



**LVA TRADING AND SERVICES
JOINT STOCK COMPANY**

Interim financial statements

For the first 6 months of 2026

**CÔNG TY
CỔ PHẦN
THƯƠNG
MẠI VÀ
DỊCH VỤ
LVA**

Digitally signed by CÔNG TY CỔ
PHẦN THƯƠNG MẠI VÀ DỊCH
VỤ LVA
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CN=CÔNG TY CỔ PHẦN
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REPORT OF THE CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT

The Chairman of the Board of Directors (BOD) and Management of LVA Trading and Services Joint Stock Company are pleased to present this report together with the reviewed interim financial statements for the first 6 months of 2026.

Overview

LVA Trading and Services Joint Stock Company (“the Company”) has been renamed from Long An Books and Equipment Joint Stock Company, which was established on the basis of the equitization of Long An Books and Equipment Company under Decision No. 4834/QD-UB dated 09/12/2004 issued by the People's Committee of Long An Province (which has now been merged into Tay Ninh Province). The Company was granted Business Registration Certificate No. 5003000090 by the Planning and Investment Department of Long An Province on 12/01/2005. Since its establishment, the Company's Business Registration Certificate (now being the Enterprise Registration Certificate) has been amended 30 times and the most recent amendment was made on 17/07/2026 with the Enterprise Code 1100105921 issued by the Department of Finance of Ha Noi City. The Company is an independent accounting entity, operating in accordance with the Enterprise Law, its Charter and other relevant regulations.

The Company registered to list its common shares on the Hanoi Stock Exchange under the ticker symbol LBE. The first trading day was 22/02/2008.

Charter capital: VND48,049,060,000

Share capital as at 30/06/2026: VND31,000,000,000

Head office

- Address: 121 Ba Trieu Street, Group 11, Hai Ba Trung Ward, Hanoi City, Viet Nam
- Tel: (84) 0778.038866
- Email: info@lva.com.vn

Members of the Board of Directors (BOD), Supervisory Board (SB), Management and Chief Accountant during the accounting period and up to the reporting date are:

Board of Directors

- | | | |
|-------------------------|--------------------|---------------------------|
| • Mr. Truong Thanh Minh | Chairman | Reappointed on 15/04/2025 |
| • Ms. Le Van Anh | Vice Chairwoman | Appointed on 24/04/2026 |
| | Member | Reappointed on 15/04/2025 |
| • Mr. Tran Viet Thang | Member | Reappointed on 15/04/2025 |
| • Ms. Dao Thi Kim Oanh | Member | Reappointed on 15/04/2025 |
| • Mr. Bui Quoc Hung | Member | Reappointed on 15/04/2025 |
| • Mr. Duong Vinh Quang | Member | Appointed on 15/04/2026 |
| • Ms. Bui Thi Van Anh | Member | Reappointed on 15/04/2025 |
| | | Resigned on 15/04/2026 |
| • Mr. Nguyen Cong Thang | Independent Member | Reappointed on 15/04/2025 |

REPORT OF THE CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT (cont'd)

- | | | |
|--------------------------|--------------------|---------------------------|
| • Ms. Phan Thi Dieu Hang | Independent Member | Reappointed on 15/04/2025 |
|--------------------------|--------------------|---------------------------|

Supervisory Board

- | | | |
|--------------------------|---------------------------|---------------------------|
| • Mr. Cao Van Bang | Head of Supervisory Board | Reappointed on 15/04/2025 |
| • Ms. Nguyen Thi Thu | Member | Reappointed on 15/04/2025 |
| • Ms. Tong Thi Thanh Nga | Member | Reappointed on 15/04/2025 |

Management and Chief Accountant

- | | | |
|---------------------------|--------------------|-------------------------|
| • Ms. Dao Thi Kim Oanh | Director | Appointed on 24/06/2024 |
| • Ms. Nguyen Minh Huong | Financial Director | Appointed on 19/01/2024 |
| • Ms. Pham Thi Thu Phuong | Chief Accountant | Appointed on 24/06/2024 |

Independent auditor

These interim financial statements were reviewed by AAC Auditing and Accounting Co., Ltd (Head office: No. 218, 30th April Street, Hoa Cuong Ward, Da Nang City; Tel: (84) 0236.3655886; Fax: (84) 0236.3655887; Website: www.aac.com.vn; Email: aac@dng.vnn.vn).

Responsibility of the Chairman of the BOD and Management in preparation and presentation of the interim financial statements

The Chairman of the BOD and Management of the Company are responsible for true and fair preparation and presentation of these interim financial statements on the basis of:

- Complying with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and other relevant regulations;
- Selecting suitable accounting policies and then applying them consistently;
- Making judgments and estimates that are reasonable and prudent;
- Preparing the interim financial statements on the going concern basis;
- Responsibility for such internal control as the Chairman of the BOD and Management determine is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

REPORT OF THE CHAIRMAN OF THE BOARD OF DIRECTORS AND MANAGEMENT (cont'd)

The General Director, as the legal representative of the Company, hereby confirms that the accompanying interim financial statements including the interim statement of financial position, the interim income statement, the interim statement of cash flows and the notes thereto give a true and fair view of the financial position of the Company as at 30/06/2026 and of the results of its operations and its cash flows for the first 6 months of 2026 in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and statutory requirements relevant to preparation and presentation of interim financial statements.



Đào Thị Kim Oanh
Legal representative

Hanoi City, 08 August 2026



AAC AUDITING AND ACCOUNTING CO., LTD.
AN INDEPENDENT MEMBER OF PRIMEGLOBAL
AUDITING - ACCOUNTING - FINANCE SPECIALITY

Head Office: No. 218, 30th April Street, Hoa Cuong Ward, Da Nang City

Tel: +84 (236) 3 655 886; **Fax:** +84 (236) 3 655 887; **Email:** aac@dng.vnn.vn; **Website:** http://www.aac.com.vn

No. 866/2026/BCSX-AAC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **The Shareholders, Board of Directors and Management**
LVA Trading and Services Joint Stock Company

We have reviewed the interim financial statements which were prepared on 08/08/2026 of LVA Trading and Services Joint Stock Company ("the Company") as set out on pages 5 to 43, comprising the interim statement of financial position as at 30/06/2026, the interim income statement, the interim statement of cash flows for the first 6 months of 2026 and the notes thereto.

Responsibilities of the Board of Directors' Chairman and Management

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

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 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 do not present fairly, in all material respects, the financial position of the Company as at 30/06/2026, and its financial performance and its cash flows for the first 6 months of 2026, in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the interim financial statements.

AAC Auditing and Accounting Co., Ltd.



Lam Quang Tu – Deputy General Director
Audit Practicing Registration Certificate

No. 1031-2023-010-1

Da Nang City, 08 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Form No. B 01a - DN

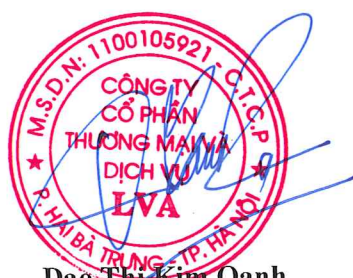
Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
A. CURRENT ASSETS	100		48,030,718,688	52,323,536,479
I. Cash and cash equivalents	110	5	10,392,472,849	17,493,416,538
1. Cash	111		10,392,472,849	17,493,416,538
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		2,487,943,559	2,519,102,464
1. Short-term held-to-maturity investments	123	6.a	2,487,943,559	2,519,102,464
2. Provision for loss in other short-term investments	124		-	-
III. Short-term receivables	130		16,559,952,688	4,990,769,572
1. Short-term trade receivables	131	7	4,978,080,915	1,830,013,120
2. Short-term prepayment to suppliers	132	8	2,957,505,383	2,860,017,274
3. Other short-term receivables	135	9.a	8,624,366,390	300,739,178
IV. Inventories	140	10	14,828,853,006	18,482,889,773
1. Inventories	141		14,828,853,006	18,482,889,773
2. Provision for decline in value of inventories	142		-	-
V. Short-term biological assets	150		-	-
VI. Other current assets	160		3,761,496,586	8,837,358,132
1. Short-term prepaid expenses	161	14.a	3,761,496,586	8,837,358,132
2. Other current assets	165		-	-
B. LONG-TERM ASSETS	200		25,227,407,155	19,893,081,056
I. Long-term receivables	210		270,000,000	240,000,000
1. Long-term trade receivables	211		-	-
2. Other long-term receivables	215	9.b	270,000,000	240,000,000
3. Provision for long-term doubtful debts	216		-	-
II. Fixed assets	220		4,539,719,405	4,733,568,128
1. Tangible fixed assets	221	12	3,577,526,227	3,747,516,094
- Cost	222		5,610,260,462	5,564,478,055
- Accumulated depreciation	223		(2,032,734,235)	(1,816,961,961)
2. Intangible fixed assets	227	13	962,193,178	986,052,034
- Cost	228		1,566,266,805	1,566,266,805
- Accumulated amortization	229		(604,073,627)	(580,214,771)
III. Long-term biological assets	230		-	-
IV. Investment properties	240		-	-
V. Long-term assets in progress	250		4,545,090,909	4,545,090,909
1. Long-term work in process	251		-	-
2. Construction in progress	252	11	4,545,090,909	4,545,090,909
VI. Long-term financial investments	260		9,680,682,936	9,689,734,163
1. Investments in joint ventures, associates	262	6.b	9,950,000,000	9,950,000,000
2. Provision for loss in other long-term investments	264	6.b	(269,317,064)	(260,265,837)
VII. Other long-term assets	270		6,191,913,905	684,687,856
1. Long-term prepaid expenses	271	14.b	6,191,913,905	684,687,856
2. Other long-term assets	274		-	-
TOTAL ASSETS	280		73,258,125,843	72,216,617,535

INTERIM STATEMENT OF FINANCIAL POSITION (cont'd)

As at 30 June 2026

RESOURCES	Code	Note	30/06/2026 VND	01/01/2026 VND
C. LIABILITIES	300		14,729,506,759	12,598,085,344
I. Current liabilities	310		13,841,587,963	11,584,617,460
1. Short-term trade payables	311	15	3,003,503,674	4,172,063,695
2. Short-term advances from customers	312		68,830,000	97,267,000
3. Short-term taxes and amounts payable to the State bu	314	16	6,831,815,107	6,112,753,234
4. Payables to employees	315		804,679,286	665,990,786
5. Short-term accrued expenses	316	17	21,000,000	21,000,000
6. Other short-term payables	320	18.a	163,052,638	-
7. Short-term loans and finance lease liabilities	321	19.a	2,948,707,258	515,542,745
II. Long-term liabilities	330		887,918,796	1,013,467,884
1. Other long-term payables	338	18.b	30,000,000	30,000,000
2. Long-term loans and finance lease liabilities	339	19.b	857,918,796	983,467,884
D. EQUITY	400		58,528,619,084	59,618,532,191
1. Share capital	411	20	31,000,000,000	31,000,000,000
- Common shares with voting rights	411a		31,000,000,000	31,000,000,000
- Preferred shares	411b		-	-
2. Share premium	412	20	3,938,582,953	3,958,582,953
3. Other capital	414	20	17,049,060,000	-
4. Investment and development fund	418	20	258,207,741	258,207,741
5. Undistributed profit after tax	420	20	6,282,768,390	24,401,741,497
- Undistributed profit after tax up to prior year-end	420a	20	222,681,497	5,615,492,233
- Undistributed profit after tax of current period	420b	20	6,060,086,893	18,786,249,264
TOTAL RESOURCES	440		73,258,125,843	72,216,617,535



Đào Thị Kim Oanh

Legal representative

Hanoi City, 08 August 2026

Pham Thi Thu Phuong

Chief Accountant

Pham Thi Thu Phuong

Preparer

INTERIM INCOME STATEMENT
For the first 6 months of 2026

Form No. B 02a - DN
Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

ITEMS	Code	Note	First 6 months of 2026 VND	First 6 months of 2025 VND
1. Revenue from sales and service provision	01	22	67,143,101,457	63,789,283,936
2. Revenue deductions	02	23	362,544,523	-
3. Net revenue from sales and service provision	10		66,780,556,934	63,789,283,936
4. Cost of goods sold	11	24	15,773,397,718	16,547,338,456
5. Gross profit from sales and service provision	20		<u>51,007,159,216</u>	<u>47,241,945,480</u>
6. Gains/losses from sales, disposals of investment properties	21		-	-
7. Financial income	22	25	193,773,019	75,698,841
8. Financial expenses	23	26	80,284,594	-
<i>In which: Borrowing costs</i>	24		71,233,367	-
9. Selling expenses	25	27.a	40,668,887,890	36,183,325,499
10. Administrative expenses	26	27.b	2,853,595,183	1,199,847,449
11. Operating profit	30		<u>7,598,164,568</u>	<u>9,934,471,373</u>
12. Other income	31	28	229,446,911	16,361,469
13. Other expenses	32	29	163,633,084	22,601,807
14. Other profit	40		<u>65,813,827</u>	<u>(6,240,338)</u>
15. Accounting profit before tax	50		<u>7,663,978,395</u>	<u>9,928,231,035</u>
16. Current corporate income tax expense	51	30	1,603,891,502	2,082,077,850
17. Deferred corporate income tax expense	52		-	-
18. Profit after tax	60		<u>6,060,086,893</u>	<u>7,846,153,185</u>
19. Basic earnings per share	70	31	1,211	2,118
20. Diluted earnings per share	71	31	1,211	2,118



Đào Thị Kim Oanh

Legal representative

Hanoi City, 08 August 2026

Pham Thi Thu Phuong

Chief Accountant

Pham Thi Thu Phuong

Preparer

INTERIM STATEMENT OF CASH FLOWS
For the first 6 months of 2026

Form No. B 03a - DN
Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

ITEMS	Code	Note	First 6 months of 2026 VND	First 6 months of 2025 VND
I. Cash flows from operating activities				
1. Profit before tax	01		7,663,978,395	9,928,231,035
2. Adjustments for				
- Depreciation and amortization of fixed assets and investmen	02	12;13	239,631,130	105,232,164
- Provisions	03	6.b	9,051,227	-
- Gains/losses from investing, financing activities	05	25	(81,041,095)	(45,166,230)
- Borrowing costs	06	26	71,233,367	-
3. Operating profit before changes in working capital	08		7,902,853,024	9,988,296,969
- Increase/decrease in receivables	09		(5,099,183,116)	1,004,932,571
- Increase/decrease in inventories	10		3,654,036,767	(10,369,560,228)
- Increase/decrease in payables (excluding loan interest and corporate income tax payable)	11		(1,249,351,820)	3,644,442,596
- Increase/decrease in prepaid expenses	12		(431,364,503)	(100,113,933)
- Borrowing costs paid	14	26	(67,244,232)	-
- Corporate income tax paid	15	16	(534,722,827)	(701,933,203)
Net cash provided by operating activities	20		4,175,023,293	3,466,064,772
II. Cash flows from investing activities				
1. Purchases, construction of fixed assets and other long-term e	21		(6,545,782,407)	-
2. Cash paid for loans, acquisition of debt instruments	23		-	(1,650,000,000)
3. Received loan interest, dividends, profits	27	25	112,200,000	355,271
Net cash used in investing activities	30		(6,433,582,407)	(1,649,644,729)
III. Cash flows from financing activities				
1. Proceeds from stock issuance, capital contribution	31		(20,000,000)	-
2. Proceeds from loans	33	19	8,641,239,707	-
3. Repayment of loans	34	19	(6,333,624,282)	-
4. Dividends, profits paid to owners	36	20	(7,130,000,000)	-
Net cash used in financing activities	40		(4,842,384,575)	-
Net cash flows for the period	50		(7,100,943,689)	1,816,420,043
Cash and cash equivalents at the beginning of the period	60	5	17,493,416,538	216,698,008
Impacts of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the period	70	5	10,392,472,849	2,033,118,051



Đào Thị Kim Oanh
Legal representative

Hanoi City, 08 August 2026

Pham Thi Thu Phuong
Chief Accountant

Pham Thi Thu Phuong
Preparer

NOTES TO THE INTERIM FINANCIAL STATEMENTS

(These notes form part of and should be read in conjunction
with the accompanying financial statements)

Form No. B 09a - DN
Issued under Circular No. 99/2025/TT - BTC
dated 27/10/2025 by the Ministry of Finance

1. Nature of operations

1.1. Ownership structure

LVA Trading and Services Joint Stock Company ("the Company") has been renamed from Long An Books and Equipment Joint Stock Company, which was established on the basis of the equitization of Long An Books and Equipment Company under Decision No. 4834/QD-UB dated 09/12/2004 issued by the People's Committee of Long An Province (which has now been merged into Tay Ninh Province). The Company was granted Business Registration Certificate No. 5003000090 by the Planning and Investment Department of Long An Province on 12/01/2005. Since its establishment, the Company's Business Registration Certificate (now being the Enterprise Registration Certificate) has been amended 30 times and the most recent amendment was made on 17/07/2026 with the Enterprise Code 1100105921 issued by Hanoi Department of Finance. The Company is an independent accounting entity, operating in accordance with the Enterprise Law, its Charter and other relevant regulations.

The Company's common shares are listed on the Hanoi Stock Exchange under the ticker symbol LBE. The first trading day was 22/02/2008.

1.1. Scope of business: Commercial trading and Management consultancy activities

1.2. Operating activities: Retail sale of cosmetics and clothing.

1.3. Normal operating cycle: The Company's normal operating cycle is 12 months

1.4. Corporate structure:

Associate

- Long An Books - Equipment Joint Stock Company
Address: No. 39 Hai Ba Trung Street, Long An Ward, Tay Ninh Province, Viet Nam
The Company's voting rights ratio: 32.52%
The Company's equity share: 32.52%
The Company's ownership interest ratio: 32.52%

Dependent unit

- Ho Chi Minh City Branch – LVA Trading and Services Joint Stock Company
Address: No. 805 Pham Van Dong Street, Hiep Binh Ward, Ho Chi Minh City, Viet Nam

1.5. Number of employees: As at 30/06/2026, the Company had 68 employees.

1.6. Comparability of information presented in the financial statements:

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Corporate Accounting System (effective from 01/01/2026 and applicable to accounting periods beginning on or after 01/01/2026), replacing Circular No. 200/2014/TT-BTC dated 22/12/2014 and its subsequent amendments.

Except for items for which Circular No. 99/2025/TT-BTC requires retrospective application, the Company applies all other items in the accompanying financial statements prospectively. Significant changes in the Company's accounting policies and their impact on the financial statements, if any, are presented in the following notes to the financial statements:

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- Foreign currency transactions (Note 4.1)
- Held-to-maturity investments (Note 4.3.a)
- Borrowing costs (Note 4.13)

2. Accounting period, currency used in accounting

The Company's annual accounting period starts on 1 January and ends on 31 December. These interim financial statements were prepared for the first 6 months of 2026 (from 01/01/2026 to 30/06/2026).

Financial statements and accounting transactions are expressed in Vietnamese Dong (VND).

3. Applied accounting standards and accounting system

The Company applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System as guided under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance.

4. Accounting policies, accounting estimates and relevant applicable regulations

4.1 Exchange rates applied in accounting

Transactions denominated in foreign currencies are translated into VND using the actual exchange rate (the average buying/selling transfer rate) quoted by the commercial bank where the Company regularly transacts, at the date of the transaction;

At the end of the reporting period, monetary assets and liabilities denominated in foreign currencies (except for the portion of receivables for which an allowance for doubtful debts has been recognized, demand deposits, and borrowings hedged against foreign exchange risk using financial instruments) are translated using the average buying/selling transfer rate quoted by the commercial bank where the Company regularly transacts. Foreign-currency demand deposits at banks are translated using the average buying/selling transfer rate of the commercial bank where the Company maintains the relevant foreign-currency deposit account.

Exchange differences arising during the period and those resulting from the translation of closing balances of foreign currency monetary items are recognized in profit or loss for the period.

4.2 Cash and cash equivalents

Cash comprises cash on hand, demand deposits and cash in transit.

Cash equivalents are short-term investments with original maturities of three months or less from the investment date that are readily convertible to known amounts of cash and are subject to an insignificant risk upon conversion into cash at the end of the accounting period.

Demand deposits and cash equivalents are included in "Cash and cash equivalents" only when the Company has unrestricted access to such funds.

4.3 Financial investments

a) Held-to-maturity investments

Held-to-maturity investments are investments held to maturity for the purpose of earning periodic interest, comprising: loans.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Held-to-maturity investments are initially recognized at the actual amount paid to acquire the investment.

A provision for held-to-maturity investments is made at the reporting date where there is an indication or evidence that a held-to-maturity investment of the Company may be impaired.

b) *Investment in associate*

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the associate but is not control or joint control over those policies. An entity is considered as an associate if the Company holds (directly or indirectly) from 20% to less than 50% of the voting rights of the entity.

Investments in associate are stated at cost (comprising the purchase price and directly attributable acquisition costs) less provision. Dividends and profits received in money or non-monetary asset for the period before the investment date shall be recorded as a decrease in value of investments.

Provision

Provision for investments in subsidiaries and associates is made if these investments suffer impairment in value or losses that may lead to the risk of capital loss for the Company.

With regards to the investees who are required to prepare the consolidated financial statements, the provision is made based on the consolidated financial statements. For other cases, the provision is made based on the financial statements of the investees.

4.4 *Receivables*

Receivables includes: trade receivables and other receivables:

- Trade receivables are trade-related amounts arising from trading activities between the Company and its customers;
- Other receivables include non-trade amounts which are not related to trading activities, intra-company transactions.

Receivables are recognized at no more than their recoverable amount, determined as cost less a provision for doubtful debts. The provision for doubtful debts represents the estimated loss as at the end of the reporting period for receivables that are overdue, or not yet due but for which there is evidence that the receivable may be impaired because the debtor has died, disappeared, absconded, or is unlikely/unable to settle the debt; has become bankrupt; is undergoing bankruptcy or dissolution proceedings; is being prosecuted, detained or tried; is undergoing judgment enforcement; is suffering from a serious illness; enforcement of judgment has been requested but cannot be carried out; a debt-recovery lawsuit has been filed but proceedings have been suspended; or for other reasons,...

For overdue receivables, the Company estimates the provision based on an ageing analysis, as follows:

- 30% of the value of receivables overdue from 6 months to under 1 year.
- 50% of the value of receivables overdue from 1 year to under 2 years.
- 70% of the value of receivables overdue from 2 years to under 3 years.
- 100% of the value of receivables overdue for 3 years or more.

Receivables are monitored in detail by principal term, remaining term at the end of the accounting period, by original currency and by debtor.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.5 Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories comprises: costs of purchase, costs of conversion and any directly attributable costs of bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price less the estimated costs of completing the products and the estimated costs needed for their consumption.

The quantity and value of inventories issued are determined on a transaction-by-transaction basis and accounted for using the weighted average method.

Provision for decline in value of inventories is made for each kind of inventory when the net realizable value of that kind of inventory is less than cost.

4.6 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible assets comprises their purchase price and all the costs incurred by the Company to acquire those assets as of the time of putting such assets to the location and condition necessary for it to be capable of operating in the manner intended by the Company.

The costs incurred after the initial recognition of tangible fixed asset shall be recorded as increase in their historical cost if these costs are certain to augment future economic benefits obtained from the use of those assets beyond its originally assessed standard of performance. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses.

Depreciation

Depreciation of tangible fixed assets is calculated on a straight-line basis over their estimated useful lives. The depreciation period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance. Details are as follows:

<u>Kinds of asset</u>	<u>Depreciation period (years)</u>
Buildings, architectures	7 - 25
Machinery, equipment	6
Office equipment	3 - 5

4.7 Intangible fixed assets

Cost

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all the costs incurred by the Company to acquire those assets as of the time of putting such assets into the condition necessary for it to be capable of operating in the manner intended by the Company.

Land use rights

Intangible fixed assets being land use rights include:

- Land use rights granted by the State for a fee, or acquired through a lawful transfer of land use rights (including land use rights with a definite term and land use rights with an indefinite term);

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- Prepaid land rental (either paid for the entire lease term or prepaid for multiple years, with at least five years of the prepaid lease term remaining) under land lease agreements entered into before the effective date of the 2003 Land Law, for which a land use right certificate has been issued by the competent authority.

The cost of land use rights is the amount paid by the Company to lawfully obtain the land use rights (including amounts paid to the transferor, compensation and site clearance costs, ground levelling costs, registration fees, etc.).

Subsequent costs relating to intangible fixed assets are recognized as part of the cost of the asset only when it is determined that such costs increase the future economic benefits of the asset beyond its originally assessed level of performance. Other subsequent costs relating to intangible fixed assets are recognized as an expense in the period.

Amortization

Intangible fixed assets being land use rights with indefinite term are not amortized. For land use rights with definite term, the amortization period is the period in which the Company is allowed to use the land.

Intangible fixed assets are amortized in accordance with the straight-line method over their estimated useful lives. Amortization period is in conformity with Circular No. 45/2013/TT-BTC dated 25/4/2013 by the Ministry of Finance.

The amortization period of intangible fixed assets of the Company is as follows:

<u>Kinds of asset</u>	<u>Amortization period (years)</u>
Land use rights with definite term	50
Accounting software	8

4.8 Construction in progress

Construction in progress reflects costs incurred on capital construction projects (including new purchases, new construction, periodic repairs, upgrades and renovations) relating to fixed assets. These costs are directly attributable to assets that are in progress, not yet completed, or completed but not yet brought into use at the end of the accounting period.

4.9 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses. These are expenditures that have been incurred but relate to the operations of more than one accounting period and are therefore allocated to the respective accounting periods on an appropriate basis. The Company's primary prepaid expenses comprise:

- Prepaid office rent, being rent paid in advance for the entire lease term, and related costs, allocated on a straight-line basis over the prepaid period.
- Tools and supplies put into use, allocated on a straight-line basis over a period of up to 3 years.
- Other prepaid expenses: the Company selects appropriate method and criteria of allocation over the period in which economic benefits are expected to be received based on the nature and extent of the prepaid expenses.

4.10 Leases

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Operating leases are leases of fixed assets under which substantially all the risks and rewards incidental to ownership of the assets lie with the lessor. Lease payments under operating leases are recognized in the Income Statement on a straight-line basis over the lease term.

4.11 Payables

Payables comprise trade payables and other payables.

- Trade payables are trade-related amounts, arising from trading activities between the Company and its suppliers;
- Other payables are non-trade amounts that do not relate to trading activities or intra-company transactions.

Payables are recognized at cost, which is not less than the amount required to settle the obligation, and are classified as current and non-current based on their remaining term as at the reporting date.

Payables are monitored in detail by creditor, original term, remaining term and original currency.

4.12 Accrued expenses

Accrued expenses are recognized for amounts to be paid in the future relating to goods or services already received from suppliers, or already supplied to customers, during the reporting period but not yet actually paid because the required supporting documents and accounting records are not yet available. The Company's principal accrued expenses include: accrued Board of Directors' remuneration based on the Resolution of the Annual General Meeting of Shareholders.

4.13 Loans and finance lease liabilities

Loans and finance lease liabilities are recorded at cost and classified into current and non-current liabilities based on the remaining terms at the balance sheet date.

The Company monitors loans and finance lease liabilities according to their creditors, loan agreements, principal terms, remaining terms and original currencies.

Borrowing costs

Before 01/01/2026, borrowing costs (comprising interest expense and other costs directly attributable to borrowings) were recognized as operating expenses in the period in which they were incurred.

From 01/01/2026, borrowing costs directly attributable to a loan (other than interest payable), such as appraisal fees, audit fees, loan documentation costs and loan arrangement fees, are amortized over the term of the loan.

Capitalization of borrowing costs

Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs".

Borrowing costs relating to specific borrowings used solely for the investment in, construction of, or creation of a specific asset of the Company are capitalized as part of the cost of that asset. For general borrowings, the amount of borrowing costs eligible for capitalization during the accounting period is determined by applying a capitalization rate to the weighted average cumulative expenditure incurred on the investment in, construction of, or production of that asset.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Capitalisation of borrowing costs shall be suspended in periods during which the investment in construction or production of uncompleted assets is interrupted, except to the extent that the suspension is necessary. Capitalization shall be ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

Borrowing costs relating to loans used to invest in subsidiaries, joint ventures or associates are not capitalized.

4.14 Owners' equity

Share capital

Share capital represents the amount of capital actually contributed by shareholders.

Share premium

Share premium reflects the difference between the issue price and par value of the shares issued, costs directly related to the issuance of shares; difference between the re-issue price and book value, costs directly related to the re-issuance of treasury shares; and the equity component of convertible bonds upon maturity.

Profit distribution

Undistributed after-tax profit reflects the Company's operating results (profit or loss) after corporate income tax and the distribution of profits or treatment of losses.

Profit after corporate income tax is available for appropriation to funds and to owners as provided for in the Resolution of the General Meeting of Shareholders.

The dividend, profit to be paid to the shareholders shall not exceed the undistributed profit after tax and with consideration of non-monetary items in undistributed post-tax profits that may affect cash flow and ability to pay dividends.

4.15 Revenue and other income

- Revenue from the sale of goods and the rendering of services is recognized when the Company has obtained, or will obtain, economic benefits, the amount of revenue can be reliably measured, and the following conditions are also met:
 - ✓ Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer and there is no significant uncertainty regarding the sale price or the possibility of return of the goods;
 - ✓ Revenue from the rendering of services is recognized when the services have been completed. Where services are rendered over multiple accounting periods, revenue for each period is recognized based on the stage of completion of the services at the end of the reporting period.
- Financial income is recognized when the amount of income can be reliably measured and it is probable that economic benefits will flow to the Company from the transaction.
 - ✓ Interests are recognized on the basis of the actual term and interest rates;
 - ✓ Dividends on shares deposited with the Vietnam Securities Depository and Clearing Corporation (VSDC) are recognized on the record date. Dividends and profits distributed by other companies are recognized when the Company's right to receive the dividends or profits is established.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- ✓ Share dividends are not recognized as financial income. Dividends received relating to the period before the investment date are recorded as a reduction in the carrying amount of the investment.
- Other income is the income derived out of the Company's scope of business and recognized when it can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

4.16 Revenue deductions

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

In case where revenue is recognized in during the period but the corresponding revenue deductions arise after the reporting date, revenue shall be decreased in accordance with the following principles:

- If the corresponding deductions arise before the date of releasing the financial statements, they are charged against revenue of the reporting period;
- If the corresponding revenue deductions arise after the date of releasing the financial statements, they are charged against revenue of the next reporting period.

4.17 Cost of goods sold

Cost of products, goods sold and services rendered is recognized in the correct accounting period in accordance with the matching principle and conservatism principle.

Costs of inventories and services rendered which are incurred in excess of the ordinary level are charged out to cost of goods sold in the period, not to the production cost of goods and services.

The value of inventory shortages and losses, net of any compensation received, is recognized in cost of goods sold for the period.

4.18 Financial expenses

Financial expenses reflect expenses incurred in financial activities, including expenses or losses relating to financial investments, costs of purchasing trading securities, borrowing costs that are not eligible for capitalization, losses on disposal of financial investments, transaction costs on the disposal of financial investments; the excess of the early redemption price of issued bonds over their carrying amount; the allowance for diminution in value of trading securities and the allowance for impairment of investments in other entities; foreign exchange losses arising on the sale of foreign currency or on the retranslation of period-end monetary items denominated in foreign currency; settlement discounts granted to buyers, etc.

4.19 Selling expenses, administrative expenses

Selling expenses reflect the expenses actually incurred in the sale of products and goods and the rendering of services

Administrative expenses reflect expenses actually incurred related to the overall administration of enterprises.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

4.20 Corporate income tax expense

Corporate income tax expense comprises current income tax expense and deferred income tax expense.

Current corporate income tax expense comprises current CIT expense determined in accordance with the Law on Corporate Income Tax, and top-up tax expense determined in accordance with the global minimum tax rules.

Deferred corporate income tax expense is the amount of corporate income tax payable in future periods arising from the recognition of a deferred tax liability during the period or the reversal of a deferred tax asset recognized in prior periods.

4.21 Financial instruments

Initial recognition

Financial assets

A financial asset is recognized initially at cost plus transaction costs directly attributable to the acquisition of the asset. The Company's financial assets include cash on hand, bank deposits, trade receivables, other receivables, and financial investments.

Financial liabilities

A financial liability is recognized initially at cost plus transaction costs directly attributable to the issuance of such liability. The Company's financial liabilities comprise loans, trade payables, accrued expenses and other payables.

Subsequent measurement

Currently, there has been no requirement for subsequent measurement of financial instruments.

4.22 Tax rates and charges paid to the State Budget that the Company is applying.

- Value Added Tax (VAT): VAT rate of 10% is applicable to cosmetics and clothing.

In the first 6 months of 2026, these goods were entitled to 8% VAT rate in accordance with Decree No. 174/2025/ND-CP dated 30/06/2025 of the Government.

- Corporate Income Tax (CIT): CIT rate of 20 % is applicable.
- Other taxes and charges are paid in accordance with the prevailing regulations.

4.23 Related parties

Parties are considered to be related if one party has the ability (directly or indirectly) to control, or exercise significant influence over, the other party in making financial and operating policy decisions.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Unit: VND

5. Cash and cash equivalents

Cash and cash equivalents not subject to restrictions on use	30/06/2026	01/01/2026
Cash on hand	4,731,574,844	504,588,519
Demand deposits	5,660,898,005	16,988,828,019
- At Saigon Treasure Commercial Joint Stock Bank	3,327,603,107	4,141,316,968
- At Vietnam Technological and Commercial Joint Stock Bank	2,151,045,962	3,765,833,727
- At other financial institutions	182,248,936	9,081,677,324
Total	10,392,472,849	17,493,416,538

6. Financial investments

a. Short-term held-to-maturity investments

	30/06/2026			01/01/2026		
	Cost	Recoverable amount (i)	Provision amount	Cost	Recoverable amount (*)	Provision amount
Loans given	2,487,943,559	2,487,943,559	-	2,519,102,464	2,519,102,464	-
- Ms. Nguyen Thi Mai Phuong (i)	1,022,402,739	1,022,402,739	-	1,056,635,616	1,056,635,616	-
+ Principal	1,000,000,000	1,000,000,000	-	1,000,000,000	1,000,000,000	-
+ Accrued interest	22,402,739	22,402,739	-	56,635,616	56,635,616	-
- Ms. Nguyen Lan Huong (ii)	639,766,027	639,766,027	-	619,505,753	619,505,753	-
+ Principal	600,000,000	600,000,000	-	600,000,000	600,000,000	-
+ Accrued interest	39,766,027	39,766,027	-	19,505,753	19,505,753	-
- Ms. Tran Dang Phuong Anh (iii)	518,439,177	518,439,177	-	525,355,616	525,355,616	-
+ Principal	500,000,000	500,000,000	-	500,000,000	500,000,000	-
+ Accrued interest	18,439,177	18,439,177	-	25,355,616	25,355,616	-
- Ms. Nguyen Hoang Tuyet Mai (iv)	307,335,616	307,335,616	-	317,605,479	317,605,479	-
+ Principal	300,000,000	300,000,000	-	300,000,000	300,000,000	-
+ Accrued interest	7,335,616	7,335,616	-	17,605,479	17,605,479	-
Total	2,487,943,559	2,487,943,559	-	2,519,102,464	2,519,102,464	-

- (i) Lending Ms. Nguyen Thi Mai Phuong VND1,000,000,000 under the loan agreement dated 03/03/2025 and the loan extension addendum dated 25/02/2026 with a loan maturity date until 02/03/2027. Interest rate: 6.8% per annum. The loan is unsecured.
- (ii) Lending Ms. Nguyen Lan Huong VND300,000,000 under the loan agreement dated 07/07/2025 and VND300,000,000 under the loan agreement dated 14/07/2025 with a term of 1 year from the date of signing the loan agreement. Interest rate: 6.8% per annum. The loan is unsecured.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- (iii) Lending Ms. Tran Dang Phuong Anh VND350,000,000 under the loan agreement dated 22/02/2025 and the loan extension addendum dated 20/02/2026 with a loan maturity date until 21/02/2027 and VND150,000,000 under the loan agreement dated 08/07/2025 with a term of 1 year from the date of signing the loan agreement. Interest rate: 6.8% per annum. The loan is unsecured.
- (iv) Lending Ms. Nguyen Hoang Tuyet Mai VND300,000,000 under the loan agreement dated 20/02/2025 and the loan extension addendum dated 17/02/2026 with a loan maturity date until 19/02/2027. Interest rate: 6.8% per annum. The loan is unsecured.
- (*) The recoverable amount is determined by the Company based on the assessment that the loan is fully recoverable, both principal and interest, with no loss incurred.

LVA TRADING AND SERVICES JOINT STOCK COMPANY

121 Ba Trieu, Group 11, Hai Ba Trung Ward, Hanoi City

INTERIM FINANCIAL STATEMENTS
For the first 6 months of 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Investments in associate

	30/06/2026				01/01/2026		
	Status of operation	% equity	% voting rights	Number of shares	Cost	Recoverable amount	Provision
Investment in associate							
- Long An Books-Equipment Joint Stock Company (a)	Operating	32.52%	32.52%	995,000	9,950,000,000	9,680,682,936	269,317,064
					9,950,000,000	9,680,682,936	269,317,064
Total					9,950,000,000	9,680,682,936	269,317,064
					9,950,000,000	9,689,734,163	260,265,837

(a) The Company recognized a provision for this investment based on the financial statements for the first 6 months of 2026 of Long An Books-Equipment Joint Stock Company.

In addition, the Company has no reliable data source or evidence to serve as a basis for determining the recoverable amount of the investment.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

7. Short-term trade receivables

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
Lam Van Chien	798,525,000	-	-	-
Nguyen Hoang Tung	750,195,000	-	96,039,000	-
Nguyen Van Luan	736,871,360	-	93,285,000	-
Le Thuy Phuong	725,431,640	-	117,909,000	-
Nguyen Danh Tung	713,168,392	-	108,405,000	-
Other customers	1,253,889,523	-	1,414,375,120	-
Total	4,978,080,915	-	1,830,013,120	-

8. Short-term prepayments to suppliers

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
ONE M GLOBAL Co.,Ltd	1,951,288,824	-	2,263,623,700	-
BYPLAY	427,163,260	-	-	-
Other suppliers	579,053,299	-	596,393,574	-
Total	2,957,505,383	-	2,860,017,274	-

9. Other receivables

a. Short-term

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
Deposits, collaterals	6,505,000,000	-	-	-
- Mr. Bui Tien Hung (*)	6,500,000,000	-	-	-
- Other deposits, collaterals	5,000,000	-	-	-
Other receivables	2,119,366,390	-	300,739,178	-
- Mr. Truong Thanh Minh (related party) (**)	1,904,342,457	-	-	-
- Other debtors	215,023,933	-	300,739,178	-
Total	8,624,366,390	-	300,739,178	-

(*) Deposit paid to Mr. Bui Tien Hung for the purchase of land plot No. 43, map sheet No. 24, area of 78 sq.m, located at Dong Say – Tram Sau area, Phung Town, Dan Phuong District, Hanoi City, with a total contract value of VND10,500,000,000. On 03/07/2026, both parties signed the land use rights transfer agreement, and the Hanoi Land Registration Office issued Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. AA 06669238 on 17/07/2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- (**) Receivable from Mr. Truong Thanh Minh (Chairman of the Board of Directors) (a related party) amounting to VND1,904,342,457. This represents a receivable arising from Mr. Truong Thanh Minh's personal expenditures using the Company's credit card.

b. Long-term

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
Deposits, collaterals	270,000,000	-	240,000,000	-
- <i>Nguyen Thi Nga HBT</i>	240,000,000	-	240,000,000	-
<i>Business Household</i>				
- <i>Other deposits, collaterals</i>	30,000,000	-	-	-
Total	270,000,000	-	240,000,000	-

- The Company made a deposit of VND240,000,000 to Nguyen Thi Nga Business Household under the Premises Lease Agreement dated 05/12/2024 for the purpose of using as the Company's headquarters, showroom, and fashion and cosmetics store. The lease term is 3 years (from 05/12/2024 to the end of 04/12/2027). Accordingly, upon expiration of the lease term or early termination prior to expiry, provided that the Company is not in breach of the agreement, the deposit—after deducting any unpaid expenses incurred by the Company (if any)—will be fully refunded to the Company.
- The Company paid a deposit of VND30,000,000 to Mr. Le Chi Thiet pursuant to Premises Lease Agreement No. 01/2026/HDTN dated 24/03/2026 to serve as an office and warehouse. The lease period is from 24/03/2026 to 24/03/2029. This deposit shall be refunded to the Company upon agreement termination, provided that the Company does not breach any terms or conditions under the agreement.

10. Inventories

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Materials, raw materials	28,003,580	-	11,833,534	-
Merchandise goods	14,684,569,295	-	18,397,379,082	-
Goods on consignment	116,280,131	-	73,677,157	-
Total	14,828,853,006	-	18,482,889,773	-

- There are no obsolete, slow-moving, damaged, or technically outdated inventories that are unsellable....as at 30/06/2026.
- There are no inventories which were pledged, mortgaged as security for debts as at 30/06/2026.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

11. Construction in progress

	30/06/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
- Capital construction	4,545,090,909	4,545,090,909	4,545,090,909	4,545,090,909
+ Company office building at 39 Hai Ba Trung	4,545,090,909	4,545,090,909	4,545,090,909	4,545,090,909
Total	4,545,090,909	4,545,090,909	4,545,090,909	4,545,090,909

12. Tangible fixed assets

	Buildings architectures (*)	Motor vehicles	Office equipment	Total
Cost				
Beginning balance	3,928,406,419	1,592,111,636	43,960,000	5,564,478,055
New purchases	-	-	45,782,407	45,782,407
Other decreases	-	-	-	-
Ending balance	3,928,406,419	1,592,111,636	89,742,407	5,610,260,462
Accumulated depreciation				
Beginning balance	1,779,696,741	26,535,194	10,730,026	1,816,961,961
Charge for the period	76,977,306	132,675,972	6,118,996	215,772,274
Sale, disposal	-	-	-	-
Ending balance	1,856,674,047	159,211,166	16,849,022	2,032,734,235
Net book value				
Beginning balance	2,148,709,678	1,565,576,442	33,229,974	3,747,516,094
Ending balance	2,071,732,372	1,432,900,470	72,893,385	3,577,526,227

- As at 30/06/2026, fixed assets with a carrying value of VND1,432,900,470 have been mortgaged as collateral for loans granted to the Company.
- Cost of tangible fixed assets fully depreciated but still in active use as at 30/06/2026 is VND193,303,696.
- There are no amounts of tangible fixed assets pending disposal.

(*) The Company's buildings and architectures which were transferred to Long An Books-Equipment Joint Stock Company for management, exploitation, and use (for the 10-year term) under the Board of Directors' Resolution No. 49/NQ-STBTH dated 20/12/2023. Accordingly, on 31/12/2023, the Company transferred the following assets:

- Working house at No. 39 Hai Ba Trung Street, Long An Ward, Tay Ninh Province.
- Working house at No. 109 Nguyen Trung Truc Street, Long An Ward, Tay Ninh Province.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- List of assets accounting for 10% or more of the total existing tangible fixed assets:

Asset description	30/06/2026			01/01/2026		
	Cost	Accumulated depreciation	Net book value	Cost	Accumulated depreciation	Net book value
Working house at No. 39 Hai Ba Trung Street, Ward 1, Tan An City, Long An Province	1,466,084,065	752,589,830	713,494,235	1,466,084,065	723,268,148	742,815,917
Working house at No. 109 Nguyen Trung Truc Street, Ward 1, Tan An City, Long An Province	1,850,666,804	524,355,571	1,326,311,233	1,850,666,804	487,342,237	1,363,324,567
KIA Carnival 7-seater car	1,592,111,636	159,211,166	1,432,900,470	1,592,111,636	26,535,194	1,565,576,442

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

13. Intangible fixed assets

	Land use rights	Accounting software	Total
Cost			
Beginning balance	1,410,266,805	156,000,000	1,566,266,805
New purchases	-	-	-
Sale, disposal	-	-	-
Ending balance	1,410,266,805	156,000,000	1,566,266,805
Accumulated amortization			
Beginning balance	490,839,771	89,375,000	580,214,771
Charge for the period	14,108,856	9,750,000	23,858,856
Sale, disposal	-	-	-
Ending balance	504,948,627	99,125,000	604,073,627
Net book value			
Beginning balance	919,427,034	66,625,000	986,052,034
Ending balance	905,318,178	56,875,000	962,193,178

- No intangible fixed assets were pledged or mortgaged as securities for loans.
- No intangible fixed assets were fully amortized but still in active use.

(*) Land use rights of 903.3 m² of land located in Tam Vu Town, Chau Thanh District, Long An Province, with the land use period up to 10/01/2058. Purpose: to open a book and school equipment store. As of 31/12/2023, the Company has transferred it to Long An Books-Equipment Joint Stock Company (now an associate) for management, exploitation, and use (Transfer duration: 10 years) in accordance with the Board of Directors' Resolution No. 49/NQ-STBTH dated 20/12/2023.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

- List of assets accounting for 10% or more of the total existing intangible fixed assets:

Name of asset	30/06/2026			01/01/2026		
	Cost	Accumulated amortization	Net book value	Cost	Accumulated amortization	Net book value
Land use right in Chau Thanh District	1,410,266,805	504,948,627	905,318,178	1,410,266,805	490,839,771	919,427,034

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

14. Prepaid expenses

a. Short-term

	30/06/2026	01/01/2026
Advertising expenses (*)	3,437,779,922	8,594,449,802
Office rent	300,000,000	240,000,000
Other short-term prepaid expenses	23,716,664	2,908,330
Total	3,761,496,586	8,837,358,132

(*) This represents the cost of hiring Korean artists pursuant to the Advertising Model Contract and the Advertising Video and Image Production Contract, totaling VND10,313,339,762. The Company has determined an allocation period of 12 months, with the unallocated remaining balance as at 30/06/2026 amounting to VND3,437,779,922.

b. Long-term

	30/06/2026	01/01/2026
Trademark and brand rental costs (*)	5,604,247,316	-
Costs of tools and instruments awaiting allocation	322,387,686	227,186,356
Costs of repairing Ba Trieu Store	229,597,108	306,129,472
Others	35,681,795	151,372,028
Total	6,191,913,905	684,687,856

(*) Trademark and brand rental costs comprise:

- Trademark leasing fees for Vacure:treat under the Trademark Lease and Use Agreement dated 27/03/2026 with Ocean Capital Company Limited (a related party) regarding the lease of the right to use the trademark Vacure:treat; Class 3; Products: Cosmetics, cosmetic sets, cosmetic creams; Application No.: 4-2021048753; Decision on Acceptance of Valid Application No. 7694/QD-SHTT dated 23/1/2024 for the commercial trading of cosmetic products. The lease term is 3 years, from 27/03/2026 to 26/03/2029, with a rental fee of VND2,000,000,000 per year. The Company has fully paid the 3-year rental fee under the contract amounting to VND6,000,000,000, and the unallocated remaining balance as at 30/06/2026 is VND5,489,247,311.
- Personal image branding costs for Ms. Le Van Anh (Vice Chairwoman of the Board of Directors) (a related party) pursuant to Personal Image Usage Contract No. 01012025 dated 01/01/2025 with Ms. Le Van Anh, effective from 01/01/2025 to 31/12/2028, for the purpose of promoting the Company's products. During the cooperation period, the Company shall bear all costs associated with building Ms. Le Van Anh's personal image. The Company is entitled to use images of Ms. Le Van Anh with the Company's products for posting on the Company's websites, social media/digital platforms, media/press, posters, etc., along with product information throughout the term of the contract. The unallocated remaining balance as at 30/06/2026 is VND115,000,005.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

15. Short-term trade payables

	30/06/2026	01/01/2026
Ecomdy Joint Stock Company	1,285,716,891	3,063,428,713
Mediaddonuts Company Limited	785,568,644	-
Bluemedia Vietnam Company Limited	770,696,945	
Others	161,521,194	1,108,634,982
Total	3,003,503,674	4,172,063,695

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

17. Short-term accrued expenses

	30/06/2026	01/01/2026
Remuneration of the Board of Directors and the Board of Supervisors	21,000,000	21,000,000
Total	21,000,000	21,000,000

18. Other payables

a. Short-term

	30/06/2026	01/01/2026
Social, health and unemployment insurance	93,222,867	-
Accrued interest payable	3,989,135	-
Giao Hang Tiet Kiem Joint Stock Company	65,840,636	-
Total	163,052,638	-

b. Long-term

	30/06/2026	01/01/2026
Long-term deposits received	30,000,000	30,000,000
Total	30,000,000	30,000,000

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

19. Loans and finance lease liabilities

a. Short-term

	Beginning balance	Increase	Decrease	Ending balance
Short-term loans	264,444,569	8,641,239,707	6,208,075,194	2,697,609,082
- Overdraft facility with Vietnam Prosperity Joint Stock Commercial Bank	264,444,569	7,642,240,365	6,208,075,194	1,698,609,740
- Overdraft facility with Saigon Treasure Commercial Joint Stock Bank	-	998,999,342	-	998,999,342
Current portion of long-term loans	251,098,176	125,549,088	125,549,088	251,098,176
- From Vietnam Prosperity Joint Stock Commercial Bank	251,098,176	125,549,088	125,549,088	251,098,176
Total	515,542,745	8,766,788,795	6,333,624,282	2,948,707,258

Overdraft facility with Vietnam Prosperity Joint Stock Commercial Bank under the Application Form cum Agreement for issuance and use of international credit cards for corporate customers No. 120526/HDTTD/VPB-LVA dated 12/05/2026, with an overdraft limit of VND2,000,000,000. The purpose of the overdraft facility is to supplement working capital and pay advertising expenses serving the Company's wholesale and retail trading activities in the fields of fashion, cosmetics and spa services. The facility is available until 12/05/2031, with an interest rate of 32% per annum applicable during the loan term. No security is required.

Overdraft facility with Saigon Treasure Commercial Joint Stock Bank under Overdraft Facility Agreement No. 202630086143 dated 17/04/2026, with an overdraft limit of VND1,000,000,000. The purpose of the overdraft facility is to supplement working capital for the Company's short-term production and business activities. The facility is available until 17/04/2027, with an interest rate of 14% per annum applicable during the loan term. No security is required.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Long-term

	Beginning balance	Increase	Decrease	Ending balance
Long-term loans	1,234,566,060	-	125,549,088	1,109,016,972
- From Vietnam Prosperity Joint Stock Commercial Bank	1,234,566,060	-	125,549,088	1,109,016,972
Total	1,234,566,060	-	125,549,088	1,109,016,972
<i>Of which</i>				
- Current portion of long-term loans due within 1 year	251,098,176			251,098,176
Long-term loans and finance lease liabilities	983,467,884			857,918,796

Long-term loan from Vietnam Prosperity Joint Stock Commercial Bank under the Loan Agreement cum Motor Vehicle Mortgage Agreement No. 091225-331537-AUTO-1/HD dated 09/12/2025. The purpose of the loan is to finance the purchase of a new automobile for transportation purposes under Automobile Purchase and Sale Agreement No. 838/2025/HDMB/KIAPVD-CTLLVA. The loan term is 60 months, with an interest rate of 5.8% per annum. Collateral: The asset formed from the loan proceeds, being the automobile with registration plate No. 30B-883.79, under Vehicle Registration Certificate No. 29 00170850 issued by Nghia Do Ward Police – Hanoi City Police on 05/12/2025, brand: KIA, model: CARNIVAL.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

20. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Share premium	Other equity funds	Development investment fund	Undistributed profit after tax	Total
As at 01/01/2025	19,999,340,000	363,351,953	-	258,207,741	5,615,492,233	26,236,391,927
Increase in period	11,000,660,000	3,595,231,000	-	-	-	14,595,891,000
Profit for the period	-	-	-	-	18,786,249,264	18,786,249,264
Profit distribution	-	-	-	-	-	-
As at 31/12/2025	31,000,000,000	3,958,582,953	-	258,207,741	24,401,741,497	59,618,532,191
As at 01/01/2026	31,000,000,000	3,958,582,953	-	258,207,741	24,401,741,497	59,618,532,191
Increase/(decrease) in the	-	(20,000,000)	17,049,060,000	-	-	17,029,060,000
Profit for the period	-	-	-	-	6,060,086,893	6,060,086,893
Profit distribution	-	-	-	-	(24,179,060,000)	(24,179,060,000)
As at 30/06/2026	31,000,000,000	3,938,582,953	17,049,060,000	258,207,741	6,282,768,390	58,528,619,084

Reasons for increases/(decreases) in equity components

- Share premium decreased by VND20 million, representing the share issuance costs incurred in connection with the public offering to increase the Company's charter capital to VND31 billion;
- Other owners' equity increased by VND17,049,060,000 as the Company finalized the list of shareholders eligible to receive share dividends (at a ratio of 55%) as at 24/06/2026. Accordingly, 1,704,906 additional shares were to be issued, while fractional shares were cancelled.

On 17/07/2026, the Hanoi Stock Exchange issued Decision No. 956/QĐ-SGDHN approving the change in the listing registration of 1,704,906 shares of the Company. On the same date, the Company completed the procedures for amending its Enterprise Registration Certificate in respect of the corresponding increase in charter capital.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

b. Breakdown of share capital

	30/06/2026	01/01/2026
Mr. Duong Vinh Quang	6,000,000,000	6,000,000,000
Mr. Duong Quang Huan	5,751,660,000	5,000,660,000
Other shareholders	19,248,340,000	19,999,340,000
Total	31,000,000,000	31,000,000,000

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

	First 6 months of 2026	First 6 months of 2025
Share capital		
- Beginning balance	31,000,000,000	19,999,340,000
- Increase in the period	-	-
- Decrease in the period	-	-
- Ending balance	31,000,000,000	19,999,340,000
Dividends, profits distributed	24,179,060,000	-

d. Shares

	30/06/2026 Shares	01/01/2026 Shares
Number of shares registered to be issued	3,100,000	3,100,000
Number of shares sold publicly	3,100,000	3,100,000
- Common shares	3,100,000	3,100,000
- Preferred shares (classified as share capital)	-	-
Number of repurchased shares (treasury shares, own shares repurchased)	-	-
- Common shares	-	-
- Preferred shares (classified as share capital)	-	-
Number of outstanding shares	3,100,000	3,100,000
- Common shares	3,100,000	3,100,000
- Preferred shares (classified as share capital)	-	-
Par value of outstanding shares: VND10,000 each		

e. Dividends

The 2026 Annual General Meeting of Shareholders dated 15/04/2026 approved the dividend distribution plan for 2025 as follows:

+ Cash dividends at 23% of charter capital, equivalent to VND7,130,000,000. The Company finalized the list of shareholders entitled to receive dividends on 24/06/2026, with the payment date being 30/06/2026.

+ Share dividends from retained profits at 55% of charter capital. Accordingly, the Company finalized the list of shareholders as at 24/06/2026 and planned to issue 1,704,906 shares, with a total par value of VND17,049,060,000, as share dividends. Fractional shares were cancelled.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

On 17/07/2026, the Hanoi Stock Exchange issued Decision No. 956/QD-SGDHN approving the change in the Company's listing registration to include 1,704,906 additional shares.

f. Undistributed profit after tax

	First 6 months of 2026	First 6 months of 2025
Profit brought forward	24,401,741,497	5,615,492,233
Profit after corporate income tax for the year	6,060,086,893	7,846,153,185
Profit distribution	24,179,060,000	-
- Distribution of prior-year profit (*)	24,179,060,000	-
+ Cash dividend payment	7,130,000,000	-
+ Share dividend payment	17,049,060,000	-
- Temporary distribution of profits for the current period	-	-
Undistributed profit after tax at the end of the period	6,282,768,390	13,461,645,418

(*) The Company distributed the 2025 profits according to the Annual General Meeting of Shareholders' Resolution No. 01/2026/NQ-DHDCD dated 15/04/2026

21. Off-statement of financial position items

a. Assets held under operating leases

	30/06/2026	01/01/2026
Total future minimum lease payments under non-cancellable operating leases by maturity	3,929,529,000	3,866,355,500
- Within 1 year	2,213,653,000	1,853,653,000
- From 1 to 5 years	1,715,876,000	2,012,702,500
- Over 5 years	-	-

The Company has entered into the following operating lease agreements:

a.1 Premises at 39 Hai Ba Trung Street, Long An Ward, Tay Ninh Province

The Company leases 388.2 m² of land located at land plot No. 101, map sheet No. 9, Long An Ward, Tay Ninh Province under Land Lease Agreement No. 582/HDTD dated 15/08/2005 entered into with the People's Committee of Long An Province. The lease term is 30 years (from 01/01/1996 to 01/01/2026); The land is used as the Company's office and book warehouse; Land rental is payable annually, with the land rental rate for 2025 being VND109,502/m²/year.

The land lease agreement expired on 01/01/2026. The Company has initiated procedures to extend the lease term and is awaiting approval from the competent authorities. As at the date of preparation of the interim financial statements, the Company has no sufficient basis to determine the future minimum lease payments.

The premises are currently managed, operated and used by Long An Books - Equipment Joint Stock Company (an associate) (see Note 12). The two parties are also carrying out procedures with the competent authorities to transfer the land lease rights to the associate.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

a.2 Premises at 109 Nguyen Trung Truc Street, Long An Ward, Tay Ninh Province

The Company leases 62.3 m² of land located at land plot No. 398, map sheet No. 10, Long An Ward, Tay Ninh Province, under Land Lease Agreement No. 592/HDTD dated 27/09/2005 entered into with the People's Committee of Long An Province. The lease term is 30 years, from 18/09/2000 to 18/09/2030; The land is used as a bookstore selling books and educational equipment; Land rental is payable annually, with the land rental rate for 2026 being VND283,350/m²/year. The premises are currently managed, operated and used by Long An Books - Equipment Joint Stock Company (associate) (see Note 12); The two parties are also carrying out procedures with the competent authorities to transfer the land lease rights to the associate.

a.3 Premises at 121 Ba Trieu Street, Group 11, Hai Ba Trung Ward, Hanoi

The Company leases the entire 1st, 2nd, 3rd and 4th floors of the premises at No. 121 Ba Trieu Street, Group 11, Hai Ba Trung Ward, Hanoi, under the House Lease Agreement dated 05/12/2024 entered into with Ms. Nguyen Thi Nga. The lease term is 3 years (from 05/12/2024 to 04/12/2027). The fixed rental throughout the lease term is VND120,000,000/month (exclusive of any other applicable taxes, fees and charges), payable every three months. The premises are currently used as the Company's head office, showroom, and fashion and cosmetics retail store.

a.4 Premises at 45 Nguyen Khang Street, Yen Hoa Ward, Hanoi

The Company leases the premises at No. 45 Nguyen Khang Street, Yen Hoa Ward, Hanoi, under House Lease Agreement No. HD01/OC-LVA dated 22/09/2025 entered into with Ocean Capital Co., Ltd (a related party). The lease term is from 22/9/2025 to 31/7/2028, at a rental of VND33,000,000/month. The premises are currently used as an office and warehouse.

a.5 Premises at 29 Luu Quang Vu Street, Yen Hoa Ward, Hanoi

The Company leases the premises at No. 29 Luu Quang Vu Street, Yen Hoa Ward, Hanoi, under House Lease Agreement No. 01/2026/HDTN dated 24/03/2026 entered into with Mr. Le Chi Thiet. The lease term is from 24/03/2026 to 24/03/2029, at a rental of VND30,000,000/month. The premises are currently used as an office and warehouse.

b. Assets of the Company pledged or mortgaged as security

Assets	Carrying amount	Pledgee/Mortgagee
Tangible fixed assets		
- KIA Carnival 7-seat passenger car	1,432,900,470	Vietnam Prosperity Joint Stock Commercial Bank (VPBank)
Total	1,432,900,470	

22. Revenue from sales and service provision

	First 6 months of 2026	First 6 months of 2025
Revenue from sale of goods	67,143,101,457	63,789,283,936
+ Revenue from sale of cosmetics	63,755,189,057	62,045,906,308
+ Revenue from sale of clothing	3,387,912,400	1,743,377,628
Total	67,143,101,457	63,789,283,936

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

23. Revenue deductions

	First 6 months of 2026	First 6 months of 2025
Sales returns	362,544,523	-
Total	362,544,523	-

24. Cost of goods sold

	First 6 months of 2026	First 6 months of 2025
Cost of goods sold	15,773,397,718	16,547,338,456
+ Cost of cosmetics sold	12,863,346,243	14,871,855,841
+ Cost of clothing sold	2,910,051,475	1,675,482,615
Total	15,773,397,718	16,547,338,456

25. Financial income

	First 6 months of 2026	First 6 months of 2025
Loan interest, deposit interest	82,570,733	45,166,230
Foreign exchange gains arising during the period	99,001,526	30,532,611
Foreign exchange gains from revaluation of closing balances	12,200,760	-
Total	193,773,019	75,698,841

26. Financial expenses

	First 6 months of 2026	First 6 months of 2025
Borrowing costs	71,233,367	-
Provision for investment losses	9,051,227	-
Total	80,284,594	-

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

27. Selling expenses and administrative expenses

a. Selling expenses

	First 6 months of 2026	First 6 months of 2025
Costs of materials and tools used for selling activities	196,896,256	167,395,352
Salaries of sales staff	4,495,622,927	1,607,409,965
Depreciation and amortization expenses	91,086,162	91,086,162
Service expenses, brokerage commissions, advertising expenses	34,562,457,125	33,422,127,944
Others	1,322,825,420	895,306,076
Total	40,668,887,890	36,183,325,499

b. Administrative expenses

	First 6 months of 2026	First 6 months of 2025
Costs of materials and tools	53,227,264	14,076,862
Staff costs	1,241,508,979	537,535,213
Depreciation and amortization expenses	148,544,968	14,146,002
Outside service expenses	1,197,150,217	381,391,541
Others	213,163,755	252,697,831
Total	2,853,595,183	1,199,847,449

28. Other income

	First 6 months of 2026	First 6 months of 2025
Transportation compensation	202,521,710	15,014,137
Other income	26,925,201	1,347,332
Total	229,446,911	16,361,469

29. Other expense

	First 6 months of 2026	First 6 months of 2025
Late payment interest on taxes and social insurance	163,609,046	22,598,296
Other expenses	24,038	3,511
Total	163,633,084	22,601,807

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

30. Current corporate income tax expense

	First 6 months of 2026	First 6 months of 2025
Accounting profit before tax	7,663,978,395	9,928,231,035
Adjustments to taxable income	355,479,113	482,158,217
- Increase	355,479,113	482,158,217
+ Penalties and late payment charges	163,609,046	-
+ Non-deductible interest expenses	71,233,367	-
+ Other non-deductible expenses	120,636,700	482,158,217
- Decrease	-	-
Total taxable income	8,019,457,508	10,410,389,252
Current corporate income tax expense	1,603,891,502	2,082,077,850

31. Basic, diluted earnings per share

	First 6 months of 2026	First 6 months of 2025
Accounting profit after corporate income tax	6,060,086,893	7,846,153,185
Adjustments increasing or decreasing profit after tax	(242,403,476)	-
- Increasing	-	-
- Decreasing (bonus and welfare fund)	242,403,476	-
Profit or loss attributable to common shareholders	5,817,683,417	7,846,153,185
Weighted average number of common shares outstanding in the period	4,804,906	3,704,840
Basic, diluted earnings per share	1,211	2,118

(*) Basic and diluted earnings per share for 2026 are calculated after deducting the bonus and welfare funds in accordance with the plan approved by the 2026 Annual General Meeting of Shareholders. Basic and diluted earnings per share for 2026 may be subject to change depending on the amount appropriated to the bonus and welfare funds subsequently approved by the Company's General Meeting of Shareholders.

32. Production and business expenses by element

	First 6 months of 2026	First 6 months of 2025
Raw materials and materials expenses	16,023,521,238	16,728,810,670
Labor costs	5,737,131,906	2,144,945,178
Depreciation and amortization expenses of fixed assets	239,631,130	105,232,164
Outside service expenses	35,759,607,342	34,470,683,370
Other cash expenses	1,535,989,175	480,840,022
Total	59,295,880,791	53,930,511,404

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

33. Proceeds from borrowings during the period

	First 6 months of 2026	First 6 months of 2025
Proceeds from other forms of borrowing (overdrafts)	8,641,239,707	-

34. Principal repayments of borrowings during the period

	First 6 months of 2026	First 6 months of 2025
Repayment of principal under normal loan agreements	125,549,088	-
Repayment of principal under other forms of borrowing (overdrafts)	6,208,075,194	-

35. Risk management

a. Capital risk management

Through capital management, the Company considers and decides to maintain the appropriate balance of resources and liabilities in each period to ensure that it will be able to continue as a going concern while maximizing the return to the shareholders.

b. Financial risk management

Financial risks include market risk (including interest rate risk, price risk and exchange rate risk), credit risk and liquidity risk.

Market risk management: The Company's activities expose it primarily to the risks of significant changes in exchange rates and prices.

Exchange rate risk management

Since the Company undertakes purchase transactions in foreign currencies, consequently it is exposed to risk of exchange rate fluctuations. The Company has hedged risks related to exchange rate fluctuations by optimizing the time for settlement of debts, selecting the appropriate time to purchase and make payment in foreign currencies, projecting future exchange rates and optimizing the utilization of existing funds to balance the exchange rate risk and liquidity risk.

Price risk management

The Company purchases goods from domestic and oversea suppliers to serve its trading activities, thus, it is exposed to risks of changes in the prices of the purchased goods. To minimize this risk, the Company has sought suppliers and entered into contracts with stable price rates. The Company assesses that its exposure to price risks in business activities is moderate.

Credit risk management

The Company's primary customers are retail customers who make payments via e-commerce platforms, cash-on-delivery (COD), or at point-of-sale counters. Therefore, the Chairman of the Board of Directors and the Management assume that the Company is not exposed to significant credit risk with customers.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

Liquidity risk management

To ensure the availability of funds to meet present and future financial obligations, the Company manages liquidity risk by regularly monitoring and maintaining sufficient cash reserve, optimizing cash flows, making use of credit from customers and counterparties, controlling maturing liabilities in relative to maturing assets and the amount of funds that can be generated within that period,...

The Company's aggregate financial liabilities are categorized in accordance with their maturity as follows:

30/06/2026	Within 1 year	Over 1 year	Total
Trade payables	3,003,503,674	-	3,003,503,674
Accrued expenses	21,000,000	-	21,000,000
Loans and finance lease liabilities	2,948,707,258	857,918,796	3,806,626,054
Other payables	69,829,771	30,000,000	99,829,771
Total	6,043,040,703	887,918,796	6,930,959,499
01/01/2026	Within 1 year	Over 1 year	Total
Trade payables	4,172,063,695	-	4,172,063,695
Accrued expenses	21,000,000	-	21,000,000
Loans and finance lease liabilities	515,542,745	983,467,884	1,499,010,629
Other payables	-	30,000,000	30,000,000
Total	4,708,606,440	1,013,467,884	5,722,074,324

The Chairman of the Board of Directors and the Management assume that the Company is not exposed to liquidity risk and believes that it can generate sufficient fund to meet the financial obligations as they fall due.

The Company's available financial assets are drawn up on a net asset basis as follows:

30/06/2026	Within 1 year	Over 1 year	Total
Cash and cash equivalents	10,392,472,849	-	10,392,472,849
Held-to-maturity investments	2,487,943,559	-	2,487,943,559
Trade receivables	4,978,080,915	-	4,978,080,915
Other receivables	8,624,366,390	270,000,000	8,894,366,390
Total	26,482,863,713	270,000,000	26,752,863,713
01/01/2026	Within 1 year	Over 1 year	Total
Cash and cash equivalents	17,493,416,538	-	17,493,416,538
Held-to-maturity investments	2,519,102,464	-	2,519,102,464
Trade receivables	1,830,013,120	-	1,830,013,120
Other receivables	299,139,178	240,000,000	539,139,178
Total	22,141,671,300	240,000,000	22,381,671,300

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

36. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the Circular guiding this Standard, the Company is required to have segment reporting. Accordingly, a segment is a distinguishable component of the Company that is engaged in providing related products or service (business segment) or providing goods or services in a specific economic environment (segment by geographical area) and that is subject to risks and returns that are different from those of other business segment.

Based on the Company's reality of operations, the Management assesses that business segments and segments by geographical area have no differences in bearing risks and obtaining returns. Accordingly, the Company is operating in a sole business segment, that is commercial trading and its main geographical segment is Vietnam.

37. Related party information (other than information disclosed in the above notes)

a. Related parties

Related parties	Relationship
Long An Books-Equipment Joint Stock Company	Associate
Ocean Capital Company Limited	The legal representative of Ocean Capital Company Limited is Mr. Truong Thanh Minh (chairman of the BOD)
Ocean cosmetic LTD, Korea	The Director is Mr. Truong Thanh Minh (Chairman of the BOD)
Intercons Construction Investment Company Limited	The legal representative of Intercons has a family relationship with Mr. Tran Viet Thang (member of the BOD)

b. Significant transactions with related parties

Transactions	First 6 months of 2026	First 6 months of 2025
Ocean Capital Company Limited Purchase of goods	7,889,400,000	17,631,348,182
Trademark rental (*)	6,000,000,000	-
Office rental (**)	180,000,000	-

(*) Refer to Note 14(b).

(**) Refer to Note 21(a.4).

c. Balances with related parties

The Company had no balances with related parties.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

d. Remunerations of the key managing officers

Related parties	Position	Income, remuneration	First 6 months of 2026	First 6 months of 2025
Mr. Truong Thanh Minh	Chairman of the BOD	Remuneration	24,000,000	24,000,000
Ms. Le Van Anh	Vice Chairman of the BOD	Remuneration	12,000,000	12,000,000
Mr. Duong Vinh Quang	Member of the BOD	Remuneration	4,000,000	-
Mr. Tran Viet Thang	Member of the BOD	Remuneration	12,000,000	12,000,000
Ms. Bui Thi Van Anh	Member of the BOD	Remuneration	8,000,000	12,000,000
Ms. Phan Thi Dieu Hang	Member of the BOD	Remuneration	9,000,000	12,000,000
Mr. Bui Quoc Hung	Member of the BOD	Remuneration	12,000,000	12,000,000
Ms. Dao Thi Kim Oanh	Member of the BOD	Remuneration	12,000,000	12,000,000
	General Director	Salaries and bonuses	57,990,668	102,344,750
Mr. Nguyen Cong Thang	Member of the BOD	Remuneration	12,000,000	12,000,000
Mr. Cao Van Bang	Head of Supervisory Board	Remuneration	9,000,000	9,000,000
Ms. Nguyen Thi Thu	Member of Supervisory Board	Remuneration	6,000,000	6,000,000
Ms. Tong Thi Thanh Nga	Member of Supervisory Board	Remuneration	6,000,000	6,000,000
Ms. Pham Thi Thu Phuong	Chief Accountant	Lương, thưởng	127,087,724	75,990,023

30. Subsequent events

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

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

(These notes form part of and should be read in conjunction with the accompanying financial statements)

31. Corresponding figures

Corresponding figures of the interim statement of financial position were taken from the financial statements for the year ended 31/12/2025. Corresponding figures of the interim income statement and of the interim statement of cash flows were taken from the interim financial statements for the first 6 months of the year 2025. These financial statements were audited and reviewed by AAC. Certain items have been restated/retrospectively adjusted to comply with the requirements of Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance on the Corporate Accounting System, as follows:

Statement of financial position	Code	Figures as at 01/01/2026 (Restated)	Figures as at 31/12/2025	Difference
		VND	VND	VND
Short-term held-to-maturity investments	123	2,519,102,464	2,400,000,000	119,102,464
Other short-term receivables	135	300,739,178	419,841,642	(119,102,464)



Đào Thị Kim Oanh
Legal representative

Hanoi City, 08 August 2026

Pham Thi Thu Phuong
Chief Accountant

Pham Thi Thu Phuong
Preparer