh
Audit Director
Audit Practice Registration Certificate
No. 1678-2023-026-1

For and on behalf of
RSM Vietnam Auditing & Consulting Company Limited
Member of RSM International

Hanoi, 19 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Expressed in VND

ASSETS	Codes	Notes	As at 30 June 2026	As at 01 January 2026
1	2	3	4	5
A. CURRENT ASSETS	**100**		**405,765,574,901**	**344,695,291,285**
I. Cash and cash equivalents	**110**	**5.1**	**32,202,327,291**	**26,782,989,796**
1. Cash	111		32,202,327,291	26,782,989,796
II. Short-term financial investments	**120**		-	-
III. Short-term receivables	**130**		**184,200,172,838**	**144,923,320,405**
1. Short-term trade receivables	131	5.3	73,062,537,365	75,053,185,943
2. Short-term advances to suppliers	132	5.2	18,399,384,706	21,446,509,761
3. Other short-term receivables	135	5.4	104,303,738,355	56,159,364,876
4. Allowance for the short-term doubtful debts	136	5.5	(11,565,487,588)	(7,735,740,175)
IV. Inventories	**140**	**5.6**	**156,252,210,078**	**166,240,362,742**
1. Inventories	141		158,259,863,042	168,248,015,706
2. Provision for the devaluation of inventories	142		(2,007,652,964)	(2,007,652,964)
V. Other short-term assets	**160**		**33,110,864,694**	**6,748,618,342**
1. Short-term prepayments	161	5.12	147,687,734	379,965,107
2. Deductible VAT	162	5.7	6,701,111,183	6,051,941,018
State budget	163	5.7	2,065,777	316,712,217
4. Other short-term assets	165	5.10	26,260,000,000	-
B. NON-CURRENT ASSETS	**200**		**258,293,948,679**	**318,635,400,466**
I. Long-term receivables	**210**		**42,366,799,500**	**147,667,876,751**
1. Long-term trade receivables	211	5.3	-	15,623,247,251
2. Other long-term receivables	215	5.4	42,366,799,500	133,544,629,500
3. Allowance for long-term doubtful debts	216	5.5	-	(1,500,000,000)
II. Fixed assets	**220**		**126,938,730,562**	**135,055,334,302**
1. Tangible fixed assets	221	5.8	126,413,288,723	134,410,441,919
Cost	222		415,246,483,441	416,063,919,398
Accumulated depreciation	223		(288,833,194,718)	(281,653,477,479)
2. Intangible assets	227	5.9	525,441,839	644,892,383
Cost	228		4,639,933,998	4,639,933,998
Accumulated amortisation	229		(4,114,492,159)	(3,995,041,615)
III. Long-term assets in progress	**250**		-	**456,467,675**
1. Construction in progress	252		-	456,467,675
IV. Long-term financial investments	**260**	**5.11**	**78,588,641,068**	**31,036,701,068**
1. Investments in subsidiaries	261		-	2,000,000,000
2. Investments in joint ventures, associates	262		31,536,701,068	29,036,701,068
3. Long-term held-to-maturity investments	265		47,051,940,000	-
V. Other long-term assets	**270**		**10,399,777,549**	**4,419,020,670**
1. Long-term prepayments	271	5.12	10,399,777,549	4,419,020,670
TOTAL ASSETS	**280**		**664,059,523,580**	**663,330,691,751**

INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

Expressed in VND

EQUITY AND LIABILITIES	Codes	Notes	As at 30 June 2026	As at 01 January 2026 (Restated)
1	2	3	4	5
A. LIABILITIES	**300**		**305,135,973,661**	**258,233,171,549**
I. Current liabilities	**310**		**294,145,715,966**	**242,862,913,854**
1. Short-term trade payables	311	5.13	55,086,073,086	66,503,407,060
2. Short-term advances from customers	312	5.14	14,728,831,328	9,427,497,179
3. Dividends and profit distributions payable	313	5.15	42,294,926,000	121,926,000
4. Short-term taxes and amounts payable to the State budget	314	5.7	246,674,617	217,484,675
5. Payables to employees	315		4,179,716,927	11,358,594,307
6. Short-term accruals	316		677,821,918	255,956,103
7. Other current payables	320	5.16	4,086,093,894	3,649,047,525
8. Short-term borrowings and finance lease liabilities	321	5.17	169,250,653,857	150,278,021,370
9. Bonus and welfare fund	323		3,594,924,339	1,050,979,635
II. Long-term liabilities	**330**		**10,990,257,695**	**15,370,257,695**
1. Long-term borrowings and finance lease liabilities	339	5.17	10,990,257,695	15,370,257,695
B. OWNERS' EQUITY	**400**	**5.18**	**358,923,549,919**	**405,097,520,202**
I. Capital and reserves	**410**		**358,923,549,919**	**405,097,520,202**
1. Paid-in capital	411		210,965,000,000	210,965,000,000
- Ordinary shares with voting rights	*411a*		*210,965,000,000*	*210,965,000,000*
2. Treasury shares	415		(100,000,000)	(100,000,000)
3. Retained earnings	420		148,058,549,919	194,232,520,202
- Retained earnings of previous periods	*420a*		*147,059,520,202*	*129,265,401,380*
- Retained earnings period	*420b*		*999,029,717*	*64,967,118,822*
TOTAL EQUITY AND LIABILITIES	**440**		**664,059,523,580**	**663,330,691,751**

CÔNG TY CỔ PHẦN XUÂN HÒA VIỆT NAM
M.S.D.N: 2500161922 - C.T.C.P - P. XUÂN HÒA - T. PHÚ THỌ

Nguyen Anh Tuan	**Nguyen Thi Hieu**	**Dang Thi Hoa**
General Director	**Chief Accountant**	**Preparer**
19 August 2026		

INTERIM STATEMENT OF PROFIT OR LOSS

For the 06-month accounting period ended 30 June 2026

Expressed in VND

DESCRIPTION	Codes	Notes	For the 06-month period ended 30 June 2026	For the 06-month period ended 30 June 2025
1	2	3	4	5
1. Revenues from sales of goods and services rendered	**01**	**6.1**	**238,475,170,511**	**237,248,974,986**
2. Revenue deductions	02	6.2	3,728,170,000	4,632,181,253
3. Net revenues from sales of goods and services rendered	**10**		**234,747,000,511**	**232,616,793,733**
4. Cost of sales	11	6.3	199,265,430,226	195,316,492,672
5. Gross profit	**20**		**35,481,570,285**	**37,300,301,061**
6. Profit/(loss) on the sale and disposal of investment property	21		-	-
7. Financial income	22	6.4	1,130,063,791	64,150,468,813
8. Financial expenses	23	6.5	5,728,707,309	5,420,652,918
- Of which: Interest expense	24		*5,160,277,314*	*5,174,753,939*
9. Selling and distribution expenses	25	6.6	11,960,654,616	10,197,852,971
10. General and administrative expenses	26	6.7	18,540,134,449	20,803,370,865
11. Net operating profit	**30**		**382,137,702**	**65,028,893,120**
12. Other income	31		931,538,455	3,669,149
13. Other expenses	32		-	2,670,316
14. Other profit	**40**		**931,538,455**	**998,833**
15. Profit before tax	**50**		**1,313,676,157**	**65,029,891,953**
16. Current corporate income tax expenses	51	6.8	314,646,440	235,673,512
17. Deferred corporate income tax expenses	52		-	-
18. Profit after tax	**60**		**999,029,717**	**64,794,218,441**
19. Basic earnings per share	70	5.18.4	47	3,073
20. Diluted earnings per share	71	5.18.4	47	3,073

M.S.D.N:2500161922-C.T.C.P
CÔNG TY
CỔ PHẦN
XUÂN HOA
VIỆT NAM
P.XUÂN HOÀ - T.PHÚ THỌ

Nguyen Anh Tuan
General Director
19 August 2026

Nguyen Thi Hieu
Chief Accountant

Dang Thi Hoa
Preparer

INTERIM STATEMENT OF CASH FLOWS

For the 06-month accounting period ended 30 June 2026

Expressed in VND

DESCRIPTION	Codes	Notes	For the 06-month period ended 30 June 2026	For the 06-month period ended 30 June 2025
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**	**6.8**	**1,313,676,157**	**65,029,891,953**
2. Adjustments for				
- Depreciation of fixed assets	02	6.9	9,735,815,415	10,064,086,091
- Allowances and provisions	03		2,329,747,413	(145,897,701)
- Foreign exchange (gains) on revaluation of monetary items	04		(885,424,342)	(880,234,055)
- (Gains) from investing activities and financing activities	05		(196,824,611)	(62,902,529,416)
- Interest expenses	06	6.5	5,160,277,314	5,174,753,939
3. Profit from operating activities before changes in working capital	**08**		**17,457,267,346**	**16,340,070,811**
- (Increase) in receivables	09		(10,276,767,534)	(580,215,511)
- Decrease in inventories	10		9,988,152,664	125,362,893
- (Decrease) in payables	11		(12,538,566,473)	(26,890,707,358)
- (Increase)/decrease in prepayments	12		(5,748,479,506)	1,804,273,087
- Interest paid	14		(5,178,673,571)	(5,226,183,792)
- Income tax paid	15		-	(124,400,000)
- Other payments for operating activities	17		(2,456,055,296)	(257,263,000)
Net cash (used in) operating activities	**20**		**(8,753,122,370)**	**(14,809,062,870)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition & construction of fixed assets & other long-term assets	21		(1,162,744,000)	(2,013,890,016)
2. Proceeds from sales, disposals of fixed assets & other long-term assets	22		190,909,091	-
2. Investments in other entities	25	7.2	(500,000,000)	-
3. Interest earned, dividends and profits received	27		5,915,520	62,902,529,416
Net cash (used in)/from investing activities	**30**		**(1,465,919,389)**	**60,888,639,400**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from short-term and long-term borrowings	33		169,257,368,369	254,614,009,458
2. Prepayments for borrowing principal settlement	34	5.17	(154,664,735,882)	(278,399,520,764)
Net cash from/(used in) financing activities	**40**		**14,592,632,487**	**(23,785,511,306)**
NET CASH FLOWS DURING THE PERIOD	**50**		**4,373,590,728**	**22,294,065,224**
Cash and cash equivalents at the beginning of the period	**60**	**5.1**	**26,782,989,796**	**32,823,739,526**
Effect of exchange rate change on the balance of cash held in foreign currency	61		1,045,746,767	415,969,775
Cash and cash equivalents at the end of the period	**70**	**5.1**	**32,202,327,291**	**55,533,774,525**

Nguyen Anh Tuan **General Director** *19 August 2026*	**Nguyen Thi Hieu** **Chief Accountant**	**Dang Thi Hoa** **Preparer**

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

1. GENERAL INFORMATION

1.1 Structure of ownership

Xuan Hoa Viet Nam Joint Stock Company formerly known as Xuan Hoa Furniture Single-member Limited Company, had been established by Decision No. 5614/QĐ/UBND dated 07 October 1993 by Hanoi City People's Committee. On 31 March 2015, by Decision No. 1365/QĐ-UBND, the Company was converted into a joint stock company by the name of Xuan Hoa Viet Nam Joint Stock Company under Enterprise Registration Certificate No. 2500161922 dated 10 December 2004 by Department of Planning and Investment of Vinh Phuc Province and other certificates amended 08 times thereafter with the latest one dated 12 November 2025 to amend the Company's address to align with the new administrative boundary changes.

The Company was formally licensed to trade securities on Hanoi Stock Exchange under stock code XHC by Decision No. 675/QĐ-SGDHN dated 26 October 2016.

The charter capital as stipulated in the Enterprise Registration Certificate is VND 210,965,000,000, divided into 21,096,500 shares with price of VND 10,000 per share.

The Company's registered head office is at Nguyen Van Linh Street, Xuan Hoa Ward, Phu Tho Province, Vietnam.

1.2 Operating industry

Manufacturing and trading.

1.3 Principal activities

The Company's principal activities in the period include:

- Manufacture of beds, wardrobes, tables and chairs;
- Mechanical processing, treatment and coating of metals;
- Manufacture of cutlery, hand tools and general metal utensils;
- Manufacture of other products of metal not elsewhere classified (details: manufacture of metal equipment, safe doors; safes, collapsible boxes and tubes, rivets, washers and similar non-threaded products; screws, bolts, nuts and similar threaded products);
- Manufacture of plywood, veneer, plywood and other thin boards;
- Manufacture of plastic products;
- Wholesale of other household goods;
- Retail sale of electrical household appliances, beds, wardrobes, tables, chairs and similar furniture, electric lamps and lighting fittings, other household goods not elsewhere classified in specialised stores;
- Wholesale of metals and metal ores;
- Manufacture of parts and accessories for motor vehicles and engines;
- Manufacture of bicycles and vehicles for persons with disabilities.

1.4 Normal operating cycle

The Company's normal operating cycle is carried out for a period of 12 months.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

1. GENERAL INFORMATION (CONT'D)

1.5 The Company's structure

As at 30 June 2026, the Company had the following joint ventures and associates in operation:

Name	Business activities	Address	Percentage of voting rights and interest (%) As at 30 June 2026	As at 01 January 2026
Toyota Boshoku Hanoi Co., Ltd.	Manufacturing of automobile interior products including seats, door covers and other products; manufacturing of motorcycle saddles Exporting and importing molds, fixtures and tools for manufacturing automobile and motorcycle interiors Manufacturing molds, fixtures, materials and tools (air-operated air guns, air-operated staple guns, torque wrenches) for manufacturing automobile and motorcycle interiors.	No. 144, Tran Phu Street, Phuc Yen Ward, Phu Tho Province, Vietnam	30%	30%
Demy Furniture JSC	Production of beds, cabinets, tables and chairs	No. 7 Yen The Street, Van Mieu - Quoc Tu Giam Ward, Hanoi, Vietnam	20%	20%
Xuan Hoa Power JSC	Wholesale of machinery, equipment and spare parts	No. 7 Yen The Street, Van Mieu - Quoc Tu Giam Ward, Hanoi, Vietnam	34%	34%
Xuan Hoa Elevator JSC	Mechanical manufacturing, machinery, production lines for cranes, elevators, escalators, conveyors	No. 7 Yen The Street, Van Mieu - Quoc Tu Giam Ward, Hanoi, Vietnam	20%	20%
Xuan Hoa Viet Nam - Southern Region JSC	Retail sale of household appliances, furniture, lighting equipment, and other household goods not else where classified in specialised	184/7B Truong Chinh Street, Quarter 48, Dong Hung Thuan Ward, Ho Chi Minh City, Vietnam	50%	50%
NETT Vietnam JSC	Manufacture of motorcycles and motorbikes	Lot C3, Trung Ha Industrial Park, Tam Nong Commune, Phu Tho Province,	48%	52%

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

1. GENERAL INFORMATION (CONT'D)

1.5 The Company's structure (cont'd)

As at 30 June 2026, the Company's branches were as follows:

Name	Address
Hanoi Branch	No. 7 Yen The, Van Mieu – Quoc Tu Giam Ward, Hanoi, Vietnam
Central Branch	No. 169 Nguyen Chanh, Lien Chieu Ward, Da Nang City, Vietnam
Ho Chi Minh City Branch	115A Linh Trung Export Processing Zone, Road No. 4, Linh Xuan Ward, Ho Chi Minh City, Vietnam

1.6 Number of employees

The number of employees as at 30 June 2026 was 453 people (as at 01 January 2026: 513).

1.7 Statement on the comparability of information presented in the interim financial statements

The comparative information presented in these interim financial statements has been prepared on a basis consistent with that of the previous reporting period, thereby ensuring comparability between reporting periods.

2. ACCOUNTING PERIOD AND FUNCTIONAL CURRENCY

2.1 Accounting period

The accounting period of the Company begins on 01 January and ends on 31 December of the calendar year.

The Company's interim accounting period begins on 01 January and ends on 30 June of the calendar year.

2.2 Reporting and functional currency

The Company maintains its accounting records in Vietnamese dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1 Accounting system

Effective from the 2026 financial year, the Company has adopted the Vietnamese Accounting System for Enterprise under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance guiding the corporate accounting system.

3.2 Compliance with Accounting Standards and Accounting System

The Company has complied with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprise issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance, and relevant legal regulations on the preparation and presentation of these interim Financial Statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM (CONT'D)

3.3 Basis of preparation of the interim financial statements

The accompanying interim financial statements are presented in Vietnamese Dong (VND), on the historical cost basis and in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprise issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance, and relevant legal regulations relating to the preparation and presentation of interim financial statements.

These interim financial statements do not include all the disclosures required for annual financial statements. In preparing these interim financial statements, the Company has focused on presenting significant transactions and events occurring during the reporting period.

The accompanying interim financial statements are not intended to present the financial position, business performance, and cash flows in accordance with generally accepted accounting principles and practices in countries other than the Socialist Republic of Vietnam.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the principal accounting policies adopted by the Company in the preparation of the interim financial statements:

4.1 Accounting estimates

The preparation of interim financial statements in compliance with Vietnamese Accounting Standards requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and the disclosure of contingent liabilities and assets at the date of the interim financial statements as well as the reported amounts of revenues and expenses during the accounting period. Actual business performance may differ from these estimates and assumptions.

4.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and at bank, cash in transit, short-term deposits, short-term investments with an original maturity of three months or less or highly liquid investments. Highly liquid investments are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Cash equivalents are determined in accordance with Vietnamese Accounting Standard No. 24 – Statement of cash flows. Cash and cash equivalents that the Company is restricted from using shall not be presented under this item but must be presented under Other short-term assets or Other long-term assets.

4.3 Receivables

Receivables are presented at carrying amount due from customers and other debtors, after provision for doubtful debts.

At the end of the accounting period, an allowance for doubtful debts is made when there is evidence that the Company is unlikely or unable to recover past due receivables or undue receivables from debtors who have become bankrupt, are undergoing dissolution procedures, are missing, have absconded, or face similar difficulties.

The difference between the allowance for doubtful debts to be made in the current period and the unused provision made in the previous period is recognised as an increase or decrease in general administrative expenses in the interim statement of profit or loss.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.4 Inventories

Inventories are measured and recognised at the lower of historical cost and net realisable value.

The historical cost of inventories includes purchasing costs, processing costs and other costs incurred in bringing the inventories to their present location and condition. For manufactured products, the historical cost includes all direct raw material costs, direct labour costs and manufacturing overheads based on normal operating capacity.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale, marketing and distribution costs.

The historical cost of inventories is determined using the weighted average method and is accounted for using the perpetual inventory method.

At the end of the accounting period, an allowance for inventory write-down is made when there is evidence indicating that inventories are damaged, deteriorated, obsolete, or slow-moving, causing their carrying amount in the accounting records to be higher than their net realisable value.

The difference between the allowance for decline in value of inventory to be made in the current period and the unused allowance made in the previous period is recognised as an increase or a decrease in the cost of goods sold in the interim statement of profit or loss.

Allowance for inventory write-down is calculated for each item of materials, merchandise, and products in stock. For unfinished services provision, the allowance for decline in value of inventory is calculated for each type of service with a separate price.

Raw materials, tools and supplies held for use in the production of products shall not be provisioned if the products in which they are incorporated will be sold at or above their production cost.

4.5 Prepaid expenses

Prepaid expenses include short-term prepaid expenses and long-term prepaid expenses. These expenses are allocated to production and operating costs over the periods during which economic benefits are expected to be generated.

The following items are recorded as prepaid expenses to be gradually allocated to the business performance:

- Tools and supplies;
- Fixed-asset repair and maintenance expenses;
- Others.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.6 Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible fixed assets includes the purchase price and all other costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Company.

Tangible fixed assets are depreciated using a straight-line method based on the estimated useful life of the assets. Specifically as follows:

	Estimated useful lives (year)
Buildings and structures	03 – 45
Machinery and equipment	02 – 15
Motor vehicles	02 – 15
Office equipment	05 – 10

The gain or loss arising from disposal of tangible fixed assets is the difference between proceeds from disposal and its net book value and is recorded in the interim statement of profit or loss.

4.7 Intangible fixed assets and amortisation

Intangible fixed assets are presented at cost less accumulated amortisation.

The cost of an intangible fixed assets includes all costs incurred by the enterprise to acquire the intangible fixed assets until they are brought to the condition necessary for them to be capable of operating in the manner intended by the Company.

The accounting principles for specific intangible fixed assets are as follows:

Computer software

Computer software that is not an integral part of the related hardware item is recognised as an intangible fixed asset and amortised over its useful life.

4.8 Leases

Operating lease

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.9 Financial investments

Held-to-maturity (HTM) investments

Held-to-maturity (HTM) investments include term deposits at banks.

At the end of the accounting period, if there are any signs or evidence showing that the Company's held-to-maturity investments may be impaired, the enterprise must make a provision for impairment and recognise it as a financial expense.

Investments in joint ventures, associates

A joint venture is established by joint venture contributors who have joint control over the financial and operating policies, and is a legal entity with independent accounting.

An investment is classified as an investment in an associate company when the investor holds, directly or indirectly through subsidiaries, from 20% to under 50% of the voting rights of the investee without any other agreement.

The cost of investments is reflected at historical cost, including the purchase price plus costs directly related to the investment. Particularly, in case the enterprise borrows loans to invest in other entities, the borrowing costs are recognised as financial expenses and are not capitalised. In case of investing with non-monetary assets, the cost of the investment is recognised at the fair value of the non-monetary assets at the date of the transaction.

Dividends and profits distributed in cash for the period after the investment date are recognised as financial income on the date the right to receive is established. If receiving dividends in shares, the Company only monitors the increased quantity in the interim financial statement notes, and does not recognise any revenue.

At the end of the accounting period, for independent investees, the basis for provisioning is the financial statements of the investees. The provisioning is made based on the loss of the investee, at a level of provision in accordance with the provisions of Circular No. 48/2019/TT-BTC dated 08 August 2019 issued by the Ministry of Finance, but not exceeding the actual carrying amount of the investment recorded in the accounting books.

4.10 Liabilities

The classification of liabilities into trade payables, and other payables is carried out according to the following principles:

- Trade payables are payables of a commercial nature arising from the purchase of goods, services, and assets from suppliers. Trade payables also include payables between the parent company and its subsidiaries, joint ventures, associate companies, and payables upon import through an entrusted party.

- Other payables include payables of a non-commercial nature, not related to the purchase and sale of goods or provision of services (such as interest payable, financial investment expenses, payments made on behalf of others, compensations, social insurance, health insurance, etc.).

Liabilities must be tracked in detail by each entity, payment term, type of original currency payable, and other factors according to the enterprise's management requirements.

Liabilities must not be recognised at a value lower than the obligations to be settled. When there is evidence showing that a loss is highly likely to occur, the enterprise must immediately recognise a payable in accordance with the conservatism principle.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.11 Owners' equity

Owners' contributed capital

The owners' contributed capital is always recognised at the actual contributed amount, and strictly not recognised at the committed contribution amount or the charter capital recorded in the Enterprise Registration Certificate.

Treasury shares

Treasury shares are recognised at their actual repurchase price (including the buying price and directly related costs) and are presented as a negative number to record a decrease in the owner's invested capital in the interim statement of financial position.

Profit distribution

The management, use, and distribution of the enterprise's retained earnings are carried out in accordance with enterprise laws and the prevailing financial mechanism after being approved by the General Meeting of Shareholders.

4.12 Revenue, financial income and other income

Revenue from sale of goods

Revenue is recognised at the time the transaction occurs, when it is certain that economic benefits will be obtained, and is determined at the fair value of the amounts entitled to be received, regardless of whether the money has been received or will be received. The Company only recognises revenue from sale of goods when all the following conditions are simultaneously met:

- The Company has transferred substantially all the risks and rewards incident to ownership of the products and goods to the buyer;
- The Company no longer retains managerial involvement as the owner or control over the goods;
- The revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sales transaction; and the costs related to the sales transaction can be measured reliably.

Financial income

Interest on deposits is recognised on an accrual basis, determined based on the deposit account balances and the applicable interest rates.

4.13 Revenue deductions

Deductions include trade discounts. Trade discounts incurred in the same period of consuming products, goods, and services are adjusted as a decrease in revenue of the incurring period.

4.14 Cost of goods sold

Cost of goods sold represents the cost of products, goods sold during the period in accordance with the matching principle with revenue. Costs of direct materials and direct labor consumed above normal levels, unallocated fixed manufacturing overheads, and inventory shortages and losses are recognised immediately in the cost of goods sold for the period.

4.15 Financial expense

Financial expenses reflect the expenses incurred in the period, mainly including borrowing costs (not capitalised), losses incurred when selling foreign currencies, foreign exchange losses.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.16 Borrowing costs

The capitalisation of borrowing costs must comply with Vietnamese Accounting Standard No. 16 - Borrowing costs. Borrowing costs directly attributable to the investment construction or production of work in progress are capitalised into the historical cost when satisfying the prescribed conditions.

All other borrowing costs that do not qualify for capitalisation are recognised in the interim statement of profit or loss in the period they are incurred.

4.17 Selling and distribution and general and administrative expenses

Selling and distribution expenses reflect the actual costs incurred in the process of selling products, goods, and providing services during the period, including salary expenses for sales staff (salaries, wages, allowances, etc.); Social insurance, health insurance, trade union fees, unemployment insurance of sales staff; Costs of materials, tools and supplies, depreciation of fixed assets used for sales, promotion and product introduction expenses, product advertising, sales commissions, preservation, packaging, and transportation costs.

General and administrative expenses represent common expenses, including salary expenses for office employees (salaries, wages, allowances, etc.); Social insurance, health insurance, trade union fees, unemployment insurance of management staff; Cost of materials, tools and supplies, depreciation of fixed assets used for administration activities; Land rental, business license fees; Provision for doubtful debts; Utility services (electricity, water, telephone, property insurance, fire and explosion insurance, etc.); Other administrative expenses (entertainment, customer conference, etc.). Expenses that are not considered deductible expenses for Corporate Income Tax (CIT) purposes as prescribed but have sufficient invoices and documents and have been accounted for in accordance with the Accounting Regime shall not be recorded as a decrease in accounting expenses but only adjusted to increase the CIT payable amount.

4.18 Foreign currencies

The Company applies the handling of exchange differences in accordance with the guidance of Vietnamese Accounting Standard No. 10 (VAS 10) "The effects of changes in foreign exchange rates" and Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance "Corporate accounting guidelines". Accordingly, transactions in foreign currencies are translated into Vietnamese Dong (or the accounting currency) at the actual transaction exchange rates on the dates of the transactions.

At the end of the accounting period, the remeasurement of monetary items denominated in foreign currencies is carried out according to the following principles:

- The Company must remeasure the balances of all monetary items denominated in foreign currencies at the average transfer buying and selling exchange rate of the commercial bank with which the Company most frequently transacts;

- Particularly for the balances of demand deposits in foreign currencies, the enterprise must remeasure them at the average transfer buying and selling exchange rate of the commercial bank where the Company opens its deposit accounts.

When applying exchange rates to account for transactions in foreign currencies occurring in the period, all exchange differences that occur must be recorded immediately as financial income (in case of profits) or financial expense (in case of losses). Advances to sellers, deferred expenses, advances from buyers and deferred revenues in foreign currencies are not considered monetary items denominated in foreign currencies, except when there is reliable evidence that goods and services cannot be provided/received and the money will be refunded/received back. The exchange differences due to remeasurement of monetary items denominated in foreign currencies at the end of the period shall be presented in the interim statement of profit or loss on a net basis between total profits and total losses.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.19 Basic earnings per share

Basic earnings per share is determined by the profit/(loss) allocated to ordinary shareholders minus (-) the amount appropriated to bonus and welfare funds, then divided by the weighted average number of ordinary shares outstanding during the period. The number of outstanding shares excludes treasury shares.

4.20 Diluted earnings per share

Diluted earnings per share is determined by the profit/(loss) allocated to ordinary shareholders minus (-) the amount appropriated to bonus and welfare funds, then divided by the weighted average number of ordinary shares outstanding during the period plus (+) the number of ordinary shares expected to be additionally issued.

4.21 Corporate income tax expense

Current corporate income tax expense

Corporate income tax ("CIT") expense is the CIT payable calculated on the taxable income for the period and the current CIT rate. Income tax assets and income tax payable for the current and prior periods are measured based on the tax rates and tax laws that have been enacted by the end of the accounting period. During the period, the Company has the obligation to pay CIT at the rate of 20% on taxable income from business operations.

The Company's tax reports are subject to examination by the tax authority. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts of tax presented in the interim financial statements may be subject to change upon final decision of the tax authority.

Value added tax

The goods sold and services rendered by the Company are subject to value added tax at the rate of 8% - 10%.

According to the Government's Decrees on the policy of value added tax reduction, the Company is allowed to apply the VAT rate of 8% for certain groups of goods and services as prescribed from 01 January 2026 to the end of 31 December 2026.

Other taxes, fees and charges

Other taxes, fees and charges are declared and paid by the Company in accordance with prevailing tax laws in Vietnam.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	As at 30 June 2026 VND	As at 01 January 2026 VND
Cash on hand	384,601,259	13,373,492
Demand deposits at bank	31,817,726,032	26,769,616,304
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Phuc Yen Branch	*15,675,317,339*	*14,744,924,266*
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*13,645,433,049*	*8,661,099,877*
- Other banks	*2,496,975,644*	*3,363,592,161*
Total	**32,202,327,291**	**26,782,989,796**

5.2 Short-term advances to suppliers

	As at 30 June 2026 VND	As at 01 January 2026 VND
Related party	**940,592,000**	-
NETT Vietnam JSC	940,592,000	-
Third parties	**17,458,792,706**	**21,446,509,761**
Hung Thinh 28 Trading & Manufacturing Service Co., Ltd.	4,000,000,000	-
Xuan Hoa Furniture JSC	-	5,087,798,709
Timber Holding House JSC	717,200,869	2,371,314,586
Mr. Pham Hoang Hiep	2,144,000,000	2,144,000,000
Other suppliers	10,597,591,837	11,843,396,466
Total	**18,399,384,706**	**21,446,509,761**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.3 Trade receivables

	As at 30 June 2026 VND		As at 01 January 2026 VND	
	Carrying amount	Allowance	Carrying amount	Allowance
Short-term				
Related parties	***10,905,118,772***	-	***3,188,689,623***	-
Toyota Boshoku Hanoi Co., Ltd.	1,433,833,091	-	2,475,739,718	-
Xuan Hoa Elevator JSC	572,009,905	-	572,009,905	-
Xuan Hoa Power JSC	140,940,000	-	140,940,000	-
Xuan Hoa Viet Nam JSC - Southern Branch	1,730,302,891	-	-	-
NETT Vietnam JSC	7,028,032,885	-	-	-
Third parties	***62,157,418,593***	***(8,733,295,833)***	***71,864,496,320***	***(5,731,436,473)***
Hanoi Furniture and Technical Equipment JSC (i)	15,623,247,251	(1,500,000,000)	-	-
DT Hung Phat Co., Ltd.	2,893,573,806	-	3,392,573,806	-
Mitsuco Accessary Equipment Production JSC	2,810,153,214	-	1,963,109,445	-
IKEA Supply AG	-	-	6,069,805,603	-
Greatstar Industrial Vietnam Co., Ltd.	2,418,571,100	-	4,992,609,600	-
Wise Sea International Group Ltd.	1,541,738,564	-	3,416,349,856	-
Jinyoung TNS Co., Ltd.	-	-	5,397,974,204	-
Other customers	36,870,134,658	(7,233,295,833)	46,632,073,806	(5,731,436,473)
Total	**73,062,537,365**	**(8,733,295,833)**	**75,053,185,943**	**(5,731,436,473)**
Long-term				
Third party	-	-	***15,623,247,251***	***(1,500,000,000)***
Hanoi Furniture and Technical Equipment JSC (i)	-	-	15,623,247,251	(1,500,000,000)
Total	**-**	**-**	**15,623,247,251**	**(1,500,000,000)**

(i) This is receivable related to the Investment Project for Construction of the New Facility No. 2 of Bach Mai Hospital. According to Appendix No. 05 dated 29 April 2026, the parties, including the Medical Works Project Management Board – representative of the Investor and the Consortium of Hanoi Furniture and Technical Equipment JSC and Xuan Hoa Viet Nam JSC (consortium member), agreed that the completion acceptance and final settlement of the Project would be completed by 31 December 2026. In addition, pursuant to Appendix No. 06 dated 15 May 2026, signed by the three parties, Xuan Hoa Viet Nam JSC was allocated a contract value of VND 30,642,190,000 (excluding contingency costs), and the agreed unit prices serving as the basis for determining the payment amount and price adjustments for the settlement of the value of completed work with the contractors.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)
These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.4 Other receivables

	As at 30 June 2026 VND		As at 01 January 2026 VND	
	Carrying amount	Allowance	Carrying amount	Allowance
Short-term				
Third parties	***104,303,738,355***	-	***56,159,364,876***	-
Short-term deposits	57,887,433	-	97,586,769	-
Advances	554,902,804	-	498,360,000	-
Receivables from advances to suppliers (i)	98,450,000,000	-	55,450,000,000	-
- Hoang Thanh Build Investment JSC	*19,950,000,000*	-	*19,950,000,000*	-
- Vietsafe Security JSC	*36,500,000,000*	-	*3,000,000,000*	-
- Thang Long International Trading and Construction Investment JSC	*5,000,000,000*	-	*2,000,000,000*	-
- Dong Nam A Construction and Investment Consultant JSC	*27,000,000,000*	-	*28,500,000,000*	-
- Tuyen Quang Pharmaceutical JSC	*10,000,000,000*	-	*2,000,000,000*	-
Xuan Hoa Furniture JSC	5,087,798,709	-	-	-
Others	153,149,409	-	113,418,107	-
Total	**104,303,738,355**	-	**56,159,364,876**	-
Long-term				
Third parties	***42,366,799,500***	-	***133,544,629,500***	-
Shinhan Bank Vietnam Limited - Pham Hung Branch	-	-	46,677,830,000	-
Hanoi Furniture and Technical Equipment JSC (ii)	2,366,799,500	-	2,366,799,500	-
Receivables from advances to suppliers (i)	40,000,000,000	-	84,500,000,000	-
- Vietsafe Security JSC	-	-	*33,500,000,000*	-
- Thang Long International Trading and Construction Investment JSC	*24,500,000,000*	-	*27,500,000,000*	-
- Tuyen Quang Pharmaceutical JSC	*15,500,000,000*	-	*23,500,000,000*	-
Total	**42,366,799,500**	-	**133,544,629,500**	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)
These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.4 Other receivables (cont'd)

(i) The classification is based on the contract appendices signed by the parties regarding the payment terms for outstanding receivables and the actual collection of receivables after the end of the reporting period. The Board of Management has worked with the relevant counterparties to accelerate the collection of outstanding receivables, with the recovery process expected to be completed no later than year 2027.

(ii) The performance security deposit paid to Hanoi Furniture and Technical Equipment Joint Stock Company amounted to VND 2,366,799,500 and relates to the Investment Project for the Construction of the New Facility No. 2 of Bach Mai Hospital, as detailed in Note 5.3 "Trade receivables".

5.5 Allowance for doubtful debts

	As at 30 June 2026 VND			As at 01 January 2026 VND		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
Short-term						
Trade receivables	***39,268,940,488***	***14,912,397,404***	***(8,733,295,833)***	***7,076,174,174***	***1,344,737,701***	***(5,731,436,473)***
Nguyen Duc Trade & Cultural Limitted Liablility Responsibility Company	1,367,032,288	-	(1,367,032,288)	1,367,032,288	-	(1,367,032,288)
Red River Constrexim JSC	584,991,799	-	(584,991,799)	584,991,799	-	(584,991,799)
Hanoi Furniture and Technical Equipment JSC	15,623,247,251	14,123,247,251	(1,500,000,000)	-	-	-
Others	21,693,669,150	789,150,153	(5,281,271,746)	5,124,150,087	1,344,737,701	(3,779,412,386)
Advances to suppliers	***2,832,191,755***	**-**	***(2,832,191,755)***	***2,832,191,755***	***827,888,053***	***(2,004,303,702)***
Mr. Pham Hoang Hiep	2,144,000,000	-	(2,144,000,000)	2,144,000,000	643,200,000	(1,500,800,000)
Others	688,191,755	-	(688,191,755)	688,191,755	184,688,053	(503,503,702)
Total	**42,101,132,243**	**14,912,397,404**	**(11,565,487,588)**	**9,908,365,929**	**2,172,625,754**	**(7,735,740,175)**
Long-term						
Trade receivables	**-**	**-**	**-**	***15,623,247,251***	***14,123,247,251***	***(1,500,000,000)***
Hanoi Furniture and Technical Equipment JSC	-	-	-	15,623,247,251	14,123,247,251	(1,500,000,000)
Total	**-**	**-**	**-**	**15,623,247,251**	**14,123,247,251**	**(1,500,000,000)**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.6 Inventories

	As at 30 June 2026 VND		As at 01 January 2026 VND	
	Cost	Allowance	Cost	Allowance
Raw materials	80,917,638,291	(284,390,559)	107,327,632,049	(284,390,559)
Tools and supplies	1,231,242,701	-	942,855,976	-
Works in progress	16,309,210,742	-	20,354,922,983	-
Finished goods	55,078,945,840	(1,516,699,138)	34,977,498,008	(1,516,699,138)
Merchandise	4,722,825,468	(206,563,267)	4,645,106,690	(206,563,267)
Total	**158,259,863,042**	**(2,007,652,964)**	**168,248,015,706**	**(2,007,652,964)**

Allocation basis for raw materials and supplies: The costs of main materials are directly allocated to each product code. General production overheads are allocated to finished products based on main material costs.

As at 30 June 2026, the value of slow-moving, obsolete, deteriorated, or technically outdated inventories, etc. amounted to VND 789,364,159, of which a provision of VND 34,643,570, mainly due to damage during storage. The Company plans to dispose of these inventories in the near future.

The Company has pledged all inventories, with a minimum value of VND 85 billion maintained at all times, as collateral for loans from Vietnam Joint Stock Commercial Bank for Industry and Trade - Phuc Yen Branch under the Goods Mortgage Agreement No. 02/2021/HĐBD/NHCT260-XH dated 18 March 2021.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)
These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.7 Taxes and amounts payable to and receivable from the State budget

	As at 01 January 2026 VND		During the period VND		As at 30 June 2026 VND	
	Balance		**Increase**	**Refund/deducted**	**Balance**	
Deductible VAT	6,051,941,018		13,351,029,470	12,701,859,305	6,701,111,183	
	Receivable	**Payable**	**Paid/deducted**	**Payable**	**Receivable**	**Payable**
Value added tax	-	-	12,710,634,627	12,710,634,627	-	-
Special consumption tax	-	85,481	1,017,521,321	1,017,435,840	-	-
Import export duty	-	-	621,183,329	621,183,329	-	-
Corporate income tax	316,219,226	-	-	314,646,440	1,572,786	-
Personal income tax	-	199,929,280	1,047,001,152	1,052,192,675	-	205,120,803
House, land tax and land rental	-	17,469,914	455,791,915	479,875,815	-	41,553,814
Other taxes	492,991	-	-	-	492,991	-
Total	**316,712,217**	**217,484,675**	**15,852,132,344**	**16,195,968,726**	**2,065,777**	**246,674,617**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.8 Tangible fixed assets

Description	Buildings & structures VND	Machinery & equipment VND	Motor vehicles VND	Office equipment VND	Total VND
COST					
As at 01 January 2026	**127,400,602,344**	**252,623,252,591**	**19,422,018,939**	**16,618,045,524**	**416,063,919,398**
Additions	606,672,000	1,012,539,675	-	-	1,619,211,675
Disposals	-	-	(2,436,647,632)	-	(2,436,647,632)
As at 30 June 2026	**128,007,274,344**	**253,635,792,266**	**16,985,371,307**	**16,618,045,524**	**415,246,483,441**
ACCUMULATED DEPRECIATION					
As at 01 January 2026	**74,884,471,753**	**183,114,586,245**	**14,043,347,610**	**9,611,071,871**	**281,653,477,479**
Depreciation	1,806,553,164	6,735,537,765	399,758,340	674,515,602	9,616,364,871
Disposals	-	-	(2,436,647,632)	-	(2,436,647,632)
As at 30 June 2026	**76,691,024,917**	**189,850,124,010**	**12,006,458,318**	**10,285,587,473**	**288,833,194,718**
NET BOOK VALUE					
As at 01 January 2026	**52,516,130,591**	**69,508,666,346**	**5,378,671,329**	**7,006,973,653**	**134,410,441,919**
As at 30 June 2026	**51,316,249,427**	**63,785,668,256**	**4,978,912,989**	**6,332,458,051**	**126,413,288,723**

The Company has pledged its machinery, equipment and motor vehicles, which has a carrying amount of approximately VND 78,000,095,692 as at 30 June 2026, to secure banking facilities granted to the Company (as at 01 January 2026: VND 81,647,828,389)

As at 30 June 2026, cost of tangible fixed assets includes VND 155,282,807,987 in respect of fully depreciated assets which are still in use (as at 01 January 2026: VND 157,233,455,61).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.8 Tangible fixed assets (cont'd)

Details of the tangible fixed assets in existence as at 30 June 2026 are as follows:

	Cost VND	Accumulated depreciation VND	Net book value VND
Buildings & structures	**128,007,274,344**	**76,691,024,917**	**51,316,249,427**
New factory	38,194,051,442	1,275,416,654	36,918,634,788
Other tangible fixed assets	89,813,222,902	75,415,608,263	14,397,614,639
Machinery & equipment	**253,635,792,266**	**189,850,124,010**	**63,785,668,256**
Salvagnini P4 metal processing machine (P4LEAN-2116)	19,880,691,051	7,731,323,390	12,149,367,661
Other tangible fixed assets	233,755,101,215	182,118,800,620	51,636,300,595
Motor vehicles	**16,985,371,307**	**12,006,458,318**	**4,978,912,989**
Transformer station and factory power transmission lines	2,892,600,951	289,778,477	2,602,822,474
Other tangible fixed assets	14,092,770,356	11,716,679,841	2,376,090,515
Office equiment	**16,618,045,524**	**10,285,587,473**	**6,332,458,051**
Fire protection system	8,092,441,802	3,001,318,088	5,091,123,714
Other tangible fixed assets	8,525,603,722	7,284,269,385	1,241,334,337
As at 30 June 2026	**415,246,483,441**	**288,833,194,718**	**126,413,288,723**

5.9 Intangible fixed assets

Description	**Computer software** **VND**	**Others** **VND**	**Total** **VND**
COST			
As at 01 January 2026	**4,505,881,498**	**134,052,500**	**4,639,933,998**
As at 30 June 2026	**4,505,881,498**	**134,052,500**	**4,639,933,998**
ACCUMULATED AMORTISATION			
As at 01 January 2026	**3,860,989,115**	**134,052,500**	**3,995,041,615**
Amortization	119,450,544	-	119,450,544
As at 30 June 2026	**3,980,439,659**	**134,052,500**	**4,114,492,159**
NET BOOK VALUE			
As at 01 January 2026	**644,892,383**	**-**	**644,892,383**
As at 30 June 2026	**525,441,839**	**-**	**525,441,839**

As at 30 June 2026, cost of intangible fixed assets includes VND 3,460,337,628 in respect of fully depreciated assets which are still in use (as at 01 January 2026: VND 3,460,337,628).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)
These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.9 Intangible fixed assets (cont'd)

Details of the intangible fixed assets in existence as at 30 June 2026 are as follows:

	Cost	depreciation	Net book value
	VND	VND	VND
Computer software	**4,505,881,498**	**3,980,439,659**	**525,441,839**
Bravo 8R3 software	1,119,960,000	597,914,129	522,045,871
Other intangible fixed assets	3,385,921,498	3,382,525,530	3,395,968
Others	**134,052,500**	**134,052,500**	**-**
costs	134,052,500	134,052,500	-
As at 30 June 2026	**4,639,933,998**	**4,114,492,159**	**525,441,839**

5.10 Other short-term assets

	As at 30 June 2026	As at 01 January 2026
	VND	VND
Demand deposits at bank (i)	26,260,000,000	-
Total	**26,260,000,000**	**-**

(i) The Company has pledged the above bank deposit balance at Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (equivalent to USD 1,000,000) as collateral for the bank loan, as disclosed in Note 5.17 "Borrowings and finance lease liabilities".

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.11 Long-term financial investments

	As at 30 June 2026 VND			As at 01 January 2026 VND		
	Cost	**Fair value**	**Allowance**	**Cost**	**Fair value**	**Allowance**
Investments in subsidiary	**-**	**-**	**-**	**2,000,000,000**	**2,000,000,000**	**-**
NETT Vietnam JSC (i)	-	-	-	2,000,000,000	2,000,000,000	-
Investments in joint ventures, associates	**31,536,701,068**	**31,536,701,068**	**-**	**29,036,701,068**	**29,036,701,068**	**-**
NETT Vietnam JSC (i)	2,500,000,000	2,500,000,000	-	-	-	-
Toyota Boshoku Hanoi Co., Ltd. (ii)	16,336,701,068	16,336,701,068	-	16,336,701,068	16,336,701,068	-
Demy Furniture JSC	3,800,000,000	3,800,000,000	-	3,800,000,000	3,800,000,000	-
Xuan Hoa Power JSC	3,400,000,000	3,400,000,000	-	3,400,000,000	3,400,000,000	-
Xuan Hoa Elevator JSC	3,800,000,000	3,800,000,000	-	3,800,000,000	3,800,000,000	-
Xuan Hoa Vietnam JSC - Southern Branch	1,700,000,000	1,700,000,000	-	1,700,000,000	1,700,000,000	-
Held-to-maturity investment	**47,051,940,000**	**47,051,940,000**	**-**	**-**	**-**	**-**
Shinhan Bank Vietnam Limited (iii)	47,051,940,000	47,051,940,000	-	-	-	-
Total	**78,588,641,068**	**78,588,641,068**	**-**	**31,036,701,068**	**31,036,701,068**	**-**

(i) Pursuant to Resolution No. 03/XHC-NQ-HĐQT dated 13 April 2026, the Board of Directors approved the reduction of the charter capital of NETT Vietnam Joint Stock Company from VND 40,000,000,000 to VND 20,000,000,000, together with a reduction in the Company's ownership interest in NETT Vietnam Joint Stock Company from 52% to 48%. Accordingly, as at 30 June 2026, the investment was reclassified as an investment in an associate.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.11 Long-term financial investments (cont'd)

(ii) On 27 July 2026, the Company received dividends from Toyota Boshoku Hanoi Co., Ltd. amounting to VND 72,109,183,566 via bank transfer. Details are disclosed in Note 7.3 "Subsequent events".

Apart from the investment in Toyota Boshoku Hanoi Co., Ltd., as at 30 June 2026, the Board of Management assessed that no provision for impairment of financial investments was required for the five aforementioned companies, based on their unaudited financial statements and in accordance with the prevailing regulations on the methodology for provisioning for impairment losses on financial investments.

As at the reporting date, the Company was unable to determine the fair value of these investments for disclosure in the financial statements because there are no quoted market prices for these investments, and the Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises currently do not provide guidance or specific requirements on determining fair value using valuation techniques.

(iii) These represent USD-denominated deposits with Shinhan Bank Vietnam Limited - Pham Hung Branch, with a term of 36 months and an interest rate of 0%. These deposits are pledged as collateral for the Company's bank loans, as disclosed in Note 5.17 "Borrowings and finance lease liabilities".

5.12 Prepayments

	As at 30 June 2026 VND	As at 01 January 2026 VND
Short-term		
Tools and supplies	23,185,858	47,894,983
Others	124,501,876	332,070,124
Total	**147,687,734**	**379,965,107**
Long-term		
Equipment, tools and supplies	875,838,065	1,412,352,321
Repair and maintenance of fixed assets expenses	9,523,939,484	3,006,668,349
Total	**10,399,777,549**	**4,419,020,670**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.13 Short-term trade payables

	As at 30 June 2026 VND	As at 01 January 2026 VND
Third parties	**55,023,141,086**	**66,440,475,060**
Zhejiang Qirong Leisure Products Co., Ltd.	955,709,279	9,596,210,040
China Steel & Nippon Steel Vietnam JSC	7,127,341,640	5,570,865,231
Zhongsan Guanglong Gas & Electrical Appliances Co., Ltd.	2,631,228,600	3,803,563,400
Mitsuco Accessary Equipment Production JSC	2,756,973,636	1,582,418,640
Thanh Cong Steel Business Co., Ltd.	757,357,264	1,147,396,294
Minh Quang Mechanical JSC	-	2,818,342,450
Evertimes New Materials Co., Ltd.	1,281,973,408	1,700,102,477
Thang Long Inox Co., Ltd.	1,467,697,964	993,154,569
Cuu Long Packaging Technology Corporation	696,661,452	1,957,512,732
Hoang Vu Co., Ltd.	2,340,783,187	1,602,758,264
TVT Vietnam Investment JSC	1,185,840,000	934,913,108
Other suppliers	33,821,574,656	34,733,237,855
Third parties - Outstanding overdue income	**62,932,000**	**62,932,000**
Hanoi Art Development & Construction JSC	41,932,000	41,932,000
Other suppliers	21,000,000	21,000,000
Total	**55,086,073,086**	**66,503,407,060**

5.14 Short-term advances from customers

	As at 30 June 2026 VND	As at 01 January 2026 VND
Third parties	**14,728,831,328**	**9,427,497,179**
NBK Tay Ho JSC	3,396,023,078	3,396,023,078
Century Real Estate Investment and Development JSC	3,180,000,000	3,180,000,000
General Department II/Ministry of National Defence	5,150,520,899	-
Lippert Components Inc.	320,858,125	1,175,539,560
Other customers	2,681,429,226	1,675,934,541
Total	**14,728,831,328**	**9,427,497,179**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.15 Dividends and profit distributions payable

	As at 30 June 2026 VND	As at 01 January 2026 VND
Dividends payable in 2025 (i)	42,173,000,000	-
Dividends payable in previous years	121,926,000	121,926,000
Total	**42,294,926,000**	**121,926,000**

(i) The Company has recognised a dividend payable, as disclosed in Note 5.18.1 "Movement of owners' equity".

5.16 Other short-term payables

	As at 30 June 2026 VND	As at 01 January 2026 (Restated) VND
Third parties	***4,086,093,894***	***3,649,047,525***
Trade union fees	180,514,100	168,919,100
Social insurance	68,701,308	68,701,308
Payables for agent bonuses	874,196,533	887,221,223
Sales rebates	1,651,256,413	1,154,654,524
Other payables	1,311,425,540	1,369,551,370
- Overdue other payables	*205,506,364*	*205,506,364*
- Others	*1,105,919,176*	*1,164,045,006*
Total	**4,086,093,894**	**3,649,047,525**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)
These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.17 Borrowings and finance lease liabilities

	As at 01 January 2026 VND	Movements in the year VND		As at 30 June 2026 VND
		Increase	Decrease	
Short-term borrowings	**141,518,021,370**	**169,257,368,369**	**150,284,735,882**	**160,490,653,857**
Third parties	***141,518,021,370***	***169,257,368,369***	***150,284,735,882***	***160,490,653,857***
Shinhan Bank Vietnam Limited - Pham Hung Branch (i)	29,258,236,537	32,335,076,258	38,024,951,049	23,568,361,746
Vietnam JSC Bank for Industry and Trade - Phuc Yen Branch (ii)	49,746,281,438	83,254,745,494	49,746,281,438	83,254,745,494
JSC Bank For Foreign Trade of Vietnam - Phuc Yen Branch (iii)	9,324,030,583	9,471,718,646	9,324,030,583	9,471,718,646
Vietnam Bank for Agriculture and Rural Development - Vinh Phuc II Branch (iv)	38,050,625,635	12,326,198,455	38,050,625,635	12,326,198,455
JSC Bank for Investment and Development of Vietnam - Hanoi Branch (v)	13,618,583,606	31,869,629,516	13,618,583,606	31,869,629,516
Military Commercial JSC	1,520,263,571	-	1,520,263,571	-
Current portion of long-term borrowings	**8,760,000,000**	**4,380,000,000**	**4,380,000,000**	**8,760,000,000**
Third party	***8,760,000,000***	***4,380,000,000***	***4,380,000,000***	***8,760,000,000***
Vietnam JSC Bank for Industry and Trade - Phuc Yen Branch (vi)	8,760,000,000	4,380,000,000	4,380,000,000	8,760,000,000
Total	**150,278,021,370**	**173,637,368,369**	**154,664,735,882**	**169,250,653,857**
Long-term borrowings	**15,370,257,695**	**-**	**4,380,000,000**	**10,990,257,695**
Third party	***15,370,257,695***	***-***	***4,380,000,000***	***10,990,257,695***
Vietnam JSC Bank for Industry and Trade - Phuc Yen Branch (vi)	15,370,257,695	-	4,380,000,000	10,990,257,695
Total	**15,370,257,695**	**-**	**4,380,000,000**	**10,990,257,695**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)
These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.17 Borrowings and finance lease liabilities (cont'd)

Details of short-term borrowings are as follows:

Lender	Contract	Credit amount (VND)	Interest	Term	Purpose	Collateral
(i) Shinhan Bank Vietnam Limited - Pham Hung Branch	Credit Agreement No. 130-000-890606 dated 12 June 2017 and Credit Agreement Extension – Amendment and Supplement No. 130-000-890606/12 dated 25 April 2025	15,300,000,000	According to each loan agreement	Not exceeding 05 months	Supplement working capital	USD deposit accounts in Shinhan Bank Vietnam Limited - Pham Hung Branch
	Credit Agreement No. SHBHNC/HĐTD/790500040797 dated 14 March 2024 and Credit Agreement Extension – Amendment and Supplement No. SHBHNC/HĐTD/790500040797/02 dated 09 June 2025	26,197,850,000		Not exceeding 06 months		
(ii) Vietnam JSC Bank for Industry and Trade - Phuc Yen Branch	Loan limit contract No. 10/2025-HĐCVHM/NHCT260-XH dated 14 October 2025	150,000,000,000	Specifically stated in each debt receipt	Not more than 06 months and specifically stated on the debt receipt	Supplement working capital for business	Property mortgage contract No. 220806/HĐTC dated 22 October 2008 Land use rights and property attached to land mortgage contract No. 22.08.07/HĐTC dated 22 October 2008 Machinery and equipment mortgage contract No. 08/2019/HĐBĐ/NHCT260-XH dated 26 December 2019 Machinery and equipment mortgage contract No. 09/2019/HĐBĐ/NHCT260-XH dated 26 February 2019 Machinery and equipment mortgage contract No. 02/2020/HĐBĐ/NHCT260-XH dated 18 February 2020 Goods mortgage contract No. 02/2021/HĐBĐ/NHCT260-XH dated 18 March 2021

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)
These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.17 Borrowings and finance lease liabilities (cont'd)

Details of short-term borrowings are as follows (cont'd):

Lender	Contract	Credit amount (VND)	Interest	Term	Purpose	Collateral
(iii) JSC Bank For Foreign Trade Of Vietnam - Phuc Yen Branch	Credit contract No. 25PY/DN-ĐB/HM491	15,000,000,000	Specificially stated in each debt receipt	Not exceeding 06 months	Supplement working capital for business	Machinery and equipment under Mortgage Agreement No. 21PY/MMTB/329 dated 24 June 2021
(iv) Vietnam Bank for Agriculture and Rural Development - Vinh Phuc II Branch	Credit contract No. 2890-LAV-2024 - 01609 dated 13 September 2024	100,000,000,000	Specificially stated in each debt receipt	Not exceeding 08 months	Supplement working capital for business	Real estate mortgage contract No. 202301/HĐTC-XHC signed on 12 May 2023, the real estate is Lot L1-10, Housing project for sale Group 13, Tu Liem Ward, Hanoi city owned by Mr. Nguyen Viet Anh and Ms. Vuong Thi Hong Ha.
(v) Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch	Credit contract No. 01/2024/18269180/HĐTD dated 27 December 2024	45,000,000,000	Specificially stated in each credit agreement	Specificially stated on each credit agreement	Supplement working capital for business	Apartment No. M23311, owned by Mr. Nguyen Viet Anh and Mrs. Vuong Thi Hong Ha, located at HH2 (M2) Building, Vinhomes Metropolis Mixed-use Commercial, Office and Luxury Apartment Complex, No. 29 Lieu Giai Street, Ngoc Ha Ward, Hanoi, Vietnam USD-denominated current account maintained at the Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.17 Borrowings and finance lease liabilities (cont'd)

Details of short-term borrowings are as follows (cont'd):

Lender	Contract	Credit amount (VND)	Interest	Term	Purpose	Collateral
(vii) Vietnam Joint Stock Commercial Bank for Industry and Trade - Phuc Yen Branch	Single loan contract No. 02/2020-HĐCVTL/NHCT260-XHVN dated 18 February 2020	26,000,000,000	Specificially stated in each debt receipt	60 months from the date of first loan disbursement	Investment in purchasing machinery and equipment for production and business activities	The collateral assets are specified in the Machinery and Equipment Mortgage Contract No. 02/2020/HDBĐ/NHCT 260-XH dated 18 February 2020 and accompanying amendments and supplements (if any), and have been fully registered for secured transactions
	Investment project loan contract No. 09/2023-HĐCVDADT/NHCT260-XH	69,700,000,000	Specificially stated in each debt receipt	60 months from the date of first loan disbursement	Payment of legal investment costs of the factory construction project belonging to the Company's production expansion project	Factory No. 1 belongs to the factory expansion project according to Asset Mortgage Contract No. 09/2023/HDBĐ/NHCT260-XH dated 27 September 2023

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.18 Owners' equity

5.18.1 Movement of owners' equity

Description	Paid-in capital VND	Treasury shares VND	Retained earnings VND	Total VND
As at 01 January 2025	**210,965,000,000**	**(100,000,000)**	**154,351,901,380**	**365,216,901,380**
Profit during the period	-	-	64,967,118,822	64,967,118,822
Fund distribution of year 2024	-	-	(4,000,000,000)	(4,000,000,000)
Dividends	-	-	(21,086,500,000)	(21,086,500,000)
As at 31 December 2025	**210,965,000,000**	**(100,000,000)**	**194,232,520,202**	**405,097,520,202**
As at 01 January 2026	**210,965,000,000**	**(100,000,000)**	**194,232,520,202**	**405,097,520,202**
Profit during the period	-	-	999,029,717	999,029,717
Fund distribution of year 2025 (i)	-	-	(5,000,000,000)	(5,000,000,000)
Dividends (i)	-	-	(42,173,000,000)	(42,173,000,000)
As at 30 June 2026	**210,965,000,000**	**(100,000,000)**	**148,058,549,919**	**358,923,549,919**

(i) Pursuant to the Resolution of the General Meeting of Shareholders No. 06/XH-NQ-ĐHĐCĐTN dated 20 June 2026, the Company approved the payment of 2025 cash dividends from retained earnings at a rate of 20% of the par value per share, with a total dividend amount of VND 42,173,000,000 and the appropriation of VND 5,000,000,000 to the reward and welfare fund.

5.18.2 Details of owners' equity

Shareholders	Contributed capital			
	As at 30 June 2026		As at 01 January 2026	
	VND	%	VND	%
Founders	**210,865,000,000**	**99.95**	**210,865,000,000**	**99.95**
VAC Vietnam Investment JSC	54,270,000,000	25.72	54,270,000,000	25.72
Bao Viet Fund Management Co., Ltd.	24,000,000,000	11.38	24,000,000,000	11.38
Mr. Nguyen Hoang Hai	23,902,820,000	11.33	23,902,820,000	11.33
Mr. Nguyen Viet Anh	17,630,430,000	8.36	17,630,430,000	8.36
Ms. Tran Thi Thu Ha	17,153,960,000	8.13	17,153,960,000	8.13
Mr. Le Tu Anh	13,100,110,000	6.21	13,100,110,000	6.21
Ms. Ba Nguyen Thi Minh Hien	12,430,230,000	5.89	12,430,230,000	5.89
Others	48,377,450,000	22.93	48,377,450,000	22.93
Treasury shares	**100,000,000**	**0.05**	**100,000,000**	**0.05**
Total	**210,965,000,000**	**100**	**210,965,000,000**	**100**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.18 Owners' equity (cont'd)

5.18.3 Shares information

	As at 30 June 2026 Shares	As at 01 January 2026 Shares
Number of issuable shares	21,096,500	21,096,500
Number of issued and paid shares	21,096,500	21,096,500
- Preference shares	-	-
- Ordinary shares	*21,096,500*	*21,096,500*
Number of treasury shares	10,000	10,000
- Preference shares	-	-
- Ordinary shares	*10,000*	*10,000*
Number of issuing shares	21,086,500	21,086,500
- Preference shares	-	-
- Ordinary shares	*21,086,500*	*21,086,500*
Face value of issuing shares (VND/share)	10,000	10,000

5.18.4 Basic earnings per share

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Profit after tax	999,029,717	64,794,218,441
Distribution to bonus and welfare fund	-	-
Weighted average number of ordinary shares	21,086,500	21,086,500
Earnings per share (EPS)	**47**	**3,073**

Currently, the Company has determined that there are no potential common shares with a dilutive impact, so diluted earnings per share are equal to basic earnings per share.

5.18.5 Capital transactions

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Owners' investment capital		
Capital contributions at the beginning of the period	210,965,000,000	210,965,000,000
Increase in capital contributions during the period	-	-
Decrease in capital contributions during the period	-	-
Capital contributions at the end of the period	210,965,000,000	210,965,000,000
Dividends and profits distributed	**(42,173,000,000)**	**(21,086,500,000)**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

5. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF FINANCIAL POSITION (CONT'D)

5.19 Off-balance sheet items

	As at 30 June 2026	As at 01 January 2026
1. Foreign currencies		
- USD	*2,134,243.24*	*748,984.86*

6. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF PROFIT OR LOSS

6.1 Revenues from sales of goods and services rendered

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Sales of finished goods, goods	238,475,170,511	237,248,974,986
Total	**238,475,170,511**	**237,248,974,986**

6.2 Revenue deductions

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Trade discounts	3,728,170,000	4,632,181,253
Total	**3,728,170,000**	**4,632,181,253**

6.3 Cost of sales

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Cost of finished goods, goods	199,265,430,226	195,316,492,672
Total	**199,265,430,226**	**195,316,492,672**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

6. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF PROFIT OR LOSS (CONT'D)

6.4 Financial income

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Interest income	5,915,520	3,742,788
Dividends and profits received	-	62,898,786,628
Realised foreign exchange gains	238,723,929	367,705,342
Foreign exchange gain from revaluation	885,424,342	880,234,055
Total	**1,130,063,791**	**64,150,468,813**

6.5 Financial expenses

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Loan interests	5,160,277,314	5,174,753,939
Settlement discount, interest on instalment purchase	175,147,560	177,162,111
Realised foreign exchange loss	393,282,435	68,736,868
Total	**5,728,707,309**	**5,420,652,918**

6.6 Selling and distribution expenses

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Labour expenses	3,835,082,000	3,891,401,000
Material expenses	78,171,074	197,464,019
Depreciation and amortisation expenses	215,222,310	215,222,310
Outsourcing service expenses	5,997,316,042	3,971,629,147
Others	1,834,863,190	1,922,136,495
Total	**11,960,654,616**	**10,197,852,971**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

6. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF PROFIT OR LOSS (CONT'D)

6.7 General and administrative expenses

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Labour expenses	9,552,353,960	12,566,962,244
Stationery expenses	222,418,888	710,387,146
Depreciation and amortisation expenses	810,578,886	861,771,564
(Reversal)/provision for doubtful debts	2,329,747,413	(145,897,701)
Taxes and fees	1,082,614,634	1,369,628,571
Outsourcing service expenses	3,382,136,224	4,267,754,051
Others	1,160,284,444	1,172,764,990
Total	**18,540,134,449**	**20,803,370,865**

6.8 Current corporate income tax expenses

The current corporate income tax payable is based on taxable income for the 06-month accounting period. Taxable income differs from income as reported in the statement of profit or loss because it excludes items of income or expense that are assessable or deductible in other years, it excludes items that are never taxable or deductible and it further excludes exempt income and tax losses carried forward. The Company's liability for current income tax is calculated using tax rates that have been enacted by the statement of financial position date.

Current corporate income tax expense and accounting profit are reconciled together as follows:

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Accounting profit before tax	**1,313,676,157**	**65,029,891,953**
Adjustments	**259,556,042**	**(63,505,198,223)**
Exempt income	-	(62,898,786,628)
Revaluated foreign exchange difference	259,556,042	(606,411,595)
Assessable income	**1,573,232,199**	**1,524,693,730**
Tax losses carried forward	-	(346,326,171)
Taxable income for the period	**1,573,232,199**	**1,178,367,559**
Tax rate (%)	20%	20%
Estimated current CIT for the period	**314,646,440**	**235,673,512**
Estimated current CIT expenses	**314,646,440**	**235,673,512**
CIT payable/(receivable) at the beginning of the	(316,219,226)	(420,897,342)
CIT paid during the period	-	(124,400,000)
CIT (receivable) at the end of the period	**(1,572,786)**	**(309,623,830)**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

6. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM STATEMENT OF PROFIT OR LOSS (CONT'D)

6.9 Cost by elements

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Labour expenses	35,602,934,985	37,333,180,908
Material cost	159,421,985,209	166,133,593,257
Depreciation and amortisation cost	9,735,815,415	10,064,086,091
Taxes and fees	1,082,614,634	1,369,628,571
Outsourcing service expenses	18,079,066,428	14,060,410,701
(Reversal) provision for doubtful debts	2,329,747,413	(145,897,701)
Others	3,514,055,208	3,566,135,726
Total	**229,766,219,291**	**232,381,137,553**

7. OTHER INFORMATION

7.1 Operating lease arrangements

At the interim statement of financial position date, the Company had outstanding commitments under non-cancelable operating lease agreements, which fall due as follows:

No	Description	Purposes	Term	Squares
1	Land lease contract at Nguyen Van Linh Street, Xuan Hoa Ward, Phuc Yen Town, Vinh Phuc Province	Land for construction of non-agricultural production and business facilities	From 23 September 2016 to 01 December 2055	113,190 m^2
2	Land use rights at No. 7 Yen The Street, Van Mieu – Quoc Tu Giam Ward, Hanoi	A transaction office	Until 31 December 2029	188 m^2
3	Land lease contract at No. 6 Thanh Nhan, Bach Mai Ward, Hanoi	Showroom	50 years from 2007	55.10m^2

According to the above agreements, the Company must pay annual land rent until maturity date according to current regulations of the State.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

7. OTHER INFORMATION (CONT'D)

7.2 Transactions and balances with related parties

The parties are considered to be related together if one of them has the ability to control or exercises significant influence over another in making financial and operating decisions.

Related parties	Relationship
Toyota Boshoku Hanoi Co., Ltd.	Associated company
Demy Furniture JSC	Associated company
Xuan Hoa Power JSC	Associated company
Xuan Hoa Elevator JSC	Associated company
NETT Viet Nam JSC	Associated company
Xuan Hoa Vietnam JSC - Southern Branch	Joint ventures company
Shareholders, members of the Board of Directors, Supervisory Committee and the Board of Management	

Transactions with related parties

During the period, the Company entered into the following transactions with its related parties:

Sales

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Toyota Boshoku Hanoi Co., Ltd.	11,128,102,710	12,501,907,226
Xuan Hoa Vietnam JSC - Southern Branch	2,097,306,033	-
NETT Viet Nam JSC	6,507,437,858	-
Total	**19,732,846,601**	**12,501,907,226**

Purchases

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
NETT Viet Nam JSC	147,600,000	-
Total	**147,600,000**	**-**

Investment in associate

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
NETT Viet Nam JSC		
- Cash capital contribution	*500,000,000*	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

7. OTHER INFORMATION (CONT'D)

7.2 Transactions and balances with related parties (cont'd)

Transactions with related parties (cont'd)

Capital contribution

Details in Note 5.18.1 "Movement of owners' equity".

Others

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Toyota Boshoku Hanoi Co., Ltd.		
- Dividends	-	*62,898,786,628*

The Boards of Directors and Management and Supervisory Committee' remuneration

	For the 06-month period ended 30 June 2026 VND	For the 06-month period ended 30 June 2025 VND
Boards of Directors and Management's remuneration	**3,247,655,563**	**3,249,217,948**
Mr. Nguyen Viet Anh - Chairman of the Board of	1,050,000,000	1,060,000,000
Mr. Nguyen Anh Tuan - Member of the Board of Directors cum General Director	1,020,000,000	1,030,000,000
Mr. Khuc Van Quang - Member of the Board of Directors cum Deputy General Director	390,000,000	380,000,000
Mr. Nguyen Hoang Hai - Member of the Board of Directors cum Deputy General Director	210,000,000	200,000,000
Mr. Nguyen Tien Hai - Member of the Board of	60,000,000	60,000,000
Mr. Khuc Manh Viet - Deputy General Director	397,655,563	399,217,948
Mr. Le Van Giang - Deputy General Director	120,000,000	120,000,000
Supervisory Committee's remuneration	**298,267,181**	**96,000,000**
Mr. Truong Hong Phong - Head of Supervisory	120,000,000	60,000,000
Ms. Tran Thanh Hang - Member of Supervisory	18,000,000	18,000,000
Ms. Nguyen Thi Khuyen - Member of Supervisory	160,267,181	18,000,000
Total	**3,545,922,744**	**3,345,217,948**

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

7. OTHER INFORMATION (CONT'D)

7.2 Transactions and balances with related parties (cont'd)

Transactions with related parties (cont'd)

Collateral

During the period, the Company used the real estate properties owned by Mr. Nguyen Viet Anh – Chairman of the Board of Directors – and Ms. Vuong Thi Hong Ha as collateral for its borrowings. Details are disclosed in Note 5.16 "Borrowings and finance lease liabilities."

Related party balances

Details of related party balances are as follows:

- Note 5.2 "Short-term advance to suppliers";
- Note 5.3 "Trade receivables";
- Note 5.10 "Long-term financial investments".

7.3 Subsequent events

Pursuant to the minutes of the Members' Council meeting of Toyota Boshoku Hanoi Co., Ltd. approved on 23 July 2026, the Company was entitled to receive a profit distribution in proportion to its capital contribution, amounting to VND 72,109,183,566. Accordingly, on 27 July 2026, the Company received the full amount of the above profit distribution in its bank account.

On 03 August 2026, the Board of Directors of Xuan Hoa Viet Nam Joint Stock Company approved a resolution on obtaining shareholders' written opinions to approve an additional dividend payment to shareholders. Accordingly, the Company plans to pay cash dividends at a rate of 20% of the par value of the shares, equivalent to VND 2,000 per share, from undistributed after-tax profits, in accordance with Resolution No. 06/NQ-HĐQTĐHĐCĐTN of the Annual General Meeting of Shareholders dated 20 June 2026.

Except for the events described above, there were no other significant events occurring after the end of the accounting period that require adjustment or disclosure in the Company's interim financial statements for the six-month period ended 30 June 2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

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

7. OTHER INFORMATION (CONT'D)

7.4 Comparative figures

The comparative figures are derived from the financial statements for the year ended 31 December 2025, which were audited, and the interim financial statements for the 06-month accounting period ended 30 June 2025, which were reviewed by RSM Vietnam Auditing & Consulting Co., Ltd.

This is the first period in which the Company has applied Circular No. 99/2025/TT-BTC guiding the corporate accounting regime, effective from 01 January 2026. Certain figures presented in the prior period's financial statements have been reclassified and restated, where necessary, to conform with the presentation adopted in the current period's interim financial statements.

Restate certain items on the interim statement of financial position

Items	Pre-adjusted figures VND	Adjustment VND	Adjusted figures VND
Current liabilities			
1. Dividends and profit distribution payable	-	121,926,000	121,926,000
2. Other short-term payables	3,770,973,525	(121,926,000)	3,649,047,525

CÔNG TY CỔ PHẦN XUÂN HÒA VIỆT NAM

Nguyen Anh Tuan
General Director
19 August 2026

Nguyen Thi Hieu
Chief Accountant

Dang Thi Hoa
Preparer