DHC SUOI DOI CORPORATION

Interim Separate Financial Statements

For the six-month period ended 30/06/2026

CONTENTS

REPORT OF CHAIRPERSON AND MANAGEMENT

The Chairperson and Management of DHC Suoi Doi Corporation present this report together with the reviewed interim separate financial statements for the first 6 months of 2026.

Overview

DHC Suoi Doi Corporation (the "Company") was incorporated under Enterprise Registration Certificate No. 0401585934 dated 07/02/2014 issued by the Da Nang Department of Planning and Investment (now the Da Nang Department of Finance). Since its establishment, the Company has amended its Enterprise Registration Certificate 18 times, most recently on 28/04/2026. The Company is an independent accounting entity, operating in compliance with the Enterprise Law, its Charter and other relevant regulations.

Charter capital: *VND583,997,560,000.*

Share capital as at 30/06/2026: *VND583,997,560,000.*

The Company has registered its common shares for trading on the UPCoM trading system of the Hanoi Stock Exchange pursuant to Decision No. 585/QĐ-SGDHN dated 02/06/2023 issued by the Hanoi Stock Exchange, under the ticker symbol DSD.

Head office

- Address: Phu Tuc Village, Hoa Vang Commune, Da Nang City
- Tel: (84) 0236. 3561575
- Fax: (84) 0236. 3561545
- Website: www.dhcgroup.vn

Actual principal activities: *Entertainment, food and beverage services, and short-term accommodation.*

Operating activities as per the Enterprise Registration Certificate

- Other amusement and recreation activities n.e.c. (except bar and nightclub activities);
- Botanical and zoological gardens and nature reserves activities;
- Construction of other civil engineering projects. Details: Construction of transportation, irrigation, hydropower, technical infrastructure projects, water supply and drainage, and wastewater treatment projects;
- Reservation service and service activities for promotion and operation of tours;
- Silviculture and other forestry activities and propagation of forest trees;
- Growing of perennial spices, pharmaceutical and aromatic crops;
- Growing of vegetables, leguminous crops and flowers;
- Support activities for other mining and quarrying. Details: Test drilling for mineral water and hot springs water;
- Water collection, treatment and supply. Details: Mineral water collection, treatment and supply;
- Support services to forestry;
- Growing of fruits;
- Trading of own or rented property and land use rights;
- Wholesale of food. Details: Wholesale of bird's nest and products made from bird's nest;

REPORT OF CHAIRPERSON AND MANAGEMENT (cont'd)

- Other retail sale of new goods in specialized stores. Details: Retail sale of bird's nest and products made from bird's nest;
- Mining and quarrying n.e.c. Details: Exploration and collection of hot spring water;
- Building completion and finishing;
- Operation of sports facilities;
- Steambath, massage and health improvement services (except sports activities);
- Retail sale of books, newspapers, magazines and stationary in specialized stores. Details: Retail sale of books, newspapers, and periodicals;
- Tour operator activities;
- Travel agencies;
- Restaurants and mobile food service activities. Details: Restaurants;
- Beverage serving activities (except bar activities);
- Short-term accommodation activities. Details: Operation of tourism accommodation establishments;
- Activities of sports clubs;
- Leasing of sports and recreational equipment;
- Other passenger land transport. Details: Operation of passenger transport on fixed routes;
- Organization of conventions and trade shows;
- Manufacture of non-alcoholic beverages, and mineral water (Production site outside Da Nang City);
- Site preparation.

Employees

Members of the Board of Directors, the Supervisory Board, the Management, and the Chief Accountant during the period and up to the date of these interim separate financial statements are as follows:

Board of Directors

• Ms. Tran Thi Huong	Chairperson	Reappointed on 25/06/2024
• Mr. Le Minh Duc	Member	Reappointed on 25/06/2024
• Mr. Pham Khac Duong	Member	Reappointed on 25/06/2024
• Mr. Ho Phong	Member	Reappointed on 25/06/2024
• Ms. Pham Le Thi Lan Phuong	Member	Appointed on 25/06/2024

Supervisory Board

• Mr. Nguyen Van Thanh	Chief Supervisor	Reappointed on 25/06/2024
• Ms. Tran Thu Trang	Supervisor	Reappointed on 25/06/2024
• Ms. Nguyen Tran Quynh Phuong	Supervisor	Reappointed on 25/06/2024

REPORT OF CHAIRPERSON AND MANAGEMENT (cont'd)

Management and Chief Accountant

• Mr. Pham Khac Duong	Director	Reappointed on 01/06/2021
• Mr. Dang Cong Thanh	Deputy Director	Appointed on 12/01/2023
• Mr. Vo Ngoc Hoa	Deputy Director of Services	Appointed on 23/12/2023
• Mr. Do Huu Hung	Chief Accountant	Appointed on 21/06/2022

Independent auditor

These interim separate financial statements were reviewed by AAC Auditing and Accounting Co., Ltd (Head office: No. 218, 30 Thang 4 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).

Chairperson and Management's statement of responsibility in respect of the interim separate financial statements

The Company's Chairperson and Management are responsible for the preparation and fair presentation of these interim separate financial statements on the basis of:

- Complying with Vietnamese Accounting Standards, 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 separate financial statements on the going concern basis;
- Responsibility for such internal control as Chairperson and Management determine is necessary to enable the preparation and presentation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

The Company's Chairperson and Management hereby confirm that the accompanying interim separate financial statements, including the separate statement of financial position, the interim separate income statement, the interim separate 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 Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and the statutory requirements relevant to the preparation and presentation of interim separate financial statements.

Approval of financial statements

The Company's legal representative, Ms. Tran Thi Huong (Chairperson of the Board of Directors), has authorized Mr. Pham Khac Duong (Director) to sign the financial statements pursuant to Decision No. 01/2022/QĐ-DHCSĐ dated 25/05/2022.

CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI

Pham Khac Duong
Director
Da Nang, 21 August 2026

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. 896/2026/BCSX-AAC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: **The Shareholders, Board of Directors and Management**
DHC Suoi Doi Corporation

We have reviewed the interim separate financial statements of DHC Suoi Doi Corporation (the "Company") as prepared on 21/08/2026 and set out on pages 6 to 37, which comprise the interim separate statement of financial position as at 30/06/2026, the interim separate income statement and the interim separate statement of cash flows for the first 6 months of 2026, and the notes thereto.

Chairperson and Management's Responsibility

The Company's Chairperson and Management are responsible for the preparation and fair presentation of these interim separate financial statements in accordance with 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 Chairperson and Management determine is necessary to enable the preparation and presentation of interim separate 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 interim separate 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 separate 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 Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and the statutory requirements relevant to preparation and presentation of the interim financial statements.

Emphasis of Matter

We draw attention to the matter described in Note 3, which states that the accompanying financial statements are the interim separate financial statements of the Company for the first 6 months of 2026. These separate financial statements should be read in conjunction with the interim consolidated financial statements for the first 6 months of 2026 in order for users to obtain complete information about the Company's interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows.

Our conclusion is not modified in respect of this matter

AAC Auditing and Accounting Co., Ltd.

M.S.D.N: 0400100707 - C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN VÀ KẾ TOÁN AAC

Lam Quang Tu – Deputy General Director
Audit Practicing Registration Certificate
No. 1031-2023-010-1
Da Nang. 21 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Form 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**		**32,377,131,619**	**31,577,674,418**
I.	**Cash and cash equivalents**	**110**	**5**	**15,892,235,863**	**6,991,304,675**
1.	Cash	111		15,892,235,863	6,991,304,675
2.	Cash equivalents	112		-	-
II.	**Short-term financial investments**	**120**		-	-
III.	**Short-term receivables**	**130**		**5,622,591,368**	**16,217,048,879**
1.	Short-term trade receivables	131	6	366,880,600	158,575,564
2.	Short-term prepayments to suppliers	132	7	1,489,993,316	8,666,209,720
3.	Other short-term receivables	135	8	3,765,717,452	7,392,263,595
IV.	**Inventories**	**140**	9	**5,970,259,207**	**5,394,246,688**
1.	Inventories	141		5,970,259,207	5,394,246,688
2.	Allowance for decline in value of inventories	142		-	-
V.	**Current biological assets**	**150**		-	-
VI.	**Other current assets**	**160**		**4,892,045,181**	**2,975,074,176**
1.	Short-term prepaid expenses	161	10.a	4,815,181,636	849,603,785
2.	Deductible value-added tax	162		-	2,048,606,846
3.	Taxes and other receivables from the State	163	17	76,863,545	76,863,545
B.	**NON-CURRENT ASSETS**	**200**		**783,830,659,528**	**747,375,590,990**
I.	**Long-term receivables**	**210**		-	-
II.	**Fixed assets**	**220**		**486,706,996,133**	**501,117,155,685**
1.	Tangible fixed assets	221	11	486,506,313,545	500,896,437,661
	- Cost	222		725,863,016,544	725,238,016,544
	- Accumulated depreciation	223		(239,356,702,999)	(224,341,578,883)
2.	Intangible fixed assets	227	12	200,682,588	220,718,024
	- Cost	228		929,175,000	929,175,000
	- Accumulated amortization	229		(728,492,412)	(708,456,976)
III.	**Non-current biological assets**	**230**		-	-
IV.	**Investment property**	**240**		-	-
V.	**Non-current assets in progress**	**250**	**13**	**174,819,536,404**	**130,995,946,772**
1.	Long-term work in process	251		-	-
2.	Construction in progress	252		174,819,536,404	130,995,946,772
VI.	**Long-term financial investments**	**260**	14	**43,945,346,021**	**24,022,486,546**
1.	Investments in subsidiaries	261		44,000,000,000	24,050,000,000
2.	Allowance for long-term held-to-maturity investments	266		(54,653,979)	(27,513,454)
VII.	**Other non-current assets**	**270**		**78,358,780,970**	**91,240,001,987**
1.	Long-term prepaid expenses	271	10.b	78,358,780,970	90,980,301,987
2.	Deferred income tax assets	272		-	259,700,000
	TOTAL ASSETS	**280**		**816,207,791,147**	**778,953,265,408**

INTERIM SEPARATE 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**		**200.812.140.710**	**176.045.275.161**
I.	**Current liabilities**	**310**		**72.248.214.812**	**58.742.372.275**
1.	Short-term trade payables	311	15	22.277.134.892	12.007.642.240
2.	Short-term advances from customers	312		1.747.095.348	926.472.469
3.	Short-term taxes and other payables to the State	314	16	1.671.655.488	85.644.492
4.	Payables to employees	315		5.012.490.835	4.106.574.023
5.	Short-term accrued expenses	316	17	1.720.431.019	797.748.521
6.	Short-term deferred revenue	319		-	1.298.500.000
7.	Other short-term payables	320	18	1.321.079.567	1.336.913.983
8.	Short-term loans and finance lease liabilities	321	19.a	38.498.327.663	38.182.876.547
II.	**Non-current liabilities**	**330**		**128.563.925.898**	**117.302.902.886**
1.	Long-term loans and finance lease liabilities	339	19.b	124.280.250.000	113.184.750.000
2.	Deferred income tax liabilities	342	20	4.283.675.898	4.118.152.886
D.	**EQUITY**	**400**		**615.395.650.437**	**602.907.990.247**
1.	Share capital	411	21	583.997.560.000	583.997.560.000
	- Common shares with voting rights	411a		583.997.560.000	583.997.560.000
	- Preferred shares	411b		-	-
2.	Share premium	412	21	46.518.840.000	46.518.840.000
3.	Undistributed profit after tax	420	21	(15.120.749.563)	(27.608.409.753)
	- Undistributed profit after tax brought forward	420a	21	(27.608.409.753)	(46.158.771.296)
	- Undistributed profit after tax for the period	420b	21	12.487.660.190	18.550.361.543
	TOTAL RESOURCES	**440**		**816.207.791.147**	**778.953.265.408**

M.S.D.N: 0401585934 - C.T.C.P
CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI
THÀNH PHỐ ĐÀ NẴNG

Pham Khac Duong
Director

Do Huu Hung
Chief Accountant

Do Huu Hung
Preparer

Da Nang, 21 August 2026

INTERIM SEPARATE INCOME STATEMENT
For the first 6 months of 2026

Form B 02 - 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	23	104.692.017.247	95.831.329.085
2.	Revenue deductions	02		-	-
3.	Net revenue from sales and service provision	10		104.692.017.247	95.831.329.085
4.	Cost of goods sold	11	24	74.121.781.526	62.763.755.369
5.	**Gross profit from sales and service provision**	**20**		**30.570.235.721**	**33.067.573.716**
6.	**Gain/(loss) on disposal of investment property**	21		-	-
7.	Financial income	22	25	4.960.704	4.949.323
8.	Financial expenses	23	26	6.762.533.573	3.950.897.622
	In which: Borrowing costs	24		*6.735.393.048*	*3.942.760.122*
9.	Selling expenses	25	27	4.425.278.316	5.913.519.987
10.	Administrative expenses	26	28	6.496.999.779	5.840.026.560
11.	**Operating profit**	**30**		**12.890.384.757**	**17.368.078.870**
12.	Other income	31	29	723.643.281	321.584.584
13.	Other expenses	32	30	701.144.836	279.894.101
14.	**Other profit**	**40**		**22.498.445**	**41.690.483**
15.	**Accounting profit before tax**	**50**		**12.912.883.202**	**17.409.769.353**
16.	Current corporate income tax expense	51	31	-	-
17.	Deferred corporate income tax expense	52		425.223.012	911.055.303
18.	**Profit after tax**	**60**		**12.487.660.190**	**16.498.714.050**

S.D.N: 0401585934 - C.T.C.P
CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI
THÀNH PHỐ ĐÀ NẴNG

Pham Khac Duong
Director
Da Nang, 21 August 2026

Do Huu Hung
Chief Accountant

Do Huu Hung
Preparer

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

Form B 03 - 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		**12,912,883,202**	**17,409,769,353**
2.	**Adjustments for**				
-	Depreciation of fixed assets and investment property	02	12,13	15,035,159,552	15,067,513,602
-	Allowances and provisions	03		27,140,525	-
-	Borrowing costs	06	25	6,735,393,048	3,942,760,122
3.	**Operating profit before changes in working capital**	**08**		**34,710,576,327**	**36,420,043,077**
-	(Increase)/decrease in receivables	09		5,801,465,742	1,571,186,716
-	(Increase)/decrease in inventories	10	9	(576,012,519)	(1,224,547,602)
-	Increase/(decrease) in payables (excluding loan interest and corporate income tax payable)	11		10,402,365,180	8,918,975,760
-	(Increase)/decrease in prepaid expenses	12	10	(14,504,188,839)	(2,614,856,823)
-	Borrowing costs paid	14	17,25	(5,465,087,632)	(3,992,312,909)
	Net cash flows from operating activities	**20**		**30,369,118,259**	**39,078,488,219**
II.	**Cash flows from investing activities**				
1.	Payments for acquisition and construction of fixed assets and other long-term assets	21		(12,929,138,187)	(28,241,326,850)
2.	Payments for capital contribution in other entities	25	14	(19,950,000,000)	-
	Net cash flows from investing activities	**30**		**(32,879,138,187)**	**(28,241,326,850)**
III.	**Cash flows from financing activities**				
1.	Proceeds from borrowings	33	19	67,205,327,663	36,087,110,119
2.	Repayment of borrowings	34	19	(55,794,376,547)	(49,231,315,282)
	Net cash flows from financing activities	**40**		**11,410,951,116**	**(13,144,205,163)**
	Net cash flows for the period	**50**		**8,900,931,188**	**(2,307,043,794)**
	Cash and cash equivalents at the beginning of the period	60	5	6,991,304,675	20,422,509,938
	Impacts of exchange rate fluctuations	61		-	-
	Cash and cash equivalents at the end of the period	**70**	5	**15,892,235,863**	**18,115,466,144**

CÔNG TY CỔ PHẦN DHC SUỐI ĐÔI

Pham Khac Duong
Director

Do Huu Hung
Chief Accountant

Do Huu Hung
Preparer

Da Nang, 21 August 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

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

Form B 09 - 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

DHC Suoi Doi Corporation (the "Company") was incorporated under Enterprise Registration Certificate No. 0401585934 dated 07/02/2014 issued by the Da Nang Department of Planning and Investment (now the Da Nang Department of Finance). Since its establishment, the Company has amended its Enterprise Registration Certificate 18 times, most recently on 28/04/2026. The Company is an independent accounting entity, operating in compliance with the Enterprise Law, its Charter and other relevant regulations.

The Company has registered its common shares for trading on the UPCoM trading system of the Hanoi Stock Exchange pursuant to Decision No. 585/QĐ-SGDHN dated 02/06/2023 issued by the Hanoi Stock Exchange, under the ticker symbol DSD.

1.2. Principal activities: Entertainment, food and beverage services, and short-term accommodation.

1.3. Operating activities

- Other amusement and recreation activities n.e.c. (except bar and nightclub activities);
- Botanical and zoological gardens and nature reserves activities;
- Construction of other civil engineering projects. Details: Construction of transportation, irrigation, hydropower, technical infrastructure projects, water supply and drainage, and wastewater treatment projects;
- Reservation service and service activities for promotion and operation of tours;
- Silviculture and other forestry activities and propagation of forest trees;
- Growing of perennial spices, pharmaceutical and aromatic crops;
- Growing of vegetables, leguminous crops and flowers;
- Support activities for other mining and quarrying. Details: Test drilling for mineral water and hot springs water;
- Water collection, treatment and supply. Details: Mineral water collection, treatment and supply;
- Support services to forestry;
- Growing of fruits;
- Trading of own or rented property and land use rights;
- Wholesale of food. Details: Wholesale of bird's nest and products made from bird's nest;
- Other retail sale of new goods in specialized stores. Details: Retail sale of bird's nest and products made from bird's nest;
- Mining and quarrying n.e.c. Details: Exploration and collection of hot spring water;
- Building completion and finishing;
- Operation of sports facilities;
- Steambath, massage and health improvement services (except sports activities);
- Retail sale of books, newspapers, magazines and stationary in specialized stores. Details: Retail sale of books, newspapers, and periodicals;
- Tour operator activities;

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

- Travel agencies;
- Restaurants and mobile food service activities. Details: Restaurants;
- Beverage serving activities (except bar activities);
- Short-term accommodation activities. Details: Operation of tourism accommodation establishments;
- Activities of sports clubs;
- Leasing of sports and recreational equipment;
- Other passenger land transport. Details: Operation of passenger transport on fixed routes;
- Organization of conventions and trade shows;
- Manufacture of non-alcoholic beverages and mineral water (Production site outside Da Nang City);
- Site preparation.

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

*1.5. **Corporate structure***

The Company has one subsidiary, namely DHC Farm Company Limited.

Address: 158 Bui Ta Han Street, Ngu Hanh Son Ward, Da Nang City

Ownership interest: 100%; voting rights: 100%.

*1.6. **Number of employees:*** As at 30/06/2026, the Company had 401 employees.

*1.7. **Comparability of information presented in the financial statements***

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Corporate Accounting System (effective from 1 January 2026 and applicable to accounting periods beginning on or after 1 January 2026), replacing Circular No. 200/2014/TT-BTC dated 22 December 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. Material 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:

Borrowing costs (Note 4.13).

2. Accounting period and currency used in accounting

The Company's annual accounting period begins on 1 January and ends on 31 December. These interim financial statements are exclusively 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 October 2025 issued by the Ministry of Finance.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

As at 30/06/2026, the Company has a subsidiary. Accordingly, for the first 6 months of 2026, the Company is required to prepare both interim separate financial statements and interim consolidated financial statements. Users of the financial statements should read the Company's interim separate financial statements together with the interim consolidated financial statements for the first 6 months of 2026 in order to obtain complete information about the Company's interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows.

4. Accounting policies, accounting estimates and relevant applicable regulations

4.1 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.

4.2 Receivables

Receivables include trade receivables and other receivables.

- Trade receivables are trade-related receivables arising from buying-selling transactions between the Company and its customers;
- Other receivables are non-trade receivables, which are not related to buying-selling or intra-company transactions.

Receivables are recognized at no more than their recoverable amount, determined as cost less an allowance for doubtful debts. The allowance 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 or unable to settle the debt; has become bankrupt; is undergoing bankruptcy or dissolution proceedings; is being prosecuted, detained or tried; is subject to 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 allowance 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 original term, remaining term at the end of the accounting period, by original currency and by debtor.

4.3 Inventories

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

Cost of inventories comprises costs of purchase, costs of conversion and other directly attributable costs incurred in bringing the inventories to their present location and condition.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

Net realizable value is the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale.

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

An allowance for decline in the value of inventories is recognized for each inventory item where its net realizable value is lower than its cost.

4.4 *Tangible fixed assets*

Cost

Tangible fixed assets are stated at cost less accumulated depreciation.

Cost comprises the purchase price and all costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Company.

Subsequent costs are recognized as part of the cost of a tangible fixed asset only when it is determined that such costs increase the future economic benefits derived from the use of the asset beyond its originally assessed standard of performance. Costs that fail to meet this criterion are recognized as operating expenses in the period.

Depreciation

Tangible fixed assets are depreciated using the straight-line method over their estimated useful life. The depreciation periods are consistent with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance, as follows:

Asset category	Depreciation period (years)
Buildings, architectures	35
Machinery, equipment	5 - 10
Motor vehicles	6 - 10
Office equipment	3 - 10
Other tangible fixed assets	5 - 10

4.5 *Intangible fixed assets*

Cost

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises all costs incurred by the Company to acquire the asset and bring it to 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);
- 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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

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 operating expenses in the period.

Amortization

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

Intangible fixed assets are amortized using the straight-line method over their estimated useful lives. The amortization periods are consistent with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance.

Asset category	Amortization period (years)
Computer software	2 – 10
Website	3
Land use rights	40

4.6 Leases

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.

4.7 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 and investment property, and costs of nurturing and caring for biological assets during the construction period prior to maturity. These costs are directly attributable to assets that are in progress, not yet completed, or completed but not yet put into use as at the end of the reporting period.

4.8 Investments in subsidiaries

A subsidiary is an entity controlled by the Company. An entity is considered a subsidiary if the Company holds (directly or indirectly) more than 50% of the voting rights and has the power to govern the financial and operating policies of the subsidiary in order to obtain economic benefits from its activities.

Investments in subsidiaries are stated at cost (comprising the purchase price and directly attributable acquisition costs) less any allowance for impairment. Cash or non-cash dividends and profit distributions received relating to the period prior to the investment date are recognized as a reduction in the carrying amount of the investment.

Allowance

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

An allowance for investments in subsidiaries is made if these investments are impaired or if the investees suffer losses, leading to the irrecoverability of the Company's investments.

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

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:

- 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 an appropriate allocation method and allocation basis over the period in which economic benefits are expected to be generated based on the nature and extent of the prepaid expenses.

4.10 Payables

Payables comprise trade payables and other payables.

- Trade payables are trade-related payables, arising from buying-selling transactions between the Company and its suppliers;
- Other payables are non-trade payables, which are not related to buying-selling 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.

4.11 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 interest expense, determined based on the interest rate specified in the loan agreement, the principal amount and the actual borrowing period;
- Accrued purchase costs, determined based on the quantity of goods actually received into inventory and the purchase price specified under the purchase contract;

4.12 Deferred revenue

Deferred revenue comprises amounts received in advance by the Company for one or more accounting periods in respect of the lease of assets, and other deferred revenue (such as revenue corresponding to the value of goods or services, or discounts to be granted to customers under a loyalty program, etc.)

Based on the nature of the amounts received in advance, the Company selects and consistently applies an allocation method and basis appropriate to the stage of completion of the related performance obligations and the economic substance of the transaction.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

4.13 *Loans and finance lease liabilities*

Loans and finance lease liabilities are stated at cost and classified as current and non-current based on their remaining term at the end of the accounting period.

The Company monitors loans and finance lease liabilities by creditor, loan agreement, original term, remaining term and original currency.

Borrowing costs

Before 1 January 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 1 January 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.

Capitalization of borrowing costs is suspended during periods in which active development of a qualifying asset is interrupted, unless such interruption is a necessary part of the process. Capitalization ceases 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 *Deferred corporate income tax*

Deferred corporate income tax is determined for temporary differences at the end of the accounting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax is recognized for all temporary differences, except for temporary differences arising from the initial recognition of an asset or liability in a transaction that does not affect either accounting profit or taxable profit (tax loss) at the time of the transaction.

Deferred tax liabilities are recognized for all taxable temporary differences, while deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which deductible temporary differences, unused tax losses and unused tax incentives can be utilized. The carrying amount of deferred tax assets is reviewed at the end of the accounting period to ensure that sufficient taxable profit will be available to enable part or all of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are reviewed at the end of the accounting period and are recognized to the extent that it has become probable that future taxable profit will allow such previously unrecognized deferred tax assets to be utilized.

Deferred tax is measured at the tax rates that are expected to apply in the year the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted as at the end of the accounting period.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

Deferred tax assets and deferred tax liabilities are offset when the taxable temporary differences and deductible temporary differences relate to the same taxable entity and are settled with the same tax authority.

4.15 Owners' equity

Share capital

Share capital reflects the actual capital contributed by shareholders.

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.

After-tax profit is appropriated to funds and distributed to shareholders in accordance with the Company's Charter or the Resolution of the General Meeting of Shareholders.

Dividends and profits paid to shareholders shall not exceed undistributed after-tax profit, with consideration given to non-cash items included in undistributed after-tax profit that may affect cash flows and the Company's ability to pay dividends.

4.16 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.
  - ✓ Interest income is recognized on a time-proportion basis using the effective interest rate;
  - ✓ Dividends and profits distributed are recognized when the Company's right to receive the dividends or profits is established. 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 comprises income arising from activities other than the Company's operating activities and is recognized when it can be reliably measured and it is probable that economic benefits will flow the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

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 sale 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; payment discounts granted to buyers, etc.

4.19 *Selling expenses and administrative expenses*

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

Administrative expenses reflect the expenses actually incurred in connection with the general administration of the Company.

4.20 *Corporate income tax expense*

Corporate income tax expense comprises current tax expense and deferred 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

At initial recognition, a financial asset is recognized at cost plus transaction costs directly attributable to the acquisition of the financial asset. The Company's financial assets comprise cash on hand, deposits, trade receivables and other receivables.

Financial liabilities

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

Subsequent measurement

Currently, there are no requirements for the subsequent measurement of financial instruments.

4.22 Applicable tax rates and other statutory obligations

- Value-added tax (VAT): A 10% VAT rate is applied to food and beverage services, souvenir sales, accommodation services, recreational activities, spa services, etc. An 8% VAT rate was applied to these activities from 01/01/2026 to 30/06/2026 pursuant to Resolution No. 174/2024/QH15 dated 30/11/2024 and Resolution No. 204/2025/QH15 dated 17/06/2025 of the National Assembly.
- Corporate income tax (CIT): CIT is applied at a rate of 20%.
- Other taxes and statutory obligations are fulfilled 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.

Currency: 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	73,030,000	192,197,198
Demand deposits	15,819,205,863	6,799,107,477
- At VietinBank	*15,813,677,564*	*6,736,769,890*
- At other institutions	*5,528,299*	*62,337,587*
Total	**15,892,235,863**	**6,991,304,675**

6. Short-term trade receivables

	30/06/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
Ms. Le Thi Huyen Anh	162,000,000	-	-	-
Hoang Giang Business Household	150,000,000	-	-	-
Other customers	54,880,600	-	158,575,564	-
Total	**366,880,600**	**-**	**158,575,564**	**-**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

7. Short-term prepayments to suppliers

	30/06/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
VHS Trade and Construction Co., Ltd	420.000.000	-	420.000.000	-
Long Bien Auto Service and Import Export JSC	306.012.000	-	-	-
Other suppliers	763.981.316	-	8.246.209.720	-
Total	**1.489.993.316**	**-**	**8.666.209.720**	**-**

8. Other short-term receivables

	30/06/2026		01/01/2026	
	Carrying amount	Allowance	Carrying	Allowance
Advances	83.750.000	-	4.098.653.000	-
Security deposits	3.149.716.000	-	3.149.040.357	-
- Da Nang Department of Finance (*)	*2.990.073.594*	-	*2.990.073.594*	-
- Other entities	*159.642.406*	-	*158.966.763*	-
Other receivables	532.251.452	-	144.570.238	-
Total	**3.765.717.452**	**-**	**7.392.263.595**	**-**

(*) This balance represents the environmental rehabilitation and restoration deposit for the "Investment in Mineral Water Extraction at Borehole ND1 of the Ngam Doi Mineral Water Mine, Hoa Vang Commune, Da Nang City" Project.

9. Inventories

	30/06/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
Materials	4.803.436.819	-	4.580.161.064	-
Tools, supplies	265.695.260		120.608.517	
Merchandise goods	901.127.128	-	693.477.107	
Total	**5.970.259.207**	**-**	**5.394.246.688**	**-**

No inventories were pledged or mortgaged as security for the Company's liabilities as at 30/06/2026.

No inventories were unsaleable, of poor quality, or slow-moving as at 30/06/2026.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

10. Prepaid expenses

a. Short-term

	30/06/2026	01/01/2026
Insurance expenses pending allocation	11.033.551	49.651.612
Tools and supplies pending allocation	363.087.198	698.844.247
Advertising expenses pending allocation	4.319.501.329	-
Other prepaid expenses	121.559.558	101.107.926
Total	**4.815.181.636**	**849.603.785**

b. Long-term

	30/06/2026	01/01/2026
Tools and supplies pending allocation	9,575,613,230	10,948,667,464
Site clearance and compensation costs – Phase 1 (*)	2,600,639,531	2,643,272,963
Site clearance and compensation costs – Phase 1 Expansion (**)	2,965,872,700	3,001,606,108
Repair and renovation costs	63,216,655,509	74,386,755,452
Total	**78,358,780,970**	**90,980,301,987**

(*) This balance represents costs incurred for land clearance, compensation, site preparation, and afforestation for the Nui Than Tai Hot Springs Park Project – Phase 1, covering a land area of 165,739.3 m². These costs are amortized over the remaining 36-year land use period (lease term: 11/01/2008 – 11/01/2058).

(**) This balance represents costs incurred for land clearance, compensation, site preparation, and afforestation for Phase 1 – Expanded Linkage Area of the Nui Than Tai Hot Springs Park Project, amortized over the period for which the land is granted (50 years).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

11. Tangible fixed assets

	Buildings, architectures	Machinery, equipment	Motor vehicles, transmission equip.	Office equipment	Other fixed assets	Total
Cost						
Opening balance	650.312.572.424	50.770.363.887	21.879.707.441	934.027.337	1.341.345.455	725.238.016.544
New purchases	-	130.000.000	495.000.000	-	-	625.000.000
Disposals	-	-	-	-	-	-
Closing balance	**650.312.572.424**	**50.900.363.887**	**22.374.707.441**	**934.027.337**	**1.341.345.455**	**725.863.016.544**
Accumulated depreciation						
Opening balance	180.737.382.620	30.081.896.896	12.627.206.786	611.237.551	283.855.030	224.341.578.883
Charge for the period	11.685.088.258	2.224.762.134	996.460.088	22.261.362	86.552.274	15.015.124.116
Disposals	-	-	-	-	-	-
Closing balance	**192.422.470.878**	**32.306.659.030**	**13.623.666.874**	**633.498.913**	**370.407.304**	**239.356.702.999**
Net book value						
Opening balance	469.575.189.804	20.688.466.991	9.252.500.655	322.789.786		500.896.437.661
Closing balance	**457.890.101.546**	**18.593.704.857**	**8.751.040.567**	**300.528.424**	**970.938.151**	**486.506.313.545**

Cost of tangible fixed assets fully depreciated but still in use as at 30/06/2026 was VND49,108,418,182.
Carrying amount of tangible fixed assets pledged or mortgaged as security for the Company's loans as at 30/06/2026 was VND474,025,959,971.

- Details of assets accounting for a significant proportion of total existing tangible fixed assets are as follows:

Asset name	30/06/2026			01/01/2026		
	Cost	Accumulated depreciation	Net book value	Cost	Accumulated depreciation	Net book value
Infrastructure of Nui Than Tai tourist area – Phase 1	235.954.965.897	68.707.259.358	167.247.706.539	235.954.965.897	65.339.855.868	170.615.110.029
Infrastructure of Nui Than Tai tourist area – Phase 1 Expansion	88.934.163.689	23.161.552.108	65.772.611.581	88.934.163.689	21.892.627.126	67.041.536.563
Infrastructure of mud game area	43.672.808.296	9.358.458.930	34.314.349.366	43.672.808.296	8.734.561.668	34.938.246.628
Landscape lake	29.826.252.412	1.318.222.259	28.508.030.153	29.826.252.412	879.600.899	28.946.651.513
Expanded garden landscaping	34.157.380.893	1.509.643.893	32.647.737.000	34.157.380.893	1.007.329.467	33.150.051.426

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

12. Intangible fixed assets

	Land use rights (*)	Website	Computer software	Total
Cost				
Opening balance	254.835.000	70.840.000	603.500.000	929.175.000
New purchases		-		-
Disposals		-		-
Closing balance	**254.835.000**	**70.840.000**	**603.500.000**	**929.175.000**
Accumulated amortization				
Opening balance	50.966.976	70.840.000	586.650.000	708.456.976
Charge for the period	3.185.436	-	16.850.000	20.035.436
Disposals				-
Closing balance	**54.152.412**	**70.840.000**	**603.500.000**	**728.492.412**
Net book value				
Opening balance	203.868.024	-	16.850.000	220.718.024
Closing balance	**200.682.588**	**-**	**-**	**200.682.588**

(*) This balance relates to the land use rights at DT 604 Road, Hoa Vang Commune, Da Nang City, with an area of 728 m² and an original cost of VND254,835,000. The land use term is until 11/01/2057. The land use rights were granted by the People's Committee of Da Nang City under Land Use Rights Certificate No. DC 890666 dated 31/12/2021 and have been mortgaged as security for a loan from VietinBank – North Da Nang Branch. The carrying amount of the mortgaged land use rights is VND200,682,588.

- Cost of intangible fixed assets fully amortized but still in use as at 30/06/2026 was VND674,340,000.

- List of assets accounting for 10% or more of total existing intangible fixed assets is as follows:

Asset name	30/06/2026			01/01/2026		
	Cost	Accumulated amortization	Net book value	Cost	Accumulated amortization	Net book value
Land use rights under Certificate No. DC 890666	254.835.000	54.152.412	200.682.588	254.835.000	50.966.976	203.868.024

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

13. Construction in progress

	30/06/2026		01/01/2026	
	Cost	**Recoverable amount**	**Cost**	**Recoverable amount**
Construction in progress	174.819.536.404	174.819.536.404	130.995.946.772	130.995.946.772
- Nui Than Tai Hot Springs Park - Phase 2 - Expanded	*98.060.937.360*	*98.060.937.360*	*98.060.937.360*	*98.060.937.360*
- Nui Than Tai Hot Springs Park - Expansion Phase	*76.263.043.491*	*76.263.043.491*	*32.439.453.859*	*32.439.453.859*
- Other costs	*495.555.553*	*495.555.553*	*495.555.553*	*495.555.553*
Total	**174.819.536.404**	**174.819.536.404**	**130.995.946.772**	**130.995.946.772**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

14. Investments in subsidiaries

	Operating status	% of equity	% of voting rights	30/06/2026 Cost	30/06/2026 Recoverable amount	30/06/2026 Allowance	01/01/2026 Cost	01/01/2026 Recoverable amount	01/01/2026 Allowance
Investment in subsidiary				44.000.000.000	43.945.346.021	54.653.979	24.050.000.000	24.022.486.546	27.513.454
- DHC Farm Co., Ltd (*)	*Operating*	*100%*	*100,00%*	*44.000.000.000*	*43.945.346.021*	*54.653.979*	*24.050.000.000*	*24.022.486.546*	*27.513.454*
Total				**44.000.000.000**	**43.945.346.021**	**54.653.979**	**24.050.000.000**	**24.022.486.546**	**27.513.454**

(*) The allowance is made based on the subsidiary's financial statements for the first six months of 2026.

NOTES TO THE INTERIM SEPARATE 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
Duc Viet Trading JSC	3,146,091,300	135,393,150
Bao Nhi General Trading Co., Ltd.	1,813,470,074	342,640,371
Ngoc Khanh Vinh Co., Ltd	1,716,226,232	304,134,169
Inox Bao Cuong Co., Ltd	1,769,276,976	1,774,208,809
Other suppliers	13,832,070,310	9,451,265,741
Total	**22,277,134,892**	**12,007,642,240**

Trade payables to related parties

	30/06/2026	01/01/2026
DHC Services JSC	1,264,400,753	1,132,082,353
DHC Han River Corporation	276,911,103	-
DHC Investment JSC	66,775,850	-
DHC Ceramics JSC	32,340,431	-

16. Taxes and other receivables from / payables to the State

	01/01/2026		Amount to be paid	Actual amount paid	30/06/2026	
	Receivable	Payable			Receivable	Payable
Value-added tax		-	1.396.702.735	-	-	1.396.702.735
Special consumption tax		19.845.210	263.785.700	199.904.266	-	83.726.644
Corporate income tax	73.690.575	-	-	-	73.690.575	-
Personal income tax		50.158.159	350.955.851	233.689.649	-	167.424.361
Natural resources tax		6.499.000	52.792.120	48.776.120	-	10.515.000
Land & housing tax, land rent	3.172.970	-	426.243.811	426.243.811	3.172.970	-
Other taxes		9.142.123	98.232.213	94.087.588	-	13.286.748
Total	76.863.545	85.644.492	2.588.712.430	1.002.701.434	76.863.545	1.671.655.488

The Company's tax returns would be subject to inspection by the tax authorities. The tax amounts reported in these financial statements could be changed upon final determination by the tax authorities.

17. Short-term accrued expenses

	30/06/2026	01/01/2026
Interest expenses	1,720,431,019	450,125,603
Other expenses	-	347,622,918
Total	**1,720,431,019**	**797,748,521**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

18. Other short-term payables

	30/06/2026	01/01/2026
Trade union fees	945,190,387	1,035,285,187
Other payables	375,889,180	301,628,796
Total	**1,321,079,567**	**1,336,913,983**

19. Loans and finance lease liabilities

a. Short-term

	Opening balance	Increases	Decreases	Closing balance
Short-term loans	19.999.876.547	19.835.327.663	19.999.876.547	19.835.327.663
- VietinBank - North Da Nang Branch (*)	*19.999.876.547*	*19.835.327.663*	*19.999.876.547*	*19.835.327.663*
Current portion of long-term loans	18.183.000.000	9.811.500.000	9.331.500.000	18.663.000.000
- VietinBank - North Da Nang Branch	*18.183.000.000*	*9.811.500.000*	*9.331.500.000*	*18.663.000.000*
Total	**38.182.876.547**	**29.646.827.663**	**29.331.376.547**	**38.498.327.663**

(*)The Company obtained a short-term loan from VietinBank – North Da Nang Branch under Credit Agreement No. 3014888535/2025-HĐCVHM/NHCT488-CTY SUOI DOI dated 24/11/2025, with a credit limit of VND20,000,000,000 and a term of 6 months. The interest rate at the signing date of the agreement was 9%, and is specified in each debt acknowledgment. The purpose of the loan is to inject working capital for the Company's business operations.

b. Long-term

	Opening balance	Increases	Decreases	Closing balance
Long-term loans	131.367.750.000	47.370.000.000	35.794.500.000	142.943.250.000
- VietinBank - North Da Nang Branch (1)	*111.602.750.000*	*3.370.000.000*	*9.331.500.000*	*105.641.250.000*
- Ms. Le Thi Thanh Nga (2)	*3.400.000.000*			*3.400.000.000*
- Ms. Le Thi Thanh Xuan (2)	*2.300.000.000*	-	-	*2.300.000.000*
- Ms. Pham Phuong Linh (2)	-	*15.000.000.000*	-	*15.000.000.000*
- Mr. Tran Duy Long (2)	*2.550.000.000*	*25.000.000.000*	*10.948.000.000*	*16.602.000.000*
- Mr. Vu Van Huong (2)	*11.515.000.000*	*4.000.000.000*	*15.515.000.000*	-
Total	**131.367.750.000**	**47.370.000.000**	**35.794.500.000**	**142.943.250.000**
Of which:				
- Long-term loans due within 1 year	18.183.000.000			18.663.000.000
Long-term loans and finance lease liabilities	**113.184.750.000**			**124.280.250.000**

1. The Company obtained long-term loans from VietinBank – North Da Nang Branch under the following credit agreements:

   Credit Agreement No. 3014888353/2024-HĐCVDADT/NHCT488-NUI THAN TAI dated 11/11/2024, with a maximum loan amount of VND100,000,000,000, a loan term of 84 months, and an interest rate determined based on the 12-month VND savings deposit rate with interest payable at maturity as quoted by the lender, plus additional capital mobilization costs and a

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

margin of 3% per annum. The loan is intended to finance and settle construction and repair costs for infrastructure and landscaping at Nui Than Tai Hot Springs Park from 2020 to 2024;

Credit Agreement No. 3014888353/2025-HĐCVDADT/NHCT488-DHC SUOIDOI dated 24/11/2025, with a maximum loan amount of VND30,000,000,000, a loan term of 84 months, and an interest rate determined based on the 12-month VND savings deposit rate with interest payable at maturity as quoted by the lender, plus additional capital mobilization costs and a margin of 3% per annum. The purpose of the loan is to settle eligible investment costs of the project for construction and repair of infrastructure and landscaping at Nui Than Tai Hot Springs Park.

Collateral for the above loans includes:

- Land use rights: A portion of land plot No. 1, map sheet No. 46, located in Hoa Phu Commune, Hoa Vang District, Da Nang City, with an area of 728m^2.
- Assets attached to the above land plot and the land leased from the State, including: guest reception building; hot mineral bath area; mud bath area; villa accommodation area; communal bathhouse; food and beverage area; spa area; administration building; wind cave; water cave; tea, coffee, wine and milk bathing area; Onsen bathhouse; and Japanese cuisine restaurant.

2. This balance represents long-term loans from individuals under multiple loan agreements executed in 2024, 2025 and 2026, along with their appendices. Interest rates are adjusted as specified in each appendix. The loans are intended to support business operations, investments, and other related purposes.

c. Loans from related parties

	Opening balance	Increases	Decreases	Closing balance
Long-term loans	3.400.000.000	-	-	3.400.000.000
- Ms. Le Thi Thanh Nga	*3.400.000.000*			*3.400.000.000*

20. Deferred income tax liabilities

	30/06/2026	01/01/2026
Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
Deferred income tax liabilities arising from taxable temporary differences	4,283,675,898	4,118,152,886
Deferred income tax liabilities	**4,283,675,898**	**4,118,152,886**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

21. Owners' equity

a. Statement of changes in owners' equity

	Share capital	Share premium	Undistributed profit after tax	Total
As at 01/01/2025	**471.000.000.000**	**159.593.400.000**	**(46.158.771.296)**	**584.434.628.704**
Increase/(decrease) in the period	112.997.560.000	(113.074.560.000)	-	(77.000.000)
Profit/(loss) for the period	-		18.550.361.543	18.550.361.543
Profit distribution	-		-	-
As at 31/12/2025	**583.997.560.000**	**46.518.840.000**	**(27.608.409.753)**	**602.907.990.247**
As at 01/01/2026	**583.997.560.000**	**46.518.840.000**	**(27.608.409.753)**	**602.907.990.247**
Profit/(loss) for the period	-		12.487.660.190	12.487.660.190
Profit distribution	-		-	-
As at 30/06/2026	**583.997.560.000**	**46.518.840.000**	**(15.120.749.563)**	**615.395.650.437**

b. Breakdown of share capital

	30/06/2026	01/01/2026
DHC Investment JSC	104,800,000,000	104,800,000,000
Other shareholders	479,197,560,000	479,197,560,000
Total	**583,997,560,000**	**583,997,560,000**

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

	First 6 months of 2026	Năm 2025
Share capital		
- Opening balance	583,997,560,000	471,000,000,000
- Increases	-	112,997,560,000
- Decreases	-	-
- Closing balance	583,997,560,000	583,997,560,000
Dividends and profits paid	-	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

d. Shares

	30/06/2026 Shares	01/01/2026 Shares
Number of shares authorized to be issued	58,399,756	58,399,756
Number of shares sold to the public	58,399,756	58,399,756
- Common shares	*58,399,756*	*58,399,756*
- Preferred shares (classified as equity)	-	-
Number of shares repurchased (treasury shares)	-	-
- Common shares	-	-
- Preferred shares (classified as equity)	-	-
Number of shares outstanding	58,399,756	58,399,756
- Common shares	*58,399,756*	*58,399,756*
- Preferred shares (classified as equity)	-	-
Par value of outstanding shares: VND10,000 each		

e. Undistributed profit after tax

	First 6 months of 2026	Year 2025
Profit brought forward	(27,608,409,753)	(46,158,771,296)
Profit after corporate income tax for the period	12,487,660,190	18,550,361,543
Profit distribution	-	-
Undistributed profit after tax	**(15,120,749,563)**	**(27,608,409,753)**

22. Off-statement of financial position items

a. Assets leased from third parties

The Company has operating lease commitments as follows:

- Lease of 10,000 m² of land in Hoa Vang Commune, Da Nang City under Lease Agreement No. 137 dated 06/04/2015 with the Department of Natural Resources and Environment of Da Nang City. The lease term is until 11/01/2057. Purpose of use: investment in Suoi Doi Ecotourism Area and non-agricultural production facilities. Payment method: land rent paid annually.
- Lease of 155,011.3 m² of land in Hoa Vang Commune, Da Nang City under Lease Agreement No. 06 dated 15/01/2016 with the Department of Natural Resources and Environment of Da Nang City. The lease term is until 08/03/2060. Purpose of use: commercial and service activities. Payment method: land rent paid annually.
- The State leases 728 m² of land to the Company in Hoa Vang Commune, Da Nang City, with the lease term until 11/01/2057. Purpose of use: commercial and service activities. Payment method: land rent paid annually.

Lease of two automobiles (43A – 204.50 and 43A – 218.08) under Agreement No. 16/HĐTX/DHC dated 01/02/2017 with DHC Investment JSC for the Company's transportation purposes. Payment method: bank transfer every six months.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

Lease of office premises at 158 Bui Ta Han Street, Ngu Hanh Son Ward, Da Nang City under Agreement No. 27/HĐKT-DHC-DHC-SUOIDOI dated 12/07/2025 with DHC Investment JSC to be used as the Company's head office. Lease term: 3 years. Payment method: bank transfer at the end of each quarter.

b. Assets of the Company pledged or mortgaged as security

- Land use rights: Part of land plot No. 1, map sheet No. 46, located in Hoa Vang Commune, Da Nang City, with an area of 728 m².
- Assets attached to the above land plot and the land leased from the State, including: guest reception building; hot mineral bath area; mud bath area; villa accommodation area; communal bathhouse; food and beverage area; spa area; administration building; wind cave; water cave; tea, coffee, wine and milk bathing area; Onsen bathhouse; and Japanese cuisine restaurant.

23. Revenue from sales and service provision

a. Revenue

	First 6 months of 2026	First 6 months of 2025
Revenue from entertainment, food and beverage, and lodging services	104,692,017,247	95,831,329,085
Total	**104,692,017,247**	**95,831,329,085**

b. Revenue from related parties

	First 6 months of 2026	First 6 months of 2025
Revenue from rendering of services	642,923,655	410,154,585
- DHC Services JSC	*622,378,198*	*410,154,585*
- DHC Ceramics JSC	*20,545,457*	-

24. Cost of goods sold

	First 6 months of 2026	First 6 months of 2025
Cost of services rendered	74,121,781,526	62,763,755,369
Total	**74,121,781,526**	**62,763,755,369**

25. Financial income

	First 6 months of 2026	First 6 months of 2025
Interest income from deposits and loans	4,960,704	4,949,323
Total	**4,960,704**	**4,949,323**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

26. Financial expenses

	First 6 months of 2026	First 6 months of 2025
Borrowing costs	6,735,393,048	3,942,760,122
Allowance for impairment of investments	27,140,525	-
Other financial expenses	-	8,137,500
Total	**6,762,533,573**	**3,950,897,622**

27. Selling expenses

	First 6 months of 2026	First 6 months of 2025
Staff costs	3,087,390,168	2,316,242,821
Materials expenses	87,340,071	66,178,859
External service expenses	1,216,003,918	3,345,711,928
Other cash expenses	34,544,159	185,386,379
Total	**4,425,278,316**	**5,913,519,987**

28. Administrative expenses

	First 6 months of 2026	First 6 months of 2025
Staff costs	4,748,285,837	4,003,054,119
Office supplies expenses	142,194,383	56,341,951
Depreciation of fixed assets	20,035,436	28,460,436
Taxes, fees, and charges	380,099,562	337,585,099
External service expenses	1,088,668,219	1,209,362,807
Other expenses	117,716,342	205,222,148
Total	**6,496,999,779**	**5,840,026,560**

29. Other income

	First 6 months of 2026	First 6 months of 2025
Income from electricity charges of kiosks	202.968.205	201.464.982
Other income	520.675.076	120.119.602
Total	**723.643.281**	**321.584.584**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

30. Other expenses

	First 6 months of 2026	First 6 months of 2025
Electricity charges	202,968,205	201,464,982
Other expenses	498,176,631	78,429,119
		-
Total	**701,144,836**	**279,894,101**

31. Corporate income tax expense

	First 6 months of 2026	First 6 months of 2025
Accounting profit before tax	12,912,883,202	17,409,769,353
Adjustments to arrive at taxable income	(5,336,980,567)	(11,295,065,701)
- Increasing adjustments (non-deductible expenses)	455,495,135	234,420,999
- Decreasing adjustments	5,792,475,702	11,529,486,700
- Temporary differences	*827,615,050*	*3,427,324,518*
- Deductible interest expense	*3,666,360,652*	*6,974,210,182*
- Revenue already subject to tax in prior years	*1,298,500,000*	*1,127,952,000*
Total taxable income	7,575,902,635	6,114,703,652
Losses carried forward	(7,575,902,635)	(6,114,703,652)
Current corporate income tax expense	-	-

32. Operating expenses by management

	First 6 months of 2026	First 6 months of 2025
Materials expenses	16,729,977,094	14,005,468,231
Labor costs	28,267,928,261	23,517,951,306
Depreciation of fixed assets	15,035,159,552	15,067,513,603
External service expenses	19,725,970,369	16,672,299,405
Other cash expenses	5,285,024,344	5,254,069,371
Total	**85,044,059,621**	**74,517,301,916**

33. Risk management

a) Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to the shareholders through the optimization of the debt and equity balance.

b) Financial risk management

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

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

Interest rate risk management

The Company's interest rate risk mainly derives from interest bearing loans which are arranged. To mitigate this risk, the Company estimates the impact of interest expenses on periodic business results as well as making analysis and projection to select appropriate time to repay the loans. The Management assesses that the risk of unexpected interest rate fluctuations is low.

Price risk management

The Company procures raw materials and goods from domestic suppliers to support its business operations, thereby exposing itself to the risk of fluctuations in input materials prices. To mitigate this risk, the Company selects reputable suppliers with long-standing business relationships and stays informed of price changes in a timely manner. Besides, the Company compares prices across different suppliers to obtain the most reasonable purchasing costs. Given these price management policies, the Management assess that the risk of unexpected price fluctuations is at a controllable level.

Credit risk management

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company exercises strict control over partner selection, contract execution, payment approval, and receivables management. Individual customers are required to make payment at the time the services are rendered; therefore, credit risk virtually does not arise. For corporate clients, the Company enforces strict credit policies within contracts and maintains a strong debt collection capacity. As a result, the Management assesses that the Company is not exposed to significant credit risk from customers.

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 idle 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

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

30/06/2026	Within 1 year	Over 1 year	Total
Trade payables	22.277.134.892	-	22.277.134.892
Accrued expenses	1.720.431.019	-	1.720.431.019
Loans and finance lease liabilities	38.498.327.663	124.280.250.000	162.778.577.663
Other payables	375.889.180	-	375.889.180
Total	**62.871.782.754**	**124.280.250.000**	**187.152.032.754**

01/01/2026	Within 1 year	Over 1 year	Total
Trade payables	12.007.642.240	-	12.007.642.240
Accrued expenses	797.748.521	-	797.748.521
Loans and finance lease liabilities	38.182.876.547	113.184.750.000	151.367.626.547
Other payables	301.628.796	-	301.628.796
Total	**51.289.896.104**	**113.184.750.000**	**164.474.646.104**

The Management acknowledges that the Company is currently exposed to liquidity risk but believes that it can generate sufficient cash flows to meet its 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	15.892.235.863	-	15.892.235.863
Trade receivables	366.880.600	-	366.880.600
Other receivables	3.681.967.452	-	3.681.967.452
Total	**19.941.083.915**	**-**	**19.941.083.915**

01/01/2026	Within 1 year	Over 1 year	Total
Cash and cash equivalents	6.991.304.675	-	6.991.304.675
Trade receivables	158.575.564	-	158.575.564
Other receivables	3.293.610.595	-	3.293.610.595
Total	**10.443.490.834**	**-**	**10.443.490.834**

34. Segment reporting

According to Vietnamese Accounting Standard No. 28 and the guidance thereon, the Company is required to prepare segment reporting. Accordingly, a segment is a distinguishable component of the Company that is engaged in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), and that is subject to risks and earns returns that are different from those of other segments.

Based on the Company's actual operations, the Management has assessed that business segments and geographical segments have no differences in bearing risks and obtaining returns. Accordingly, the Company operates in a single business segment, being the provision of services related to entertainment, recreation and leisure, and a single geographical segment, being Da Nang City, Vietnam.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

35. Related party disclosures (other than information disclosed in the above sections)

a. Related parties

Related party	Relationship
DHC Investment JSC	Investing company
DHC Han River Corporation	Has a related person in management
DHC Services JSC	Has a related person in management
DHC Farm Co., Ltd	Subsidiary
DHC Ceramics JSC	Subsidiary of DHC Investment JSC
An Hung Phu Co., Ltd	Subsidiary of DHC Ceramics JSC
Ms. Tran Thi Huong	Chairperson of the Board of Directors
Mr. Le Minh Duc	Chairman of DHC Investment JSC Husband of Ms. Tran Thi Huong
Mr. Pham Khac Duong	Board Member, Director
Mr. Ho Phong	Board Member
Ms. Pham Le Thi Lan Phuong	Board Member
Mr. Nguyen Van Thanh	Chief Supervisor
Ms. Nguyen Tran Quynh Phuong	Supervisor
Ms. Tran Thu Trang	Supervisor
Mr. Dang Cong Thanh	Deputy Director
Mr. Vo Ngoc Hoa	Deputy Director
Mr. Do Huu Hung	Chief Accountant
Ms. Le Thi Thanh Nga	Elder sister of Mr. Le Minh Duc

b. Transactions with related parties during the period

	Transactions	First 6 months of 2026	First 6 months of 2025
DHC Investment JSC	Office rental	420,000,000	420,000,000
	Rental of fixed assets, tools, vehicles	163,636,362	163,636,362
DHC Han River Corporation	Construction works	11,595,061,813	16,666,759,138
	Rental of vehicles and machinery	780,421,259	895,974,546
DHC Services JSC	Use of services	2,490,980,000	2,219,600,000
DHC Ceramics JSC	Purchases of goods	430,942,594	8,775,926
DHC Farm Co., Ltd	Capital contribution	19,950,000,000	-
Ms. Le Thi Thanh Nga	Loan interest	134,882,191	134,882,191
	Interest payment	135,627,397	149,041,096

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (cont'd)

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

c. Income of key management personnel

Certain members of the Board of Directors and the Supervisory Board did not receive remuneration during the period. The salaries and bonuses for key management personnel responsible for the Company's operations are detailed as follows:

Transactions	Position	First 6 months of 2026	First 6 months of 2025
Board of Directors			
Ms. Tran Thi Huong	Chairperson	274,104,616	256,739,616
Management and Chief Accountant			
Mr. Pham Khac Duong	Director	277,808,077	259,194,231
Mr. Dang Cong Thanh	Deputy Director	223,574,616	208,257,991
Mr. Vo Ngoc Hoa	Deputy Director	204,714,087	183,022,388
Mr. Do Huu Hung	Chief Accountant	180,232,533	164,149,000
Supervisory Board			
Ms. Nguyen Tran Quynh Phuong	Supervisor	95,578,077	91,028,077

36. Events after the reporting date

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

37. Corresponding figures

The corresponding figures of the interim separate statement of financial position are the figures presented in the separate financial statements for the year ended 31/12/2025. The corresponding figures of the interim separate income statement and the interim separate statement of cash flows are the figures presented in the interim financial statements for the first 6 months of 2025. These financial statements were audited and reviewed by AAC. Certain corresponding figures have been restated to conform 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 Cash Flows	Code	First 6 months of 2025 Restated VND	First 6 months of 2025 VND
(Gains)/losses from investing and financing activities	05	0	(4.949.323)
Loan intereset, dividends and profits received	27	0	4.949.323

Pham Khac Duong
Director

Do Huu Hung
Chief Accountant

Do Huu Hung
Preparer

Da Nang, 21 August 2026