UTXI AQUATIC PRODUCTS PROCESSING CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM**
---------------oOo---------------	**Independence - Freedom - Happiness**
	---------------oOo---------------
No. 24/CBTT-UXC.26	*Can Tho, August 14, 2026*

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 which was issued by the Ministry of Finance in ofder to provide the guidelines for public information dusclosure on the securities market, Utxi Aquatic Products Processing Corporation (Stock code: UXC) hereby submits the Financial statement information (FS) for the first 6 months of 2026 to the Hanoi Stock Exchange as following:

1. Name of organization: Utxi Aquatic Products Processing Corporation

- Stock Code: UXC
- Address: No. 24, Provincial Road 934, Ha Bo Hamlet, Tai Van Commune, Can Tho City
- Phone/Tel: (02993) 852671 – 852959
- Fax: (02993) 852670 – 852958
- Email: quyenlb@utxi.com.vn Website: https://www.utxi.com.vn

2. Contents of disclosure:

- **The Financial statements for the first 6 months of 2026**

☒ Separate financial statements (For Organizations without subsidiaries and no higher-level accounting units with subordinate units);

☐ Consolidated financial statements (For Organizations with subsidiaries);

☐ Consolidated financial statements (For Organizations with internal accounting unit that operate a separate accounting system).

- **Cases Requiring Explanation:**

+ The audit organization gives an opinion that is not a fully accepted opinion on the financial statements (for the financial statements that have been reviewed/audited ....):

☐ Yes ☒ No

Explanation document in case of a " Yes" reponse:

☐ Yes ☒ No

+ The net profit after corporate income tax for the reporting period shows a variance of 5% or more before and after audit, reflecting a change from a loss to profit or vice versa (as per the year's audited financial statements):

☐ Yes ☒ No

Explanation document in case of a " Yes" reponse:

☐ Yes ☒ No

+ The net profit after corporate income tax in the income statements for the reporting period has changed by 10% or more compared to the same period last year:

☒ Yes ☐ No

Explanation document in case of a " Yes" reponse

☒ Yes ☐ No

+ The net profit after corporate income tax for the reporting period is a loss, having changed from a profit in the same period lass year to loss in this period or vice versa:

☒ Yes ☐ No

Explanation document in case of a " Yes" reponse

☒ Yes ☐ No

This information was published on the company's website on: *August 14*, 2026 at the following link: *http://utxi.com.vn/vi/news/co-dong/*

We would like to commit that the information published above is true and fully responsible before the law for the content of the disclosed information.

Attachments:

- The Financial statements for the first 6 months of 2026
- Explanation No. 23-GT/CVUX26 *(Re: Explanation of profit after tax in the first 6 months of 2026 suffered losses and a difference of more than 10% compared to the same period last year*)

Organizative Representative

Person authorzed to disclose information

M.S.D.N: 2200203836 - C.T.C.P
CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI
X. TÀI VĂN - TP. CẦN THƠ

CHIEM HAI HOA

UTXI AQUATIC PRODUCTS PROCESSING CORPORATION	THE SOCIALIST REPUBLIC OF VIETNAM
----------o0o----------	Independence - Freedom - Happiness
No: 23-GT/UX.26	*Tai Van, Aug 14th 2026*
(Regarding the explanation for the loss in profit after tax for the first six months of 2026 and the variance of more than 10% compared to the same period last year)	

To: HA NOI STOCK EXCHANGE

- Name of the company: **Ut Xi Aquatic Products Processing Corporation (UTXICO)**
- Address of head office: No. 24, Street 934, Ha Bo Village, Tai Van commune, Can Tho City
- Tel: (0299) 3852955
- Stock Symbol: UXC
- Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market.
- Based on the Regulations on Information Disclosure of the Hanoi Stock Exchange.

Ut Xi Aquatic Products Processing Corporation (UTXICO) would like to explain the loss in profit after tax for the first six months of 2026 and the variance of more than 10% compared to the same period last year, as follows:

SUMMARY OF INCOME STATEMENT

Unit: VND

ITEM	The first six months of 2026	The first six months of 2025	Variance	
			Amount	Rate
Net revenues from sales and services rendered	**168,173,016,842**	**188,339,309,184**	**(20,166,292,342)**	**(10,71%)**
Costs of goods sold	146,437,320,594	158,868,849,191	(12,431,528,597)	(7.83%)
Gross revenues from sales and services rendered	**21,735,696,248**	**29,470,459,993**	**(7,734,763,745)**	**(26.25%)**
Financial income	1,708,567,400	1,007,010,217	701,557,183	69.67%
Financial expenses	13,471,085,486	24,266,300,455	(10,795,214,969)	(44.49%)
Selling expenses	8,181,219,250	10,264,605,080	(2,083,385,830)	(20.30%)
General administration expenses	4,078,177,599	3,715,950,621	362,226,978	9.75%
Net profits from operating activities	(2,286,218,687)	(7,769,385,946)	5,483,167,259	70.57%
Other income	255,916,240	230,168,845	25,747,395	11.19%
Profits after enterprise income tax	**(2,030,302,447)**	**(7,539,217,101)**	**5,508,914,654**	**73.07%**

During the first six months of 2026, the Company recorded a loss after tax of VND 2,030,302,447. Compared to the loss of VND 7,539,217,101 in the same period of 2025, the loss decreased significantly by VND 5,508,914,654, representing a 73.07% reduction. The Company hereby provides a detailed explanation regarding the aforementioned financial fluctuations as follows:

The company continued to record a loss for the first six months of 2026, primarily due to declining revenue, which resulted in gross profit being insufficient to cover operating expenses. Specifically, net revenue reached VND 168.17 billion, a 10.71% year-on-year decrease causing gross profit to fall by 26.25% to VND 21.74 billion. Although the company actively managed its cost of goods sold, the generated gross profit remained inadequate to offset financial, selling, and administrative expenses; consequently, the company recorded a loss after tax of VND 2.03 billion.

Despite remaining in a loss position, the company's after-tax result for the first six months of 2026 showed significant improvement, with the loss narrowing by VND 5.51 billion a 73.07% reduction compared to the same period last year. This outcome was primarily driven by enhanced cost management: financial expenses fell by VND 10.80 billion (44.49%) due to loan restructuring, lower interest costs, and capital optimization, while selling expenses decreased by VND 2.08 billion (20.30%) through the elimination of inefficient spending

Overall, although revenue remained affected by market conditions, proactive financial restructuring and strict cost control enabled the Company to significantly narrow its losses, thereby improving business results compared to the same period last year.

The above is the explanation from UTXICO regarding its business results in the first six months of 2026, which showed a loss, and a difference of more than 10% compared to the same period in 2025. We respectfully submit this to the Hanoi Stock Exchange for consideration.

Best regards!

GENERAL DIRECTOR

(Sign, write full name and seal)

Recipients:
- *As above*
- *Archived: Finance and Acc Dept*

CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI

Ly Bich Quyen

Member of MSI Global Alliance

UT XI AQUATIC PRODUCTS PROCESSING CORPORATION

REVIEWED INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Audit firm:

SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD.(AASCS)
A MEMBER OF INTERNATIONAL AUDIT ORGANISATION MSI GLOBAL ALLIANCE
29 Vo Thi Sau, Tan Dinh Ward, Ho Chi Minh City, Tel: (028) 3820 5944 - 3820 5947; Fax: (028) 3820 5942

TABLE OF CONTENT

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Ut Xi Aquatic Products Processing Corporation (hereby called "the Company") is pleased to present this report and the interim financial statements of the Company for the six-month period ended as at 30 June 2026.

I. THE COMPANY

1. Form of ownership

Ut Xi Aquatic Products Processing Corporation is founded and operated pursuant to Enterprise Registration Certificate ("ERC") No. 2200203836 dated 15 June 2006 issued by service of Planning and Investment of Soc Trang Province and the 19th amendment dated 10 September 2025, issued by the Business Registration Office - Department of Finance of Can Tho City.

The Company's contributed charter capital stated in the ERC	:	VND	354,000,000,000
Contributed capital as at 30 June 2026	:	VND	354,000,000,000

The Company's headquarters is located at No. 24, street 934, Ha Bo village, Tai Van commune, Can Tho city.

2. Business field

Processing and exporting seafood

3. Principal activities

- Processing, preservating seafoods products and all kind of breed's seafood;
- Build all the kind of constructions;
- Inland aquacutural;
- Hatchery seafood;
- Seafood trading;
- Trading in real estate, land use rights of the owner, the owner or lessee to use;
- Warehousing and storage of goods;
- Trading in machinery, equipment and spare parts agriculture;
- Trading in machinery, equipment and other machine parts;
- Construction of road works;
- Construction of other civil engineering;
- Lease of motor vehicles;
- Processing and preservation of fruits and vegetables;
- Sale of vegetables, fruits;
- Trading in food and feed ingredients for livestock, poultry and aquaculture.

II. OPERATING RESULTS

Operating results of the Company and the financial situation at the date of 30 June 2026 are presented in the accompanying Interim Financial Statements.

III. SUBSEQUENT EVENTS

The Board of Management of the Company assures that there are no signficant events that have arisen after 30 June 2026 until the time of preparing this report that have not been considered for adjustments or disclosed in the Interim Financial Statements.

REPORT OF THE BOARD OF MANAGEMENT

IV. THE BOARD OF DIRECTORS AND MANAGEMENT, BOARD OF SUPERVISORS, CHIEF ACCOUNTANT AND LEGAL REPRESENTATIVE

The Board of Directors

Mr.	Nguyen Trieu Dong	Chairman
Ms.	Ly Bich Quyen	Member
Mr.	Nguyen Hoang Phuong	Member
Mr.	Nguyen Hoang Nha	Member
Ms.	Vo Thi Huyen Trinh	Member

The Board of Management

Ms.	Ly Bich Quyen	General Director
Mr.	Nguyen Hoang Phuong	Deputy General Director
Mr.	Truong Van Phuoc	Deputy General Director
Mr.	Nguyen Hoang Nha	Deputy General Director

The Board of Supervisors

Mr.	Nguyen Thai Nguyen	Head of the Board
Ms.	Nguyen Thi Kim Ngan	Member
Mr.	Tran Nhat Luan	Member

Legal representative

Ms.	Ly Bich Quyen	General Director

Chief Accountant

Mr. Do Thanh Nhon

According to the list above, no person in the Board of Directors, the Board of Management, the Board of Supervisors uses their powers they are delegated in the management and administration of the Company to obtain any benefits other than usual benefits from holding shares like other shareholders.

V. AUDITOR

The auditors of Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS) take the review of the Interim Financial Statements for the Company.

VI. MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

The Board of Management is responsible for the Interim Financial Statements of each fiscal year which give a true and fair view of the interim financial position of the Company and of its results and cash flows for the six-month period ended as at 30 June 2026. In preparing those Interim Financial Statements, The Board of Management is required to:

- Establishing and maintaining internal control as determined by the Board of Directors and the Board of Management as necessary to ensure that the preparation and presentation of the Interim Financial Statements are free of material misstatement, whether due to fraud or due to fraud or error;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- The applicable accounting standards are complied with by the Company, there are no significant misleading applications that need to be disclosed and explained in this Interim 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.

REPORT OF THE BOARD OF MANAGEMENT

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 Company and to ensure that the accounting records comply with the applied accounting system. 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.

We, the Board of Management, confirm that the Interim Financial Statements for the fiscal year 2026, ended as at 30 June 2026, give a true and fair view about the interim financial position, operating results and cash flows of the Company for the six-month period ended as at 30 June 2026, in accordance with the Vietnamese Accounting System and comply with relevant statutory requirements.

VII. OTHER COMMITMENTS

The Board of Management commits that the Company does not violate the obligation to disclose information as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance on guidance on information disclosure on the stock market and supplements, amendments.

VIII. APPROVAL OF INTERIM FINANCIAL STATEMENTS

We, the Board of Directors of Ut Xi Aquatic Products Processing Corporation approve our Interim Financial Statements for the six-month period ended as at 30 June 2026.

Approved, 13 August, 2026	*Can Tho City, 13 August, 2026*
On behalf of The Board of Directors	**On behalf of The Board of Management**
Chairman	**General Director**
Nguyen Trieu Dong	**Ly Bich Quyen**

No: 694 /BCSX/TC/2026/AASCS

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: **Shareholders, The Board of Directors and The Board of Management**
UT XI AQUATIC PRODUCTS PROCESSING CORPORATION

We have reviewed the accompanied interim financial statements of Ut Xi Aquatic Products Processing Corporation, approved on 13/08/2026, as set out on page 07 to 53, 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 and Notes to Interim Financial Statements for the six-month period ended as at 30 June 2026.

Management's responsibility

Management is responsible for the preparation and fair presentation of these interim financial statements of the Company in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to interim financial statements, and for such internal control as Management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements of Ut Xi Aquatic Products Processing Corporation do not give a true and fair view, in all material respects, the interim financial position as at 30 June 2026, its interim results and interim cash flows for the six-month period ended as at 30 June 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprise and the relevant statutory requirements applicable to interim financial statements.

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Emphasis of matters

As at 30 June 2026, the "Owners' equity" item (Code 400) was negative at VND 92,376,369,438 and the Company's current liabilities exceeded its current assets by VND 58,879,015,909. These indicators reflect that the Company's liquidity is currently at a low level and may affect the Company's ability to continue as a going concern. However, the Company's Board of Management has confirmed that it continues to receive commitments from the Company's owners and creditors to maintain sufficient financial support to ensure that the Company's ability to continue as a going concern will not be adversely affected in the future. Accordingly, these Intrerim Financial Statements have been prepared on a going concern basis. Our audit opinion is not modified in respect of this matter.

Ho Chi Minh City, August 14, 2026
Southern Auditing and Accounting
Financial Consulting Services Co., Ltd.
Deputy General Director

Le Van Tuan
Practising Auditor Registration
Certificate No.: 0479-2023-142-1

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

Item	Code	Note	Ending balance	Beginning balance
A. SHORT-TERM ASSETS	**100**		**749,904,980,652**	**743,104,652,105**
I. Cash and cash equivalents	**110**	**V.1**	**80,657,971**	**999,955,576**
1. Cash	111		80,657,971	999,955,576
2. Cash equivalents	112		-	-
II. Short-term investments	**120**	**V.4**	**46,709,703,697**	**40,730,830,697**
1. Held-for-trading securities	121		-	-
2. Provisions for held-for-trading securities	122		-	
3. Short-term held-to-maturity investments	123		-	
4. Provision for short-term held-to-maturity investments	124		-	
5. Other short-term investments	125		46,709,703,697	40,730,830,697
6. Provision for diminution in value of other short-term investments	126		-	
III. Short-term receivables	**130**		**171,812,236,574**	**143,579,779,511**
1. Short-term trade receivables	131	V.2	264,752,265,683	267,196,705,308
2. Short-term prepayments to suppliers	132	V.3	98,939,312,801	68,226,416,113
3. Short-term intra-company receivables	133		-	-
4. Construction contract receivables based on agreed progress billings	134		-	-
5. Other short-term receivables	135	V.5	438,371,848	474,371,848
6. Short-term provisions for doubtful debts	136	V.6	(192,317,713,758)	(192,317,713,758)
7. Shortage of assets waiting for resolution	137		-	-
IV. Inventories	**140**	**V.7**	**528,807,063,291**	**556,202,329,538**
1. Inventories	141		528,807,063,291	556,202,329,538
2. Provisions for obsolete inventories	142		-	-
V. Short-term biological assets	**150**		-	-
1. Short-term livestock raised for one-off products	151		-	-
2. Short-term seasonal crops or one-off-produce crops	152		-	-
3. Short-term provision for impairment of biological assets	153		-	-
VI. Other current assets	**160**		**2,495,319,119**	**1,591,756,783**
1. Short-term prepaid expenses	161	V.9	24,695,683	61,739,210
2. Value-added tax deductible	162		2,470,623,436	1,530,017,573
3. Taxes and other receivables from the States	163		-	-
4. Government bonds trading	164		-	-
5. Other current assets	165		-	-

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KIỂM TOÁN
PHÍA NAM
T.P HỒ C

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

Item	Code	Note	Ending balance	Beginning balance
B. LONG-TERM ASSETS	**200**		**87,388,614,653**	**90,262,993,135**
I. Long-term receivables	**210**		-	-
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Paid-in capital in dependent units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Long-term provisions for doubtful debts	216		-	-
II. Fixed assets	**220**		**73,066,290,661**	**75,940,669,143**
1. Tangible fixed assets	221	V.10	46,628,107,123	49,502,485,605
- Historical costs	222		351,234,051,529	350,403,661,529
- Accumulated depreciation	223		(304,605,944,406)	(300,901,175,924)
2. Finance leases	224		-	-
- Historical costs	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.11	26,438,183,538	26,438,183,538
- Historical costs	228		26,690,541,990	26,690,541,990
- Accumulated amortisation	229		(252,358,452)	(252,358,452)
III. Long-term biological assets	**230**		-	-
1. Livestock raised for periodic products	231		-	-
a) Immature livestock raised for periodic products	232		-	-
b) Mature livestock raised for periodic products	233		-	-
- Cost	234		-	-
- Accummulated depreciation	235		-	-
2. Long-term livestock raised for one-off products	236		-	-
3. Long-term seasonal crops or one-off-produce crops	237		-	-
4. Long-term provision for impairment of biological assets	238		-	-
IV. Investment properties	**240**		-	-
- Historical costs	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term assets in progress	**250**	**V.8**	**14,322,323,992**	**14,322,323,992**
1. Long-term work in process	251		-	-
2. Construction in progress	252		14,322,323,992	14,322,323,992

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

Item	Code	Note	Ending balance	Beginning balance
VI. Long-term investments	**260**		-	-
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	-
3. Investments in other entities	263		-	-
4. Provision for diminution in value of long-term investments in entities	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments	266		-	-
VII. Other long-term assets	**270**		-	-
1. Long-term deferred expenses	271		-	-
2. Deferred tax assets	272		-	-
3. Long-term tools, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (280=100+200)	**280**		**837,293,595,305**	**833,367,645,240**
C. LIABILITIES	**300**		**929,669,964,743**	**923,713,712,231**
I. Short-term liabilities	**310**		**691,025,964,743**	**916,195,712,231**
1. Short-term trade payables	311	V.13	99,605,094,852	109,509,400,409
2. Short-term prepayments from customers	312		730,742,311	3,212,862,668
3. Dividends and profits payables	313	V.14	3,789,824,395	3,792,115,795
4. Short-term taxes and other payables to the States	314	V.15	2,935,413,587	2,965,583,067
5. Payables to employees	315		1,134,054,000	2,793,707,000
6. Short-term accrued expenses	316	V.16	262,043,382,144	268,172,992,743
7. Short-term intra-company payables	317		-	-
8. Short-term construction contract payables based on agreed progress billings	318		-	-
9. Short-term unearned revenues	319		-	-
10. Other short-term payables	320	V.17	6,127,435,684	5,619,346,347
11. Short-term loans and finance leases	321	V.12	312,175,363,643	517,645,050,075
12. Short-term provisions	322		-	-
13. Bonus and welfare funds	323	V.18	2,484,654,127	2,484,654,127
14. Price stabilization funds	324		-	-
15. Government bonds trading	325		-	-

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

Item	Code	Note	Ending balance	Beginning balance
II. Long-term liabilities	**330**		**238,644,000,000**	**7,518,000,000**
1. Long-term trade payables	331		-	-
2. Long-term prepayments from customers	332		-	-
3. Long-term taxes and other payables to the States	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables in relation to capital	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term unearned revenues	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and finance leases	339	V.12	238,644,000,000	7,518,000,000
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Scienctific and technological development funds	344		-	-
D. OWNERS' EQUITY	**400**		**(92,376,369,438)**	**(90,346,066,991)**
1. Owners' equity	411	V.19	354,000,000,000	354,000,000,000
- Ordinary shares with voting rights	411a	V.19	354,000,000,000	354,000,000,000
- Preference shares	411b		-	-
2. Share premium	412	V.19	484,047,273	484,047,273
3. Convertible bond options	413		-	-
4. Other owners' capitals	414		-	-
5. Treasury shares	415	V.19	(320,000)	(320,000)
6. Asset revaluation reserves	416		-	-
7. Foreign exchange differences reserves	417		-	-
8. Development and investment funds	418	V.19	8,023,610,850	8,023,610,850
9. Other funds belonging to owners' equity	419		-	-
10. Retained earnings	420	V.19	(454,883,707,561)	(452,853,405,114)
- Retained earnings by the end of prior period	420a		(452,853,405,114)	(451,188,793,428)
- Retained earnings of current period	420b		(2,030,302,447)	(1,664,611,686)
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	**440**		**837,293,595,305**	**833,367,645,240**

Approved, 13 August, 2026

Prepared by	Chief Accountant	General Director
Luu Thi Ngoc Tuyen	Do Thanh Nhon	Ly Bich Quyen

CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI
M.S.D.N: 22002038
X. TÀI VĂN - TP. CẦN THƠ

CÔNG TY TNHH DỊCH VỤ TƯ VẤN TÀI CHÍNH KẾ TOÁN KIỂM TOÁN PHÍA NAM
T.P HỒ C

INTERIM STATEMENT OF PROFIT OR LOSS

For the six-month period ended as at 30 June 2026

Currency: VND

Item	Code	Note	First 06 months of 2026	First 06 months of 2025
1. Revenues from sales and services rendered	**01**	**VI.1**	**169,836,172,682**	**192,791,373,528**
2. Revenue deductions	02	VI.2	1,663,155,840	4,452,064,344
3. Net revenues from sales and services rendered (10=01-02)	**10**		**168,173,016,842**	**188,339,309,184**
4. Costs of goods sold and services rendered	11	VI.3	146,437,320,594	158,868,849,191
5. Gross profit from sales and services rendered (20=10-11)	**20**		**21,735,696,248**	**29,470,459,993**
6. Gains/Losses from the retirement or disposal of investment properties	21		-	-
7. Finance income	22	VI.4	1,708,567,400	1,007,010,217
8. Finance expenses	23	VI.5	13,471,085,486	24,266,300,455
- In which: Borrowing costs	*24*		*13,366,108,891*	*16,384,984,198*
9. Selling expenses	25	VI.8	8,181,219,250	10,264,605,080
10. General and administrative expenses	26	VI.8	4,078,177,599	3,715,950,621
11. Operating profit {30=20+21+22-(23+25+26)}	**30**		**(2,286,218,687)**	**(7,769,385,946)**
12. Other income	31	VI.6	260,033,917	257,042,680
13. Other expenses	32	VI.7	4,117,677	26,873,835
14. Other profit (40=31-32)	**40**		**255,916,240**	**230,168,845**
15. Accounting profit before tax (50=30+40)	**50**		**(2,030,302,447)**	**(7,539,217,101)**
16. Current corporate income tax expenses	51	VI.10	-	
17. Deferred tax expenses	52	VI.10		
18. Net profit after tax (60=50-51-52)	**60**		**(2,030,302,447)**	**(7,539,217,101)**
19. Basic earnings per share	70	VI.11	(57)	(213)
20. Diluted earnings per share	71	VI.12	(57)	(213)

Approved, 13 August, 2026

Prepared by	Chief Accountant	General Director
Luu Thi Ngoc Tuyen	Do Thanh Nhon	Ly Bich Quyen

M.S.D.N: 2200203836 C.T.C.P. CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI X. TÀI VĂN - TP. CẦN THƠ

INTERIM STATEMENT OF CASH FLOWS

(Direct method)

For the six-month period ended as at 30 June 2026

Currency: VND

Item	Code	Note	First 06 months of 2026	First 06 months of 2025
I. Cash flows from operating activities				
1. Cash inflows from sales and services rendered and other revenues	01		127,251,048,555	96,941,126,387
2. Cash outflows paid to suppliers	02		(106,238,839,024)	(34,162,404,326)
3. Cash outflows paid to employees	03		(25,392,656,000)	(17,458,602,000)
4. Borrowing costs paid	04		(1,276,155,335)	(450,395,015)
5. Corporate income tax paid	05		(30,665,480)	-
6. Other cash inflows from operating activities	06		6,512,661,422	63,896,283,681
7. Other cash outflows from operating activities	07		(3,360,761,152)	(102,508,451,863)
Net cash flows from operating activities	**20**		**(2,535,367,014)**	**6,257,556,864**
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		(729,830,016)	(806,338,518)
2. Proceeds from disposal of fixed assets and other long-term assets	22		-	151,200,000
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	-
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		-	-
5. Payments for investments in other entities	25		-	-
6. Proceeds from sale of investments in other entities	26		-	-
7. Interest and dividends received	27		187,885	107,433
Net cash flows from investing activities	**30**		**(729,642,131)**	**(655,031,085)**
III. Cash flows from financing activities				
1. Capital contribution and issuance of shares	31		-	-
2. Repayment of contributed capital and repurchase of stock issued	32		-	-
3. Drawdown of borrowings	33		42,479,000,000	-
4. Repayment of borrowings	34		(40,110,966,800)	(5,209,145,000)
5. Payment of principal of finance lease liabilities	35		-	-
6. Dividends paid	36		-	-
Net cash flows from financing activities	**40**		**2,368,033,200**	**(5,209,145,000)**

INTERIM STATEMENT OF CASH FLOWS

(Direct method)

For the six-month period ended as at 30 June 2026

Currency: VND

Item	Code	Note	First 06 months of 2026	First 06 months of 2025
Net cash flows during the period (50 = 20+30+40)	**50**		**(896,975,945)**	**393,380,779**
Cash and cash equivalents at the beginning of fiscal year	**60**	**V.1**	**999,955,576**	**61,555,544**
Impact of exchange rate fluctuation	61		(22,321,660)	(12,244,663)
Cash and cash equivalents at the end of period (70=50+60+61)	**70**	**V.1**	**80,657,971**	**442,691,660**

Approved, 13 August, 2026

Prepared by	Chief Accountant	General Director
Luu Thi Ngoc Tuyen	Do Thanh Nhon	Ly Bich Quyen

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

I. THE COMPANY

1. Form of ownership

Ut Xi Aquatic Products Processing Corporation is founded and operated pursuant to Enterprise Registration Certificate ("ERC") No. 2200203836 dated 15 June 2006 issued by service of Planning and Investment of Soc Trang Province and the 19th amendment dated 10 September 2025, issued by the Business Registration Office - Department of Finance of Can Tho City.

The Company's contributed charter capital stated in the ERC	:	VND	354,000,000,000
Contributed capital as at 30 June 2026	:	VND	354,000,000,000

The Company's headquarters is located at No. 24, street 934, Ha Bo village, Tai Van commune, Can Tho city.

2. Business field

Processing and exporting seafood

3. Principal activities

- Processing, preservating seafoods products and all kind of breed's seafood;
- Build all the kind of constructions;
- Inland aquacutural;
- Hatchery seafood;
- Seafood trading;
- Trading in real estate, land use rights of the owner, the owner or lessee to use;
- Warehousing and storage of goods;
- Trading in machinery, equipment and spare parts agriculture;
- Trading in machinery, equipment and other machine parts;
- Construction of road works;
- Construction of other civil engineering;
- Lease of motor vehicles;
- Processing and preservation of fruits and vegetables;
- Sale of vegetables, fruits;
- Trading in food and feed ingredients for livestock, poultry and aquaculture.

4. Ordinary course of business: 12 months

5. Characteristics of the Company's operations in the fiscal year that affect the Interim Financial

- As at 30/06/2026, there were no significant events affecting the financial statements

6. Corporate structure

Dependent units without legal status

Name	Address
Hoang Phuong Seafood Factory	No. 24, street 934, Ha Bo village, Tai Van commune, Can Tho city
Hoang Phong Seafood Factory	No. 24, street 934, Ha Bo village, Tai Van commune, Can Tho city
Hoang Nha cold storage	No. 24, street 934, Ha Bo village, Tai Van commune, Can Tho city

7. As at 30/06/2026, the number of employees/the average of employees was 151 (31/12/2025 was 154).

8. **Statement on the comparability of information in the Interim Financial Statements**: The Interim Financial Statements are prepared in the full form, and the information presented therein is comparable with that of the comparative period.

9. Disclose other information in the interim financial statements pursuant to relevant legal regulations such as the Enterprise Law, the Securities Law, etc. that materially affect the interim financial statements.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

The Company's accounting period starts on 1 January and ends on 31 December.

2. Accounting currency

The financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Accounting period

The Company applies Enterprise Accounting System issued under Circular No.99/2025/TT-BTC dated 27 October 2025 by Ministry of Finance as well as the amended and guidance circulars.

2. Declaration of adherence to Accounting Standards and Accounting system

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

IV. ACCOUNTING POLICIES

1. Principles of translating financial statements in foreign currencies into VND: (in case the currency in the accounting books is a foreign currency); Significant impacts (if any) when translating foreign currency to VND

2. Types of exchange rates applied during the accounting period:

- The exchange rate chosen to apply during the accounting period when recording transactions in foreign currencies and the exchange rate used to revaluate monetary items with foreign currency balances: .....

+ **Spot exchange rates:**

The Company uses the spot exchange rate on the date of the transaction to account for transactions in foreign currencies converted into Vietnamese Dong (VND); the spot exchange rate is the average buying and selling rate during the day at the bank where the Company frequently conducts transactions, or an exchange rate approximating the average buying and selling rate of the day, week, month... but it must not exceed (+,-1%) compared to the average rate on the transaction date.

+ **Book exchange rate:** The book exchange rate includes the specific identification book exchange rate or the weighted-average book exchange rate. The application of the specific identification book exchange rate or the weighted-average book exchange rate depends on the characteristics and management requirements of the Company's foreign currency-denominated monetary items.

a) The specific identification book exchange rate is the rate determined when collecting receivables, other assets, or when settling payables in foreign currencies, determined according to the spot exchange rate at each point in time when the transaction occurs (if revaluation has not yet taken place) or the rate revalued at the end of the previous period for each item (if revaluation has already occurred).

b) The weighted-average book exchange rate is the rate determined based on the average between the value converted into the accounting currency at the spot exchange rate incurred for the debit side of cash, receivables, other assets, or the credit side of payables, divided by the amount of foreign currency at the beginning of the period and the amount of foreign currency increased during the period for each object. The weighted-average book exchange rate can be determined at the end of the period or at each payment time.

- In the event that the Commercial bank where the Company regularly conducts transactions does not disclose the exchange rate of the foreign currency, the Company uses the cross rate for the spot exchange rate of this foreign currency.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

3. Principles of determining the real interest rate accounted for the discounted cash flows:

The principle for determining the real interest rate (also called the effective interest rate) used to discount cash flows for items recorded at present value, allocated value, or recoverable value when incurring various types of interest used to discount cash flows:

- The Company determines based on the real interest rate (which is the real interest rate of the commercial bank where the company opens the account, or the interest rate applied to the company's borrowings, or other basis);

4. Cash and cash equivalents

a. Cash

Cash consists of: cash on hand, cash in banks and cash in transit; Specifically, for cash and cash equivalents of the Company that are restricted in use, they are not presented under this item but must be presented under other current and non-current asset items on the financial statements.

b. Cash equivalents

Cash equivalents are short-term investments for a period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of financial statements.

c. Other currencies conversion

Transactions in foreign currencies must be recorded in original currency and converted into Vietnam dong. Overdraft is recorded as a bank loan.

At the time of preparing the financial statements in accordance with the laws and regulations, the Company revalues the balances of foreign currency and monetary gold according to the following principles:
- Foreign currency balances: based on the average buying and selling exchange rates at the commercial bank where the Company regularly conducts transactions at the time of preparing the financial statements;
- Monetary gold: based on the domestic market buying price at the time of preparing the financial statements. The domestic market buying price is the price announced by the State Bank. In case the State Bank does not announce the gold buying price, it is calculated according to the buying price announced by organizations permitted to trade gold under the law.

5. Receivables

All receivables must be detailed by aging, by each client and in original currency (if any) and others details depending on the management request of the Company.
The classification of receivables must be managed as follows:
- Trade receivables: Receivables resulting from trading activities between the Company and its clients such as selling goods, rendering service, disposal of assets, export sales of consigner through the consignee;
- Intra-company receivables: Receivables between the Company and its dependent units;
- Other receivables: Receivables not related to trading activities.

For the preparation of financial statements, the receivables must be classified as follows:
- Receivables with collection periods not exceeding 12 months or a normal operating cycle are recorded as short-term.
- Receivables with collection periods over than 12 months or a normal operating cycle are recorded as long-term.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

At the reporting date, the Company revaluates the receivables due in foreign currency (except for advances to suppliers; if it has evidence that the supplier will not provide goods or services and the Company will receive this advance in foreign currency, this advance will be treated as monetary items) at the average buying and selling exchange rates quoted by the commercial bank where the Company normally transacts at the reporting date. Determining the actual transaction exchange rate, the book exchange rate, and revaluating held-for-trading securities that are foreign currency monetary items (if any) is guided in Account 413 - Exchange Rate Differences.

When preparing financial statements, the Company must classify its receivables, receivables that is on-time, overdue, or not yet due but irrecoverable - or hard to collect, etc. so that measures can be taken for bad debts and provisions for doubtful debts can be made according to regulations.

Provisions for bad debts: The provisions for bad debts are made at the reporting date. The provision or reimbursement of provision is made at the reporting date and is recorded as general and administrative expenses in the period. For the bad debts due in several years that the Company tried to collect but failed and determined that the debtor was insolvent, the Company may sell these long-term bad debts to debt collection Companies or write off the bad debts (according to regulations and charter of the Company).

6. Inventories

a. Recognition

Inventories are stated at original cost. Where net realizable value is lower than cost, inventories should be measured at net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other direct costs incurred in bringing the inventories to their present location and condition.

The assets purchased for production, use or sale are not presented in this item but are presented in item "Long-term equipment, supplies, spare parts ", including:

- For materials, equipment, and spare parts that are stored for more than 12 months or longer than an operating cycle; and for work-in-process products with production or turnover times that exceed an operating cycle.

- Types of products, goods, materials, and assets received for safekeeping, consignment, entrusted import-export, or processing that are not owned or controlled by the Company should not be recorded as the Company's inventory. Instead, detailed records should be kept to monitor these products, goods, materials, and assets, and they should be disclosed in the financial statements.

b. Inventories valuation method

The ending inventory balance is determined by one of the following methods:

- First In, First Out (FIFO) method: This method is applied based on the assumption that the inventory purchased or produced first is sold or used first, so the remaining inventory at the end of the period is valued at the price of the inventory purchased or produced closer to the end of the period. Under this method, the inventory's cost of goods sold is calculated based on the price of the batch of inventory at the beginning or near the beginning of the period, and the ending inventory is calculated based on the price of the inventory purchased near the end of the period.

c. Inventories recording system

The perpetual method is used to record the inventories.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

d. Provision for obsolete inventories

At the reporting date, if inventories are not recoverable due to damages, obsolescence, reduction of selling price. In this case, the provision for obsolete inventories is made. The provision for obsolete inventories is the difference between the original costs of inventories and its net realizable value.

e. Methods of allocating raw materials

- For materials, supplies, and equipment used for production, they are issued based on the actual needs of the project; based on the request to provide materials and equipment, the accounting department will make a material and equipment issuance voucher for production. For types of materials and equipment that are monitored separately, they will be recorded according to the actual quantity and value incurred. For materials that are not separately monitored, the material costs will be allocated to the project upon completion based on the material consumption norms.

- For materials, supplies, and equipment used for exchange or resale, they will be recorded according to the actual quantity and value incurred of the materials, supplies, and equipment sold when calculating the cost of goods sold.

- For tools, equipment, and spare parts, they will be recorded, directly based on the quantity and actual value incurred when the tools or spare parts are of small value and only related to a single accounting period, as production costs according to the nature of the expense items. For high-value tools and equipment that relate to multiple accounting periods, the remaining value will be transferred to the prepaid expenses and gradually allocated to costs according to the nature of the asset (but not more than 3 years) into the operating cost items in each accounting period.

7. Tangible and intangible assets, finance leases and investment properties

Fixed assets are stated at the historical cost. During their useful life, fixed assets are recorded at cost, accumulated depreciation and amortisation and net carrying amounts.

During the useful life, the depreciation and amortisation is recorded to the expenses for which the asset is used. Intangible assets that are land use rights are only depreciated for definite land use rights.

Investment properties are depreciated as a fixed asset, except for investment property held for appreciation. The Company accounts for impairment loss on investment properties held for appreciation.

The regular costs of repair and maintenance for fixed assets to keep them operate normally are recorded as operating expenses in the period. Fixed assets that require periodic repairs and maintenance according to technical requirements (like power plant turbines, airplane engines, etc.) are recorded as deferred expenses and gradually allocated to operating expenses until the next maintenance period. For costs incurred after the initial recognition to upgrade or improve fixed assets, either to increase their capacity or extend their useful life (i.e. enhancing the economic benefits of the assets), are capitalised in the original costs of the fixed assets.

Depreciation of tangible assets and amortization of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

- Buildings and structures	10 - 40	years
- Machinery and equipment	05 - 15	years
- Means of transportation	07 - 10	years
- Office equipment	03 - 05	years
- Land use rights	46	years
- Intangible land use rights	Indefinite	years
- Computer software	03	years

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

8. Construction in progress

Construction in progress reflects the directly related costs (including interest expenses aligning with the Company's accounting policy) for assets under construction, machinery and equipment being installed for production, leasing, and management purposes, as well as costs related to repairs of fixed assets in progress. These assets are recorded at their original cost and are not depreciated.

The costs of carrying out construction investment projects include all the expenses required to build, repair, upgrade, renovate, expand, or re-equip technical works. Determining the content of construction investment costs is conducted pursuant to current laws on construction investment cost management. Only costs directly related to construction investment activities in fixed assets and investment properties (i.e., costs that are necessary and unavoidable when conducting construction investments) and the process of investing in under-construction assets, without being unusually interrupted due to delays or slow progress compared to the expected construction time, can be capitalized to the original costs of fixed assets and investment properties.

In cases where a project or project item that the Company is investing in or partnering to build is unable to continue, the Company must assess the recoverability of the construction investment costs already spent based on the actual situation. Any discrepancy, if any, will be recorded in the Company's operating expenses in the period.

When investing in construction and installation projects, construction and equipment costs are usually charged directly to each project or project item; project management costs and other costs are usually shared. Companies need to calculate and allocate project management costs and other costs to each project according to the principle:

- If the Company can identify the project management costs and other costs directly related to each project or project item, it can charge them directly to that project or item;
- For project management costs and other shared costs related to multiple projects or items that cannot be directly attributed to each project or project itam, the Company can allocate according to the most suitable criteria that fit each project or item.

In cases where a project has been completed and put into an operational state as intended by the Company, but the project settlement has not yet been approved, the Company records the increase in the fixed asset's original cost based on the estimated price (the estimated price must be based on the actual costs already incurred and the costs that are certainly expected to be spent to acquire the fixed asset) for calculating depreciation. However, it must later be adjusted according to the approved settlement price.

The costs for regular repairs and maintenance of fixed assets to operate normally are directly recorded as operating expenses in the period of the department using the assets. For fixed assets requiring periodic repairs and maintenance according to technical requirements, the Company can make provisions for repair and maintenance costs (if there's an obligation) or calculate incurred repair costs as prepaid expenses, and allocate them to operating expenses of the department using the assets. For costs incurred after the initial recognition relating to upgrade or renovate that increase capacity or extend the useful life of the fixed assets, they are recorded as an increase in the FA original cost.

During the construction investment phase to form fixed assets or investment properties, the Company cannot capitalize exchange rate differences into the value of construction in progress.

If the investment project is cancelled or impaired, the Company has to liquidate and recover the costs already been spent on the project. The difference between the actual investment costs and the proceeds from liquidation is recorded as other expenses or used to determine the responsibility of parties or individuals to recover the amount.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

9. Prepaid/deferred expenses

The followings are prepaid/deferred expenses, including:

- Costs for renting infrastructure, renting fixed asset operations incurred (land use rights, factories, warehouses, offices, stores, and other fixed assets) serving operation over multiple accounting periods;
- Insurance purchase costs (fire and explosion insurance, civil liability insurance for vehicle owners, vehicle insurance, property insurance, etc.) and expenses that the business has paid in a lump sum for multiple accounting periods;
- Tools, equipment, circulating packaging, rental items related to operation over multiple accounting periods;
- The costs of fixed assets' regular repairs and maintainence relating to operations over multiple accounting
- The difference of the selling price lesser than the carrying of the fixed assets under a sale and leaseback agreement as a finance lease;
- The difference of the selling price lesser than the fair value of the fixed assets under a sale and leaseback agreement as a operating lease;
- Goodwill arising from business combinations that do not create a parent-subsidiary relationship (assets purchase), except in the case of business combinations under joint controls;
- Other prepaid/deferred expenses that do not meet the conditions of fixed assets, such as other costs incurred relating to multiple accounting periods, fees for reading resource and mineral exploitation documents, etc.

The calculation and allocation of prepaid/deferred expenses to expenses in each accounting period is based on the nature, amounts to determine the allocation method properly and consistently.

Prepaid/deferred expenses include tools, instruments, and revolving packaging used; the remaining amounts are recorded in the prepaid/deferred expenses for further allocation and prepaid expenses are tracked according to each prepaid period, already allocated to the cost centers for each accounting period, and any remaining amounts are not yet allocated to costs.

Prepaid/deferred expenses are classified as follows:

- The value of assets such as tools and equipment, circulating packaging, goodwill, etc. and the amount paid in advance to receive goods or services within a period not exceeding 12 months or a normal operating cycle from the time of prepayment is classified as short-term.
- The value of assets such as tools and equipment, circulating packaging, goodwill, etc. and the amount paid in advance to receive goods or services within a period over 12 months or a normal operating cycle from the time of prepayment is classified as long-term.

The Company need to keep track of prepaid/deferred expenses in detail by term, the amount already incurred, the amount allocated to cost centers for each accounting period, and the carrying amounts not yet allocated to expenses.

10. Payables

All payables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the Company.

The classification of payables must be managed as below:

- Trade payables: Payable resulting from trading activities such as purchase of goods, rendering of service, imports though consigner;
- Intra-company payables: Payables between the Company and its dependent units;
- Other payables: Payables not related to trading activities such as trade unions, social insurance, short-term and long-term deposits, non-monetary borrowings and advances, etc.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

For the preparation of financial statements, the paybles must be classified as follows:

- Payables having remaining payment period not exceeding 12 months or a normal operating cycle are recorded as short-term.

- Payables having remaining payment period from 12 months and above or a normal operating cycle are recorded as long-term.

At the reporting date, the Company revaluates the payables due in foreign currency (except for advances from customers; if it has evidence that the Company will not provide goods or services and the Company will return this advance to customers in foreign currency, this advance will be treated as monetary items) at the average buying and selling exchange rates quoted by the commercial bank where the Company normally transacts at the reporting date.

11. Dividends and profits payables

Dividends payable, profits payable to investors, shareholders, and capital-contributing members of the Company at the end of the accounting period.

The time when the Company recognizes dividends and profits payables is the time when the Company does not have the right to refuse to pay dividends and profits to the shareholders or capital-contributing members of the Company pursuant to the relevant legal regulations. Depending on the type of the enterprise, the determination of the timing and payment of dividends and profits is carried out as follows:

- For enterprises subject to the Law on Securities, the time at which the recipient of the investment does not have the right to refuse dividend payments is based on the Law on Securities.

- For other enterprises, the time at which the recipient of the investment does not have the right to refuse dividend payments is based on the provisions of the Law on Enterprises or the Company's charter.

12. Loans and finance lease liabilities

Loans in the form of issuance of bond or preference share with specific terms requiring the issuer to repurchase at a certain time in the future shall not be presented in this item.

Loans, debts should be monitored in details for each lender, each debt acknowledgment and each collateral. The financial lease liabilities are stated at present value of minimum lease payment or the fair value of the lease assets.

For the preparation of financial statements, the loans and finance lease liabilities must be classified as below:

- Loans, cash borrowings, and financial lease liabilities that are due within 12 months from the end of the accounting period, or if the Company cannot refuse to pay at any time within 12 months from the end of the accounting period, are classified as short-term.

- Loans, cash borrowings, and financial lease liabilities that are due over 12 months from the end of the accounting period are classified as long-term.

- Borrowing costs directly attributing to the loan (excluding interest payables), like appraisal fees, audit fees, loan documentation fees, loan arrangement fees, etc. are allocated gradually over the term of the loan. The capitalisation of borrowing costs must comply with Vietnamese Accounting Standard No. 16 - Borrowing Costs. In cases where the loan is borrowed for investment in a subsidiary, joint venture, or an associate, borrowing costs cannot be capitalized.

At the reporting date, the Company revaluates the loans and finance lease liabilities due in foreign currency at the average buying and selling exchange rates quoted by commercial bank where the Company normally transacts at the reporting date.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

13. Borrowings and capitalisation of borrowing costs

Borrowing costs directly attributing to the loans are recognized as finance expenses, except the borrowing costs directly attributing to the acquisition or construction in progress is capitalised, when all the conditions are satisfied in accordance with VAS 16 “Borrowing costs”.

14. Accrued expenses

Payables for goods and services received from suppliers or provided to customers during the period but not yet paid due to the absence of invoices or incomplete accounting records and documents, as well as payables to employees, are recorded as operating expenses in the period to ensure that actual incurred expenses do not cause sudden fluctuations in operating expenses, based on the matching principle of revenues and expenses. Accruals must be calculated rigorously and supported by appropriate and reliable evidence. When these expenses are incurred, if there is any discrepancy with the accrued amount, the accounting department will make additional entries or reduce the expenses corresponding to the discrepancy.

Unused accrued expenses at the end of the year are disclosed in the financial statements.

15. Provisions

Provisions shall be recorded when the following conditions are satisfied:
- The company has current debt obligations (legal obligations or joint obligations) as a result of an event that has already occurred;
- A decrease in the economic benefits that may result in the requirement to pay the debt obligation;
- A reliable estimate of the value of that debt obligation.

The value of a provision is the most reasonable estimate of the amount that will be spent to pay the current debt obligation at the end of the accounting period.

A provision for enterprise restructuring expenses shall be recorded only when the conditions for recognition of provisions prescribed in the Vietnamese Accounting Standards No. 18 "Provisions, contingent assets and contingent liabilities" are met.

Provisions shall be made or reimbursed at the reporting date. Provisions made shall be recorded in general and administrative expenses. Particularly for the warranty provisions for the merchandise, it shall be recorded in the selling expenses; the warranty provisions for the construction shall be recorded in the operating expenses and reimbursed in other incomes.

Only expenses related to the originally established provisions shall be offset by such provisions.

16. Unearned revenues

Unearned revenues include incomes received in advance such as: rental prepayment of customer in one or numerous periods, interest prepayment of borrower or debt instrument purchase, the differential price between installment payment price and one-time purchase price; turnovers corresponding to goods or services discounted to customers in traditional client program.

The balance of the unearned revenue in foreign currency at the end of the fiscal year: if there is no reliable evidence leading to refund, foreign exchange rate difference are not revaluated at the reporting date.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

17. Convertible bonds

Convertible bonds are bonds that can be converted into ordinary shares of the same issuer under the conditions determined in the issuance plan.

Convertible bonds are tracked by type, term, interest rate, and face value.

When issuing convertible bonds, the debt component of convertible bonds is recorded as liabilities; the equity component (stock options) of convertible bonds is recorded as equity.

At the time of initial recognition, the cost of issuance of convertible bonds was recorded as a reduction in the debt component of the bonds. Periodically, the cost of issuance of convertible bonds shall be gradually allocated in accordance with the bond maturity according to the straight-line method or the real interest rate method by recording an increase in the value of the principal and recording it in the finance expenses or capitalisation in accordance with the recognition of the bond's payable interest; bond interest is recorded in the finance expenses.

Upon the maturity of convertible bonds, the value of the stock option embedded in the convertible bonds, reflected in the equity portion is recognized as share premium, regardless of whether the bondholders exercise their option to convert the bonds into shares. The principal of the convertible bonds is reduced in accordance with the repayment amount in cases where bondholders do not exercise their conversion options, or the equity is increased corresponding to the par value of the newly issued shares in cases where bondholders exercise their conversion options. The discrepancy between the carrying amount of the convertible bonds and the par value of the newly issued shares is recognized as share premium.

18. Equity

a. Contributed charter capital, share premium, convertible bond options, other owner's capital

Contributed charter capital is recorded in the actual amount of capital contributed by each individual and organisation.

When the investment license stipulates that the charter capital of the company is determined in foreign currency, the determination of the investor's contributed capital in foreign currency is based on the amount of foreign currency actually contributed and converted into the accounting currency in order to be recorded in the owners' equity and share premium (if any) at the actual exchange rate at the time of each capital contribution.

In cases where capital contributions are made in the form of non-monetary assets, the Company must valuate the contributed assets to reflect the increase in the owners' equity. The valuation of contributed assets must comply with the Law on Enterprises (for example, it is strictly prohibited to overstate the charter capital, not fully contribute charter capital as registered, or intentionally misvalue contributed assets, etc.). For contributions made through intangible assets such as brands, trademarks, trade names, exploitation rights, project development rights, etc., the Company must follow the Law on Enterprises and the Law on Intellectual property.

For joint-stock companies, contributed charter capital is recorded based on the actual price of stock issuance, but is recorded in two separate criteria:
- Contributions charter capitals are recorded according to par value of shares;
- Share premium shall record the difference between the par value and the issue price of shares.

In addition, share premium shall record the difference between the par value and issue price of shares when re-issuing treasury shares.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Share issuance costs (including direct costs for issuing shares and other costs related to share issuance):
+ For share issuance costs corresponding to the number of shares not successfully issued, they shall be recorded as finance expenses.
+ For share issuance costs corresponding to the number of successfully issued shares, they shall be included in share premium.

Convertible bond options arise when the Company issuing a type of bond that can convert into a specified number of shares stated in the issuance plan. The value of the equity component of convertible bonds is the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of convertible bonds. At the time of initial recognition, the convertible bond options are recorded separately in the owners' equity. When the bond matures, this option is accounted for as share premium.

Other owners' capitals reflect business capitals formed from supplementation of operating results or from gifts, donations, sponsorships, asset revaluation (according to current regulations), the difference (if any) between the consideration for mergers and the book value of net assets in the financial statements of the merged enterprise in the case of business mergers conducted between parties under joint control; differences due to asset revaluation which are allowed to increase or decrease the owners' equity, etc.

b. Asset revaluation reserve

Asset revaluation reserve reflects differences due to revaluation of existing assets and situation of settlement of such differences at enterprises. Revaluated assets are primarily fixed assets, investment properties, in some cases it is possible and necessary to revaluate materials, tools, equipment, finished goods, inventory, worked in process, etc.
Asset revaluation reserve shall be recorded in this account in the following cases:
- When there is a decision of the State;
- Other cases as prescribed by law.

Do not reflect the revaluation difference when contributing assets as capital to another entity, or during business restructuring (if any) in accordance with the Law on Enterprises. The revaluation difference in cases of contributing assets as capital to another entity or during business restructuring (if any) is recorded as other income (if gains) or other expenses (if losses).

Asset value shall be re-determined on the basis of price list stipulated by the State or determined by asset pricing committee or professional price verificating agency.

c. Foreign exchange difference reserve

When preparing financial statements, the Company must revaluate the balances of all monetary items denominated in foreign currencies at the average buying and selling exchange rates quoted by the commercial bank where the Company normally transacts at the end of the accounting period. For the balances of non-term deposits in foreign currencies, the Company must revaluate the balances of all monetary items denominated in foreign currencies at the average buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts. The Company shall not revaluate parts or all of the outstanding foreign currency-denominated receivables that have been made provision for doubtful debts.

All foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the reporting date must be reflected in finance income (if gains) or finance expenses (if losses) to determine the operating results for the period. The foreign exchange differences resulting from the revaluation of monetary items denominated in foreign currencies at the reporting date must be presented in the Income statement as the net amount between total gains and total losses from the revaluation of monetary items denominated in foreign currencies.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

All sums of foreign exchange differences are recorded immediately in finance income (if gain) or finance expenses (if loss) at the time of incurring. The foreign exchange rate difference in the period before the operation of enterprises with 100% charter capital held by the State for implementing national key projects and works shall be reflected on the statement of financial position and gradually allocated to finance income or

d. Retained earnings

Retained earnings are the profit of business operations after adding (+) or subtracting (-) adjustments due to restrospective accounting for changes in accounting policy or restrospective restatement to correct materiality misstatement in previous year.

Profit distribution on business activities of the Company must comply with the current financial policy.

When applying retrospective adjustments due to changes in accounting policies and restating material errors from previous years that are only discovered this year, resulting in the adjustment of the beginning balance of the retained earnings, the Company must adjust upward or downward the beginning balance of account 4211 - Retained earnings of prior years in the accounting records and correspondingly adjust upward or downward the item "Retained earnings" in the Statement of financial position pursuant to Vietnamese Accounting Standard No. 29 - Changes in Accounting Policies, Estimates, and Errors and Vietnamese Accounting Standard No. 17 - Corporate Income Tax.

Profit distribution must consider non-monetary items in retained earnings that may affect cash flow and ability to pay dividends, the Company's profit.

19. Revenue

a. Revenue from sales of goods

Revenue from sales of goods should be recognised when all the following conditions have been satisfied:
- The significant risks and rewards of ownership of the goods have been transfered to the buyer;
- The Conpany no longer hold the right to manage goods as owners or the right to control goods;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b. Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The work completion can be measured reliably at the reporting date;

c. Finance income

Finance income includes interest, gain on exchange rate difference, dividends, etc. and other income of financial activities. For interest earned from loans, deferred payment, installment payment: income is recognized when earned and the original loans, principal receivables are not classified as overdue that need to make provisions. Dividend is recognized when the right to receive dividend is established.

d. Other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad debt which was written off, unknown payables, gift in cash or non-cash form, etc.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

20. Revenue deductions

Revenue deduction shall be recorded as follows:

- The decrease adjustment of revenue in the incurring period if revenue deductions incurred in the same period of consumption of products, goods and services;
- The decrease adjustment of revenue as follows if revenue deductions incurred in the next period of consumption of products, goods and services:
  + Record a decrease in revenue on the current financial statements if the revenue deduction incurs before reporting date;
  + Record a decrease in revenue on the next financial statements if the revenue deduction incurs after reporting date;

Trade discount is the discount for customers purchasing large quantity of goods.

Sales rebate is the deduction to the buyer due to damanges, degradation or improper products as prescribed in contract.

Sales return reflects the value of the products, goods that customer returns due to violations of economic contracts, damages, degradation or improper goods.

21. Costs of goods sold

Costs of goods sold are cost of goods, products, services, investment property, costs of production of construction products sold in the period and costs relating to the real estate business, etc.

The lost value of inventory is recorded in the costs of goods sold after deducting compensation (if any).

The cost of direct materials consumed in excess of normal capacity, labor costs, fixed manufacturing overhead costs not allocated to the value of inventory, must be recorded in costs of goods sold (after deducting compensation, if any) even if goods have not been determined to be consumed yet.

22. Finance expenses

Finance expenses include expenses for financial activities: expenses or losses relating to financial investment activities; borrowing expenses; incurred expenses for capital contribution to joint ventures and associates; losses from securities transfer; provision for dimunition in value of trading securities; provision for diminution in value of investment in other entities; realised losses when selling foreign currency, realised foreign exchange losses, etc.

23. Selling expenses and general and administrative expenses

Selling expenses reflect indirect expenses incurred from selling goods and providing services.

General and administrative expenses reflect the general expenses of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office and tools expenses, depreciation for assets used in administration purposes; land rental, business license tax; provision for bad debts; expenses from external services and other expenses, etc.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

24. Taxation

a. Current income tax

Current corporate income tax expenses include current corporate income tax expenses pursuant to the Law on Corporate Income Tax and additional corporate income tax expenses pursuant to Global Minimum Tax regulations. In which:

+ Current corporate income tax expenses pursuant to the Law on Corporate Income Tax is the corporate income tax payables calculated on the taxable income of the year and the current corporate income tax rate.

b. Deferred income tax

Deferred income tax is determined for temporary differences arising at the end of the accounting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

c. Land tax

Exemption from land rental for the entire lease term

Exemption from land rental during the construction period in accordance with the project approved by the competent authorities. Where a project consists of multiple construction items or independent construction phases, the land rental exemption shall apply to each independent construction item or phase. Where the construction period cannot be separately determined for each independent construction item or phase, the construction period shall be determined based on the construction item with the largest proportion of total investment capital.

25. Related parties

Parties are considered related parties if one party has the ability to control or has significant influence over the other party in decision-making of financial and operational policies. The parties are also considered related parties if they are under joint control or are under joint significant influence.

In considering the relationship of related parties, the substance of the relationship is more focused on the legal

26. Segment report

A segment by business line is a separately identifiable part involved in the production or supply of products or services and has economic risks and benefits different than other business segments.

A segment by geography is a separately identifiable part involved in the production or supply of products and services within a specific economic environment and has economic risks and benefits different than other business segments in other economic environments.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

V . NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION

1 . CASH AND CASH EQUIVALENTS

Currency: VND

	Ending balance	Beginning balance
- Cash on hand	**3,017,702**	**1,501,925**
- Cash in banks	**77,640,269**	**998,453,651**
+ Cash in banks (VND)	51,631,061	7,916,720
Joint Stock Commercial Bank for Investment and Development of Vietnam – Soc Trang Branch	*47,956,007*	*5,164,943*
Vietnam Bank for Agriculture and Rural Development – Soc Trang Branch	*2,508,335*	*1,069,352*
Others	*1,166,719*	*1,682,425*
+ Cash in banks (USD)	26,009,208	990,536,931
Joint Stock Commercial Bank for Investment and Development of Vietnam – Soc Trang Branch	*11,693,327*	*975,569,255*
Vietnam Bank for Agriculture and Rural Development – Soc Trang Branch	*9,209,300*	*9,729,589*
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Soc Trang Branch	*5,106,581*	*5,238,087*
Total	**80,657,971**	**999,955,576**

Note: (*)

The cash on hand balance reported in the Statement of Financial Position as at 30 June 2026 agrees with the
The period-end balances of bank deposits agree with the bank confirmations as at 30 June 2026.

2 . TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
2.1. Short-term	**264,752,265,683**	**161,286,972,942**	**267,196,705,308**	**161,286,972,942**
Third parties	***264,752,265,683***	***161,286,972,942***	***267,196,705,308***	***161,286,972,942***
+ Gelazur	9,435,154,669	-	4,595,614,903	-
+ T&T International Seafood, Inc	37,757,818,297	37,757,818,297	37,757,818,297	37,757,818,297
+ Fang Cheng Gang Hong Tong Tong Trading Co.,Ltd	6,011,455,378	6,011,455,378	6,011,455,378	6,011,455,378
+ Dongxing City Tao Tian Trade Co.,Ltd	31,872,036,040	31,872,036,040	31,872,036,040	31,872,036,040
+ Fangchenggang City Fangcheng District Xun Chuang Import & Export Trade Co.,Ltd	12,335,273,440	12,335,273,440	12,335,273,440	12,335,273,440
+ Guang Xi Fang Chengabg Hua Long Import And Export Trade Co.,Ltd	12,207,413,966	12,207,413,966	12,207,413,966	12,207,413,966
+ Guang Xi Fang Cheng Gang Shi Fang Cheng Qu Bao Heng Mao Yi You Xian Gong Si	12,145,095,831	12,145,095,831	12,145,095,831	12,145,095,831

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

2 . TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	**Provision**	**Book value**	**Provision**
+ Fang Cheng Gang Shi Li Shun Mao Yi You Xian Gong Si	10,575,171,240	10,575,171,240	10,575,171,240	10,575,171,240
+ Fang Cheng Gang Fang Cheng District Lihuo Border Trade Management Co.,Ltd	10,935,585,574	10,935,585,574	10,935,585,574	10,935,585,574
+ Zhanjiang Newpro Foods Co., Ltd	10,671,290,182	10,671,290,182	10,671,290,182	10,671,290,182
+ Vy Khang Company Limited	74,268,851,948	-	74,151,839,153	-
+ Argisfood SAS Company	-	-	4,299,054,220	-
+ Euro Fine Fish GMBH	6,225,839,100	-	-	-
+ ABRAMCZYK Sp.zo.o	5,051,958,912	-	10,308,342,408	-
+ Others	25,259,321,106	16,775,832,994	29,330,714,676	16,775,832,994

3 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Book value	Provision	Book value	Provision
3.1. Short-term	**98,939,312,801**	**31,030,740,816**	**68,226,416,113**	**31,030,740,816**
Third parties	**98,939,312,801**	**31,030,740,816**	**68,226,416,113**	**31,030,740,816**
+ Minh Tien seafood Co., Ltd	9,428,856,901	-	9,428,856,901	-
+ Vy Khang Company Limited	40,502,000,000	-	-	-
+ Ngo Thi Diep	5,251,632,504	5,251,632,504	5,251,632,504	5,251,632,504
+ Nguyen Van Kha	-	-	1,964,205,066	-
+ Tieu Le Trong Tin	4,608,537,416	4,608,537,416	4,608,537,416	4,608,537,416
+ Duong Quoc Dat	5,971,800,000	5,971,800,000	5,971,800,000	5,971,800,000
+ Lam Van Bao	-	-	5,000,000,000	-
+ Le Van Hau	2,600,000,000	-	3,000,000,000	-
+ Le Van Lap	2,800,054,868	-	4,500,000,000	-
+ Nguyen Thi Bao Trang	3,940,146,020	-	4,650,000,000	-
+ Nguyen Cong Trai	3,328,884,800	3,328,884,800	3,328,884,800	3,328,884,800
+ Nguyen Trong The	3,586,506,400	-	4,400,000,000	-
+ Le Hoang Nua	3,853,702,430	3,853,702,430	3,853,702,430	3,853,702,430
+ Others	13,067,191,462	8,016,183,666	12,268,796,996	8,016,183,666
Total	**98,939,312,801**	**31,030,740,816**	**68,226,416,113**	**31,030,740,816**

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

4 . FINANCIAL INVESTMENTS

Held-to-maturity investments

	Ending balance			Beginning balance		
	Cost	**Recoverable value**	**Provision**	**Cost**	**Recoverable value**	**Provision**
- Other investments	**46,709,703,697**	**46,709,703,697**		**40,730,830,697**	**40,730,830,697**	-
+ Doan Thi Hong Phien	3,421,555,000	3,421,555,000	-	3,421,555,000	3,421,555,000	-
+ La Ngoc Trinh	8,379,000,000	8,379,000,000	-	8,379,000,000	8,379,000,000	-
+ Le Thi My Nhung	1,200,000,000	1,200,000,000	-	1,200,000,000	1,200,000,000	-
+ Nguyen Thi Tu Trinh	8,049,900,000	8,049,900,000	-	2,079,900,000	2,079,900,000	-
+ Tran Thi Tien	17,276,000,000	17,276,000,000	-	17,276,000,000	17,276,000,000	-
+ Vuong Hoai Phuc	8,383,248,697	8,383,248,697	-	8,374,375,697	8,374,375,697	-
Total	**46,709,703,697**	**46,709,703,697**	-	**40,730,830,697**	**40,730,830,697**	-

Note:

(*) Loans under the loan agreement dated 2 January 2026, with a term of one year, interest-free, and maturity date of 2 January 2027.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

5 . OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Short-term	**438,371,848**	-	**474,371,848**	-
- Advances	**412,468,000**	-	**421,468,000**	-
Third parties				
+ Pham Thanh Huy	392,911,000	-	392,911,000	-
+ Nguyen Van Luan	7,000,000	-	7,000,000	-
+ Others	12,557,000	-	21,557,000	-
- Other receivables	**25,903,848**	-	**52,903,848**	-
Total	**438,371,848**	-	**474,371,848**	-

6 . BAD DEBTS

	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
- Total value of receivables, overdue debts or no overdue doubtful debts	192,317,713,758	-	192,317,713,758	-
Details:				
+ Dongxing City Tao Tian Trade Co., Ltd	*31,872,036,040*	-	*31,872,036,040*	-
+ T&T International Seafood	*37,757,818,297*	-	*37,757,818,297*	-
+ Others	*122,687,859,421*	-	*122,687,859,421*	-
Total	**192,317,713,758**	-	**192,317,713,758**	-

7 . INVENTORIES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Raw materials	1,968,388,050	-	1,896,292,517	-
- Tools and supplies	6,482,132,806	-	5,912,799,856	-
- Work in process	290,976,300	-	375,543,600	-
- Finished goods	520,065,566,135	-	548,017,693,565	-
Total	**528,807,063,291**	-	**556,202,329,538**	-

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

7 . INVENTORIES (CONTINUED)

Note:

- Allocation basis for raw materials and materials: Raw materials and materials (Account 152) and tools (Account 153) are recorded at cost upon receipt into inventory. Upon issuance, they are released based on actual production requirements (as proposed by the production department), and the cost of inventories issued is determined using the weighted average method. Production tools with significant value and useful lives extending over multiple accounting periods are initially recorded in prepaid expenses (Account 242) and allocated systematically over their useful lives, with the allocation period not exceeding three years

- Value of unused or degraded inventories which are unsold at the end of fiscal year: None

- Value of inventories put up as collateral to ensure liabilities at the end of fiscal year: None

- Reasons for appropriate or revert provisions for decline in value of inventories: None

8 . LONG-TERM ASSETS

Long-term construction in progress

	Ending balance		Beginning balance	
	Cost	**Recoverable value**	**Cost**	**Recoverable value**
- Office	14,322,323,992	-	14,322,323,992	-
Total	**14,322,323,992**	**-**	**14,322,323,992**	

Note:

Total borrowing costs capitalized into construction in progress during the year: None.

Construction in progress and machinery and equipment under installation used as collateral, pledged or guaranteed: None.

9 . PREPAID/DEFERRED EXPENSES

	Ending balance	Beginning
Short-term prepaid expenses	**24,695,683**	**61,739,210**
- Insurance expenses and anti-dumping service expenses	24,695,683	61,739,210
Total	**24,695,683**	**61,739,210**

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

10 . INCREASE OR DECREASE IN TANGIBLE ASSETS

Item	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other tangible assets	Total
Historical cost						
Beginning balance	**176,537,059,020**	**158,436,329,192**	**6,478,229,120**	**3,070,516,475**	**5,881,527,722**	**350,403,661,529**
Increase	-	**1,006,000,000**	-	-	-	**1,006,000,000**
- Additions	-	1,006,000,000	-	-	-	1,006,000,000
- Other increases	-	-	-	-	-	-
Decrease	-	**175,610,000**	-	-	-	**175,610,000**
- Disposals	-	175,610,000	-	-	-	175,610,000
- Other decreases	-	-	-	-	-	-
Ending balance	**176,537,059,020**	**159,266,719,192**	**6,478,229,120**	**3,070,516,475**	**5,881,527,722**	**351,234,051,529**
Accummulated depreciation						
Beginning balance	**138,018,015,344**	**148,228,566,016**	**5,739,596,116**	**3,033,470,726**	**5,881,527,722**	**300,901,175,924**
Increase	**2,353,787,070**	**1,415,009,493**	**100,483,656**	**11,098,263**	-	**3,880,378,482**
- Depreciation for the period	2,353,787,070	1,415,009,493	100,483,656	11,098,263	-	3,880,378,482
- Other increases	-	-	-	-	-	-
Decrease	-	**175,610,000**	-	-	-	**175,610,000**
- Disposals	-	175,610,000	-	-	-	175,610,000
- Other decreases	-	-	-	-	-	-
Ending balance	**140,371,802,414**	**149,467,965,509**	**5,840,079,772**	**3,044,568,989**	**5,881,527,722**	**304,605,944,406**
Net carrying amounts						
Beginning balance	**38,519,043,676**	**10,207,763,176**	**738,633,004**	**37,045,749**	-	**49,502,485,605**
Ending balance	**36,165,256,606**	**9,798,753,683**	**638,149,348**	**25,947,486**	-	**46,628,107,123**

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

10 . INCREASE OR DECREASE IN TANGIBLE ASSETS (CONTINUED)

__Note:__

- Net carrying amount of tangible assets mortgaged or pledged to secure loans	*VND*	33,921,103,789
- Historical cost of tangible assets fully depreciated but still in use at the end of the fiscal year:	*VND*	176,654,911,489

- Detailed disclosures of tangible assets existing and being disposed of during the period, each representing 10% or more of total tangible assets.

	Historical cost	*Depreciation for the period*	*Accummulated depreciation*	*Net carrying amounts*
+ Construction of factory building – Hoang Phuong Enterprise	41,369,218,376	689,486,973	31,026,913,781	10,342,304,595
+ Factory building – Hoang Phong Enterprise	49,060,370,467	817,672,842	29,436,222,312	19,624,148,155
+ Processing equipment and refrigeration equipment system	40,056,468,931	-	40,056,468,931	-

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

11 . INCREASE OR DECREASE IN INTANGIBLE ASSETS

Item	Land use rights	Copyrights	Patents, inventions	Computer software	Other intangible fixed assets	Total
Historical cost						
Beginning balance	26,438,183,538	-	-	108,000,000	144,358,452	26,690,541,990
Increase	-	-	-	-	-	-
- Additions	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	26,438,183,538	-	-	108,000,000	144,358,452	26,690,541,990
Accumulated amortisation						
Beginning balance	-	-	-	108,000,000	144,358,452	252,358,452
Increase	-	-	-	-	-	-
- Amortisation for the period	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	-	-	-	108,000,000	144,358,452	252,358,452
Net carrying amounts						
Beginning balance	26,438,183,538	-	-	-	-	26,438,183,538
Ending balance	26,438,183,538	-	-	-	-	26,438,183,538

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

11 . INCREASE OR DECREASE IN INTANGIBLE ASSETS (CONTINUED)

Note:

- Net carrying amount of intangible assets mortgaged or pledged to secure loans	*VND*	*20,799,540,000*
- Historical cost of intangible assets fully amortised but still in use at the end of the fiscal year:	*VND*	*252,358,452*

- Detailed disclosures of intangible assets existing and being disposed of during the period, each representing 10% or more of total intangible assets.

	Historical cost	***Depreciation for the period***	***Accummulated depreciation***	***Net carrying amounts***
Land use rights certificate No. AB096294 (Hoang Phong Enterprise)	*4,924,900,000*	-	-	*4,924,900,000*
Various types of land (06 land use rights certificates)	*3,928,079,154*	-	-	*3,928,079,154*
Land use rights certificate No. AB096294 (Hoang Phong Enterprise)	*13,326,200,000*	-	-	*13,326,200,000*

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

12 . LOANS AND FINANCE LEASE LIABILITIES

Currency: VND

12.1. Short-term

a. Loans and finance lease liabilities

	Ending balance	Movement				Beginning balance
		Drawdown	Repayment	Revaluation	Reclassification	
Short-term	**95,563,686,679**	**-**	**4,590,153,800**	**359,292,632**	**-**	**100,513,133,111**
Borrowings from Bank (USD)	95,563,686,679	-	4,590,153,800	359,292,632	-	100,513,133,111
+ Vietnam Bank for Agriculture and Rural Development - Soc Trang Province Branch (USD)	95,563,686,679	-	4,590,153,800	359,292,632	-	100,513,133,111
Borrowings from other subjects	**216,611,676,964**	**42,479,000,000**	**28,866,240,000**	**-**	**(214,133,000,000)**	**417,131,916,964**
Total	**312,175,363,643**	**42,479,000,000**	**33,456,393,800**	**359,292,632**	**(214,133,000,000)**	**517,645,050,075**

Details of loans at the end of the fiscal year are as follows:

No. of loan contract	Lender	Term	Interest rate	Ending balance	Collateral
Contract No. 1902/HDTD dated 19 February 2015	Vietnam Bank for Agriculture and Rural Development - Soc Trang Province Branch (USD)	According to each contract but not more than 12 months	According to each contract	95,563,686,679	Collateral
Loan Agreement and Attached Appendices	Others	To 31 December 2026	According to each contract	216,611,676,964	Unsecured loan
Total				**312,175,363,643**	

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

12 . LOANS AND FINANCE LEASE LIABILITIES (CONTINUED)

16.2. Long-term

	Ending balance	Movement				Beginning balance
		Drawdown	Repayment	Revaluation	Reclassification	
Borrowings from other subjects	**238,644,000,000**		**652,000,000**		**231,778,000,000**	**7,518,000,000**
+ Vo Le Bao Yen	6,866,000,000		652,000,000			7,518,000,000
+ Dai Phu Xuan Seafood Co., Ltd.	26,878,000,000				26,878,000,000	
+ Nhan Luc Construction And Trading Co., Ltd.	65,200,000,000				65,200,000,000	
+ Pho Sang Construction And Trading Co., Ltd.	112,900,000,000				112,900,000,000	
+ Tai Luc Construction And Trading Co., Ltd.	26,800,000,000				26,800,000,000	
Total	**238,644,000,000**	**-**	**652,000,000**	**-**	**231,778,000,000**	**7,518,000,000**

Details of loans at the end of the fiscal year are as follows:

No. of loan contract	Lender	Term	Interest rate	Ending balance	Collateral
Loan Agreement dated 03 October 2024	Vo Le Bao yen	15 year	7.5 %/year	6,866,000,000	Unsecured loan
Loan Agreement No. 08/HDVV/UX.26 dated 1 April 2026	Dai Phu Xuan Seafood Co., Ltd.	3 year	0%/year	26,878,000,000	None
Loan Agreement No. 02/HDVV/UX.26 dated 1 April 2026	Nhan Luc Construction And Trading Co., Ltd.	3 year	0%/year	17,800,000,000	None
Loan Agreement No. 03/HDVV/UX.26 dated 1 April 2027	Nhan Luc Construction And Trading Co., Ltd.	3 year	3.6%/year	47,400,000,000	None

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

12 . LOANS AND FINANCE LEASE LIABILITIES (CONTINUED)

Details of loans at the end of the fiscal year are as follows:

No. of loan contract	Lender	Term	Interest rate	Ending balance	Collateral
Loan Agreement No. 06/HDVV/UX.26 dated 1 April 2028	Pho Sang Construction And Trading Co., Ltd.	3 year	3.6%/year	98,400,000,000	None
Loan Agreement No. 07/HDVV/UX.26 dated 1 April 2029	Pho Sang Construction And Trading Co., Ltd.	3 year	0%/year	14,500,000,000	None
Loan Agreement No. 03/HDVV/UX.26 dated 1 April 2030	Tai Luc Construction And Trading Co., Ltd.	3 year	0%/year	12,300,000,000	None
Loan Agreement No. 04/HDVV/UX.26 dated 1 April 2031	Tai Luc Construction And Trading Co., Ltd.	3 year	3.6%/year	14,500,000,000	None
Total				**238,644,000,000**	

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

13 . TRADE PAYABLES

	Ending balance	Beginning balance
Short-term	**99,605,094,852**	**109,509,400,409**
a. Related parties	-	-
b. Third parties	***99,605,094,852***	***109,509,400,409***
+ Dai Phu Xuan Seafood Co., Ltd.	11,801,643,291	11,966,643,291
+ Son Vinh trading and Transporting Co., Ltd.	332,700,000	154,400,000
+ Vy Khang Company Limited	905,461,622	943,951,866
+ Ocean Road Co.,Ltd	52,981,191,533	77,682,843,351
+ T&T International Seafood, Inc	7,844,202,405	6,822,674,820
+ Inter Ocean Trading Pte Ltd	3,122,776,800	-
+ Others	22,617,119,201	11,938,887,081
Total	**99,605,094,852**	**109,509,400,409**

14 . DIVIDENDS AND PROFITS PAYABLES

	Ending balance	Beginning balance
- Dividends	3,789,824,395	3,792,115,795
Total	**3,789,824,395**	**3,792,115,795**

Note:

- Disclose details of the payment schedule for dividends or profits in cash, non-monetary assets for dividends owners, etc: Cash in bank

- Dividends and profits declared for distribution but remaining unpaid to shareholders or owners beyond the due payment date, etc: VND 3,789,824,395

15 . STATUTORY OBLIGATIONS

	Beginning balance	Payables in the period	Paid in the period	Ending balance
19.1. Payables				
a. Short-term	**2,965,583,067**	**1,363,622,733**	**1,393,792,213**	**2,935,413,587**
Value-added tax	-	1,343,401,433	1,343,401,433	-
Corporate income tax	2,850,573,584	-	30,665,480	2,819,908,104
Personal income tax	-	3,473,300	3,473,300	-
Natural resources tax	2,804,000	16,748,000	16,252,000	3,300,000
Other taxes	112,205,483	-	-	112,205,483
Total	**2,965,583,067**	**1,363,622,733**	**1,393,792,213**	**2,935,413,587**

Note: (*) The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation to many types of transactions is susceptible to varying interpetations, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

16 . ACCRUED EXPENSES

	Ending balance	Beginning balance
Short-term	**262,043,382,144**	**268,172,992,743**
- Borrowing costs	262,043,382,144	268,172,992,743
Total	**262,043,382,144**	**268,172,992,743**

17 . OTHER PAYABLES

	Ending balance	Beginning balance
	6,127,435,684	**5,619,346,347**
- SI, HI, UI	280,477,837	12,388,500
- Others	5,846,957,847	5,606,957,847
Total	**6,127,435,684**	**5,619,346,347**

18 . BONUS AND WELFARE FUNDS

	Ending balance	Increase during the	Decrease during the	Beginning balance
Bonus and welfare funds	2,484,654,127	-	-	2,484,654,127
Total	**2,484,654,127**	**-**	**-**	**2,484,654,127**

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

19 . OWNERS' EQUITY

19.1. Changes in owners' equity

	Contributed charter capital	Share premium	Treasury shares	Development and investment funds	Retained earnings	Total
Previous beginning balance	**354,000,000,000**	**484,047,273**	**(320,000)**	**8,023,610,850**	**(451,188,793,428)**	**(88,681,455,305)**
- Increase in capital in previous period	-	-	-	-	-	-
- Profits in previous period	-	-	-	-	(1,664,611,686)	(1,664,611,686)
- Other increases	-	-	-	-	-	-
- Decrease in capital in previous period	-	-	-	-	-	-
- Funds distribution in previous period	-	-	-	-	-	-
- Losses in previous period	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Current beginning balance	**354,000,000,000**	**484,047,273**	**(320,000)**	**8,023,610,850**	**(452,853,405,114)**	**(90,346,066,991)**
- Increase in capital in current period	-	-	-	-	-	-
- Profits in current period	-	-	-	-	(2,030,302,447)	(2,030,302,447)
- Other increases	-	-	-	-	-	-
- Decrease in capital in current period	-	-	-	-	-	-
- Funds distribution in current period	-	-	-	-	-	-
- Losses in current period	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Current ending balance	**354,000,000,000**	**484,047,273**	**(320,000)**	**8,023,610,850**	**(454,883,707,561)**	**(92,376,369,438)**

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

19.2. Details of contributed charter capital

	Ending balance	Beginning balance
+ Mr. Nguyen Hoang Nha	79,730,860,000	79,730,860,000
+ Mr. Nguyen Trieu Dong	71,160,000,000	71,160,000,000
+ Mr. Nguyen Hoang Phuong	53,294,110,000	53,294,110,000
+ PetroVietnam Trade and Services Joint Stock Company	24,000,000,000	24,000,000,000
+ PetroVietnam Fertilizer And Chemicals Joint Stock Company	24,000,000,000	24,000,000,000
+ Ms. Tran Thi Thuy Lien	17,894,110,000	17,894,110,000
+ Others	83,920,920,000	83,920,920,000
Total	**354,000,000,000**	**354,000,000,000**

19.3. Capital transactions with owners and distribution of dividends or profits

	First 06 months of 2026	First 06 months of 2025
- Contributed captital		
+ Beginning balance	*354,000,000,000*	*354,000,000,000*
+ Increase in capital during the year	-	-
+ Decrease in capital during the year	-	-
+ Ending balance	*354,000,000,000*	*354,000,000,000*
- Dividends or profits distribution	-	-

19.4. Shares

	Ending balance	Beginning balance
- Authorised shares	35,400,000	35,400,000
- Issued shares	35,400,000	35,400,000
+ Ordinary shares	*35,400,000*	*35,400,000*
+ Preference shares	-	-
- Repurchased shares (treasury shares)	32	32
+ Ordinary shares	*32*	*32*
+ Preference shares	-	-
- Shares in circulation	35,399,968	35,399,968
+ Ordinary shares	*35,399,968*	*35,399,968*
+ Preference shares	-	-

** Par value of shares outstanding: 10,000 VND / share*

19.5. Funds

	Ending balance	Beginning balance
- Development and investment funds	*8,023,610,850*	*8,023,610,850*

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

20 . OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS

20.1. Foreign currency

	Ending balance	Beginning balance
- USD	989.47	37,985.08

20.2. Bad debts written off

Name	VND	Written-off date	Reason
Huynh Thi Mai	3,508,040,833	31/12/2022	Debts that are overdue for a long time
Le Hoang Nam	3,610,655,632	30/11/2024	Debts that are overdue for a long time
Thanh Binh Co., Ltd	8,089,763,223	30/11/2024	Debts that are overdue for a long time
Mazzetta Company LLc	10,647,159,162	30/11/2024	Debts that are overdue for a long time
Others	5,147,730,375	30/11/2024	Debts that are overdue for a long time
Total	**31,003,349,225**		

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

VI . NOTE TO INTERIM STATEMENT OF PROFIT OR LOSS

1 . REVENUES FROM SALES AND SERVICES RENDERED

	First 06 months of 2026	First 06 months of 2025
1.1. Revenues		
- Revenue from sales of goods	153,279,944,162	174,794,196,750
- Revenue from services rendered (excluding construction services)	16,439,215,725	17,942,216,213
- Others	117,012,795	54,960,565
Total	**169,836,172,682**	**192,791,373,528**

2 . REVENUE DEDUCTIONS

	First 06 months of 2026	First 06 months of 2025
- Sales returns	1,663,155,840	4,452,064,344
Total	**1,663,155,840**	**4,452,064,344**

3 . COSTS OF GOODS SOLD

	First 06 months of 2026	First 06 months of 2025
- Costs of goods sold	146,437,320,594	158,868,849,191
Total	**146,437,320,594**	**158,868,849,191**

4 . FINANCE INCOME

	First 06 months of 2026	First 06 months of 2025
- Interests on deposits and lending	187,885	107,433
- Realised gains from foreign exchange differences	618,356,965	1,006,902,784
- Unrealised gains from foreign exchange differences	1,090,022,550	-
Total	**1,708,567,400**	**1,007,010,217**

5 . FINANCE EXPENSES

	First 06 months of 2026	First 06 months of 2025
- Borrowing costs	13,366,108,891	16,384,984,198
- Realised losses from foreign exchange differences	104,976,595	1,535,660,102
- Unrealised losses from foreign exchange differences	-	6,345,656,155
Total	**13,471,085,486**	**24,266,300,455**

6 . OTHER INCOME

	First 06 months of 2026	First 06 months of 2025
- Proceeds from disposals of fixed assets	160,000,000	140,000,000
- Gains from asset revaluation when contributing capital	99,555,209	117,042,680
- Others	478,708	-
Total	**260,033,917**	**257,042,680**

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

7 . OTHER EXPENSES

	First 06 months of 2026	First 06 months of 2025
- Penalties, fines	3,017,677	25,000,000
- Others	1,100,000	1,873,835
Total	**4,117,677**	**26,873,835**

8 . SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	First 06 months of 2026	First 06 months of 2025
8.1. Selling expenses		
- Tools and supplies costs	79,920,034	12,266,598
- Labour costs	925,031,980	859,436,239
- Depreciation and amortisation	528,933,063	609,250,517
- Expenses from external services	6,647,334,173	8,706,988,978
- Others	-	76,662,748
Total	**8,181,219,250**	**10,264,605,080**
8.2. General and administrative		
- Tools and supplies costs	114,270,611	231,980,390
- Labour costs	1,905,678,465	1,925,149,110
- Depreciation and amortisation	308,754,849	330,306,904
- Expenses from external services	1,642,773,727	858,801,715
- Tax, duties, fees	20,221,300	222,303,147
- Others	86,478,647	147,409,355
Total	**4,078,177,599**	**3,715,950,621**

9 . PRODUCTION AND OPERATING COSTS

	First 06 months of 2026	First 06 months of 2025
- Raw material costs	76,084,096,697	47,096,844,458
- Labour costs	25,409,158,745	20,485,363,598
- Tools, supplies	8,521,875,786	5,504,189,113
- Depreciation and amortisation	3,880,378,482	3,956,054,778
- Expenses from external services	16,478,955,056	9,735,839,238
- Others	285,557,947	3,887,649,955
Total	**130,660,022,713**	**90,665,941,140**

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NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

10 . CURRENT INCOME TAX EXPENSES

	First 06 months of 2026	First 06 months of 2025
- Total accounting profit before tax	**(2,030,302,447)**	**(7,539,217,101)**
- Taxes are calculated based on the current CIT rate	20%	20%
- Increase/(Decrease) of accounting profit to determine profit to determine the taxable income		
+ Increase adjustments	82,117,677	317,178,553
Non-deductible expenses for tax purposes	4,117,677	26,873,835
Unrealized gain from foreign exchange difference in previous	-	61,633,040
Unrealized gain from foreign exchange difference in current period	-	142,671,678
Remuneration, salary of the BoD	78,000,000	86,000,000
+ Decrease adjustments	73,910,614	204,304,718
Unrealized gain from foreign exchange difference in current period	51,942,275	142,671,678
Unrealized gain from foreign exchange difference in previous	21,968,339	61,633,040
- Loss transfers from previous years	-	-
- Total taxable income	**(2,022,095,384)**	**(7,426,343,266)**
- Current corporate income tax expenses	-	-
- Deferred tax expenses (**)	-	-
- Corporate income tax expenses (*)	-	-

(*) Corporate income tax expenses for the fiscal year are estimated based on taxable income and may be subject to adjustments depending on the tax authority's inspection.

11 . BASIC EARNINGS PER SHARE

	First 06 months of 2026	First 06 months of 2025
Net profit after tax attributable to ordinary shareholders	(2,030,302,447)	(7,539,217,101)
Bonus and welfare funds distributed from net profit after tax	-	-
Weighted average number of ordinary shares during the period	35,400,000	35,399,968
Basic earnings per share	**(57)**	**(213)**

Note:

The bonus and welfare fund allocated from this year's after-tax profit is a provisional amount based on the previous year's allocation.

12 . DILUTED EARNINGS PER SHARE

	First 06 months of 2026	First 06 months of 2025
Net profit after tax attributable to ordinary shareholders	(2,030,302,447)	(7,539,217,101)
Bonus and welfare funds distributed from net profit after tax	-	-
Weighted average number of ordinary shares during the period	35,400,000	35,399,968
Diluted earnings per share	**(57)**	**(213)**

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

VII . NOTES TO INTERIM STATEMENT OF CASH FLOWS

1 . **Cash and cash equivalents held by the Company without use:** None

2 . **Non-monetary transactions affecting the interim statement of cash flows in the future:** None

3 . **Proceeds from borrowings during the period**

	First 06 months of 2026	First 06 months of 2025
- Proceeds from ordinary contracts	42,479,000,000	-

4 . **Payments on principal during the period**

	First 06 months of 2026	First 06 months of 2025
- Payments from ordinary contracts	40,110,966,800	5,209,145,000

VIII . OTHER INFORMATION

1 . **Contingent liabilities, commitments and other information:** None.

2 . **Events after the reporting date:** None.

3 . **Changes to accounting estimates:** None.

4 . **Related parties**

4.1. Relevant party

Related parties	**Relationship**
Mr. Nguyen Trieu Dong	Chairman
Mr. Nguyen Hoang Phuong	Member
Cuu Long Petro Urban Development And Investment Corporation	Co - Chairman of The BOD

4.2. Transaction of relevant entity

Remuneration for the Board of Directors and Supervisory Board

		First 06 months of 2026		First 06 months of 2025	
		Salaries, bonuses	Remuneration	Salaries, bonuses	Remuneration
Nguyen Trieu Dong	Chairman	-	78,000,000	-	86,000,000
Ly Bich Quyen	Member	75,268,000	30,000,000	74,054,000	38,000,000
Nguyen Hoang	Member	99,932,000	30,000,000	97,027,000	38,000,000
Nguyen Hoang Nha	Member	64,428,000	30,000,000	64,974,000	38,000,000
Truong Truc Linh	Member	-	-	-	28,000,000
Vo Thi Huyen Trinh	Member	-	30,000,000	-	10,000,000
Truong Van Phuoc	Member	57,239,000	-	57,239,000	-

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

Currency: VND

		First 06 months of 2026		First 06 months of 2025	
		Salaries, bonuses	**Remuneration**	**Salaries, bonuses**	**Remuneration**
Nguyen Thai Nguyen	Head of the Supervisory Board	62,677,000	18,000,000	27,184,000	6,000,000
Dao Truong Han	Head of the Supervisory Board	-	-	-	20,000,000
Tang Thi My Thuy	Member	-	-	-	10,000,000
Nguyen Thi Kim	Member	33,247,000	12,000,000	35,838,000	14,000,000
Tran Nhat Luan	Member	31,708,000	12,000,000	31,165,000	4,000,000
Do Thanh Nhon	Chief Accountant	59,391,000	-	59,391,000	
Total		**483,890,000**	**240,000,000**	**446,872,000**	**292,000,000**

As at the date of preparation of the Interim Financial Statements, the following amounts due to/from related parties remained outstanding:

Related parties	**Transaction**	**First 06 months of 2026**	**First 06 months of 2025**
Cuu Long Petro Urban Development And Investment Corporation	Accrued interest payable	8,657,635,000	8,657,635,000

5 . Segment report

The company does not prepare segment reporting as it does not meet one of thr two conditions based on business line or geographical locations, as stipulated in Circular No. 20/2006/TT-BTC dated 20 March 2006, of the Ministry of Finance, guiding the implementation of 06 Accounting Standards issued under Decision No. 12/2005/QD-BTC dated 15 February 2005, of teh Ministry of Finance

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

6. The Company's financial risk management

The Company's primary financial liabilities consist of borrowed debts, trade payables, and other payables. The main purpose of these financial liabilities is to mobilize financial resources for the Company's activities. The Company has financial assets such as trade receivables and other receivables, cash and short-term deposits, and investments in listed and unlisted securities arising directly from the Company's operations.

The risks of material misstatement arising from the Company's financial instruments are market risk, credit risk and liquidity risk.

Risk management is an indispensable business for all business activities of the Company. The Company has established an internal control system to ensure rational balance between the costs when risks arise and the costs of risk management. The Board of Management continuously monitors the Company's risk management process to ensure rational balance between risk and risk control.

The Board of Management of the Company considers and agrees to apply management policies for the above risks as follows:

6.1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: interest rate risk, foreign currency risk and commodity price risk. Financial instruments affected by market risk include loans and debts, corporate bonds, convertible bonds, deposits, and financial investments.

The sensitivity analyses have been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt and the proportion of financial instruments in foreign currencies are all

a. Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's foreign currency risk is mainly related to the Company's activities (when revenue or expenses are of foreign currency origin different from the Company's functional currency).

The sensitivity of foreign currency

Since the Company is established and operates in Vietnam with the reporting currency being the Vietnamese Dong, and the Company's economical currency is also the Vietnamese Dong, the Company's foreign exchange risk is not material. At the end of the fiscal year, the company had negligible foreign currency balances, so the Company did not perform sensitivity analysis for foreign exchange.

b. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Company's interest rate risk is mainly related to cash, short-term deposits and loans.

The Company manages interest rate risk by analyzing the market situation to obtain the most favourable interest rates within the limits of its risk management.

The Company did not conduct a sensitivity analysis for interest rates because the risk of interest rate changes at the reporting date was negligible.

c. Price risk

Stock price risk:

The listed and unlisted shares held by the Company are affected by market risks arising from uncertainty about the future value of the investment shares, resulting in the provision for the diminution in investment value that may increase or decrease. The Company manages stock price risk by setting investment limits. The Company's Board of Directors also reviews and approves investment decisions in stocks.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

The Company will conduct an analysis and presentation of the sensitivity due to the impact of stock price fluctuations on the Company's operating results when there are detailed instructions by regulatory authorities.

Real estate price risk:

The Company has identified the following risks related to the Company's real estate portfolio:
- The cost of development projects may increase if there is a delay in the planning process. To limit this risk, the Company hires consultants who specialize in specific planning requirements within the scope of the project to reduce the risks that may arise during the planning process.

- The fair value risk of the real estate investment portfolio is due to the fundamental factors of the market and the buyers.

6.2. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily for trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

a. Trade receivables

The Company minimizes credit risk by dealing only with the customers that have good credit history. Besides, the accountants follow up the account receivables regularly to expedite the receipt. Trade receivables of the Company are related to various entities and therefore the credit risk exposed from trade receivables is low.

b. Cash in banks

Most of the Company's cash in bank is in the large and trusted banks in Vietnam. Credit risk to this balance at the bank is managed by the treasury department of the Company in accordance with Company policy. The Company does not realize any material credit risk to this cash in bank.

6.3. Liquidity risk

The liquidity risk is the risk that the Company will encounter difficulty in meeting financial obligation due to shortage of funds. The Company's liquidity risk mainly arises from the fact that financial assets and financial liabilities have different maturity dates.

The Board of Management is responsible for managing liquidity risk. The most major payables are secured by deposits, receivables and short-term assets. The Company did not perform a sensitive analysis on liquidity risks because concentration on liquid risks are low.

The Company monitors its liquidity risk by maintaining a level of cash and cash equivalents and bank loans deemed adequate by management to finance the Company's operations and to mitigate the effects of fluctuations in cash flows.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

The table below summarizes the payment terms of the Company's financial liabilities based on the expected payments under contractrual agreement on an undiscounted basis:

	< 1 year	1 - 5 years	> 5 years	Total
Ending balance				
Loans and debts	312,175,363,643	238,644,000,000	-	550,819,363,643
Trade payables	99,605,094,852	-	-	99,605,094,852
Accrued expenses	262,043,382,144	-	-	262,043,382,144
Other payables	6,127,435,684	-	-	6,127,435,684
Beginning balance				
Loans and debts	517,645,050,075	7,518,000,000	-	525,163,050,075
Trade payables	109,509,400,409	7,518,000,000	-	117,027,400,409
Accrued expenses	268,172,992,743	-	-	268,172,992,743
Other payables	5,619,346,347	-	-	5,619,346,347

The Company believes that the concentration on liquidity risk of loan payment is low. The Company is able to pay its debts to due from cash flow from operating activities and proceeds from the financial assets to maturity.

Collaterals

In Notes to Financial statements, the Company has used secured assets as collateral for loans and holds secured assets of other parties for the Company's transactions.

7. Financial assets and financial liabilities

Fair value of financial assets and financial liabilities are presented as follows:

	Book value		Fair value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial assets				
Cash and cash equivalents	80,657,971	999,955,576	80,657,971	999,955,576
Trade receivables	264,752,265,683	267,196,705,308	264,752,265,683	267,196,705,308
Advances to suppliers	98,939,312,801	68,226,416,113	98,939,312,801	68,226,416,113
Other receivables	438,371,848	474,371,848	438,371,848	474,371,848
Financial liabilities				
Trade payables	99,605,094,852	109,509,400,409	99,605,094,852	109,509,400,409
Advances from customers	730,742,311	3,212,862,668	730,742,311	3,212,862,668
Loans and debts	550,819,363,643	525,163,050,075	550,819,363,643	525,163,050,075
Payables to employees	1,134,054,000	2,793,707,000	1,134,054,000	2,793,707,000
Accrued expenses	262,043,382,144	268,172,992,743	262,043,382,144	268,172,992,743
Other payables	6,127,435,684	5,619,346,347	6,127,435,684	5,619,346,347

Fair value of the financial assets and liabilities of the Company are reflected at the values which can be converted in a current transaction among parties having adequate knowledge and expecting to be involved in The Company applies the following methods and assumptions for fair value estimation: fair value of financial assets and financial liabilities are not revalued at the reporting date. However, the Board of Management believe that there is no significant difference between its fair value and its book value at the reporting date.

NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended as at 30 June 2026

8 . Restatements in the previous period's interim financial statements due to changes in accounting policies this period

None

9 . Going-concern assumption

As at 30 June 2026, the "Owners' equity" item (Code 400) was negative at VND 92,376,369,438 and the Company's current liabilities exceeded its current assets by VND 58,879,015,909. These indicators reflect that the Company's liquidity is currently at a low level and may affect the Company's ability to continue as a going concern. However, the Company's Board of Management has confirmed that it continues to receive commitments from the Company's owners and creditors to maintain sufficient financial support to ensure that the Company's ability to continue as a going concern will not be adversely affected in the future. Accordingly, these Intrerim Financial Statements have been prepared on a going concern basis.

10 . Comparative information

The comparative figures are the figures in the Statement of Financial Position for the fiscal year ended 31 December 2025, and the Interim Statement of Profit or Loss and Interim Statement of Cash Flows for the six-month period ended 30 June 2025, which have been audited and reviewed by Southern Auditing and Accounting Financial Consulting Services Co., Ltd. (AASCS).

These figures are presented and reclassified in accordance with Circular 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance. The Company makes adjustments to some beginning items of the Statement of Financial Position for the period ending 30 June 2026, as follows:

TT	Item	Code	Circular 99/2025/TT-BTC	Circular 200/2014/TT-BTC	Difference
STATEMENT OF FINANCIAL POSITION					
			ASSETS		
1	Other short-term	125	46,709,703,697	-	46,709,703,697
2	Other short-term	135	438,371,848	47,148,075,545	(46,709,703,697)
			LIABILITIES		
1	Other short-term payables	320	5,619,346,347	172,668,979,106	(167,049,632,759)
2	Short-term loans and finance leases	321	517,645,050,075	354,387,533,111	163,257,516,964
3	Dividends and profits payables	313	3,792,115,795		3,792,115,795

Prepared, 13 August, 2026

Prepared by	Chief Accountant	General Director
Luu Thi Ngoc Tuyen	Do Thanh Nhon	Ly Bich Quyen