CONSOLIDATED FINANCIAL STATEMENTS

IPA INVESTMENTS GROUP JOINT STOCK COMPANY

Quarter 2, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code	ASSETS	Note	30/06/2026 VND	01/01/2026 (Reclassified) VND
100	**A. CURRENT ASSETS**		**2,435,535,667,783**	**2,753,296,839,296**
110	**I. Cash and cash equivalents**	**3**	**93,450,071,861**	**58,958,847,050**
111	1. Cash		85,450,071,861	51,458,847,050
112	2. Cash equivalents		8,000,000,000	7,500,000,000
120	**II. Short-term financial investments**	**4**	**2,098,829,994,189**	**2,430,491,477,660**
121	1. Trading securities		602,329,565,433	1,700,984,925,660
122	2. Provision for devaluation of trading securities		(1,581,570,250)	(849,230,000)
123	3. Short-term held-to-maturity investments		1,498,081,999,006	730,355,782,000
130	**III. Short-term receivables**		**160,707,522,818**	**220,892,567,693**
131	1. Short-term trade receivables	5	58,464,930,382	129,034,230,638
132	2. Short-term prepayments to suppliers	6	6,164,441,685	8,886,685,770
135	3. Other short-term receivables	7	102,054,721,267	88,948,221,801
136	4. Provision for short-term doubtful debts	8	(5,976,570,516)	(5,976,570,516)
140	**IV. Inventories**	**9**	**70,752,430,831**	**32,115,556,829**
141	1. Inventories		70,851,500,516	32,214,626,514
142	2. Provision for devaluation of inventories		(99,069,685)	(99,069,685)
160	**V. Other short-term assets**		**11,795,648,084**	**10,838,390,064**
161	1. Short-term prepaid expenses	14	8,763,185,949	4,514,704,546
162	2. Value added tax deductible		2,285,787,475	2,171,910,227
163	3. Taxes and other receivables from the State budget	20	746,674,660	4,151,775,291
200	**B. NON-CURRENT ASSETS**		**8,563,685,051,626**	**8,479,964,185,567**
210	**I. Long-term receivables**		**18,375,816,245**	**18,349,816,245**
215	1. Other long-term receivables	7	18,375,816,245	18,349,816,245
220	**II. Fixed assets**		**539,346,169,566**	**569,896,510,217**
221	1. Tangible fixed assets	11	533,046,938,740	561,556,919,846
222	*- Historical cost*		*1,210,316,277,151*	*1,208,928,084,713*
223	*- Accumulated depreciation*		*(677,269,338,411)*	*(647,371,164,867)*
227	2. Intangible fixed assets	12	6,299,230,826	8,339,590,371
228	*- Historical cost*		*51,397,570,023*	*50,452,570,023*
229	*- Accumulated amortization*		*(45,098,339,197)*	*(42,112,979,652)*
240	**III. Investment properties**	**13**	**11,141,778,803**	**11,250,956,153**
241	*- Historical cost*		*17,403,806,849*	*17,403,806,849*
242	*- Accumulated depreciation*		*(6,262,028,046)*	*(6,152,850,696)*
250	**IV. Long-term assets in progress**	**10**	**74,095,915,410**	**68,396,411,825**
252	1. Construction in progress	10	74,095,915,410	68,396,411,825
260	**V. Long-term financial investments**	**4**	**7,662,042,992,981**	**7,544,069,754,748**
262	1. Investments in joint ventures and associates		7,277,696,646,822	7,100,405,795,377
263	2. Investments in other entities		947,950,931,200	937,950,931,200
264	3. Provision for impairment of long-term investments in other entities		(574,041,571,340)	(499,286,971,829)
265	4. Long-term held-to-maturity investments		10,436,986,299	5,000,000,000
270	**VI. Other long-term assets**		**258,682,378,621**	**268,000,736,379**
271	1. Long-term prepaid expenses	14	132,394,384,021	137,014,615,602
272	2. Deferred income tax assets	33	86,311,096,875	86,311,096,875
279	3. Goodwill	15	39,976,897,725	44,675,023,902
280	**TOTAL ASSETS**		**10,999,220,719,409**	**11,233,261,024,863**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026
(Continued)

Code	RESOURCES	Note	30/06/2026 VND	01/01/2026 (Reclassified) VND
300	**C. LIABILITIES**		**5,909,756,500,441**	**6,331,657,193,616**
310	**I. Current liabilities**		**797,982,627,322**	**610,011,038,443**
311	1. Short-term trade payables	17	9,582,973,610	7,251,221,234
312	2. Short-term advances from customers	19	9,872,063,153	-
313	3. Dividends and profits payable		705,617,685	7,633,338,585
314	4. Short-term Taxes and other payables to the State budget	20	26,979,835,608	51,243,944,072
315	5. Payables to employees		4,691,757,328	3,023,142,185
316	6. Short-term accrued expenses	21	291,722,779,436	146,261,656,004
319	7. Short-term unearned revenue	23	13,968,060,605	80,000,000
320	8. Other short-term payables	22	3,707,567,065	3,660,030,056
321	9. Short-term borrowings and finance lease liabilities	16	392,326,190,503	346,431,923,978
323	10. Bonus and welfare fund		44,425,782,329	44,425,782,329
330	**II. Non-current liabilities**		**5,111,773,873,119**	**5,721,646,155,173**
338	1. Other long-term payables	22	9,385,247,720	5,385,247,720
339	2. Long-term borrowings and finance lease liabilities	16	5,047,088,790,795	5,660,350,593,697
342	3. Deferred income tax liabilities	33	55,299,834,604	55,910,313,756
400	**D. OWNERS' EQUITY**	**24**	**5,089,464,218,968**	**4,901,603,831,247**
411	1. Owners' contributed capital		2,138,357,750,000	2,138,357,750,000
411a	Ordinary shares with voting rights		2,138,357,750,000	2,138,357,750,000
414	2. Other capital		32,054,663,773	32,049,837,180
418	3. Investment and development fund		64,278,593,211	64,268,503,228
419	4. Other funds belonging to owners' equity		635,788,755	635,671,910
420	5. Undistributed profit after tax		2,640,140,148,332	2,455,631,506,081
420a	Undistributed profit after tax accumulated to the end of the previous period		2,418,232,230,702	2,005,862,300,468
420b	Undistributed profit after tax of the current period		221,907,917,630	449,769,205,613
429	6. Non-controlling interests		213,997,274,897	210,660,562,848
440	**TOTAL RESOURCES**		**10,999,220,719,409**	**11,233,261,024,863**

Prepared by	Chief Accountant	General Director
Nguyen Ngoc Mai	**Nguyen Thi Huong Thao**	**Mai Huu Dat**
Prepared by	Chief Accountant	General Director

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ I.P.A

Hanoi, 30 July 2026

CONSOLIDATED STATEMENT OF INCOME

Quarter 2, 2026

Code	ITEMS	Note	Quarter 2		Accumulated from the beginning of the year to the end of Quarter 2	
			Current year	Previous year (Reclassified)	Current year	Previous year (Reclassified)
			VND	VND	VND	VND
01	**1. Revenue from sales of goods and rendering of services**	**26**	**129,905,317,585**	**84,976,342,053**	**254,415,142,979**	**190,669,868,348**
02	2. Revenue deductions		11,500,246	13,003,320	39,579,960	38,480,735
10	**3. Net revenues from sale of goods and rendering of services**		**129,893,817,339**	**84,963,338,733**	**254,375,563,019**	**190,631,387,613**
11	**4. Cost of goods sold**	**27**	**75,216,656,743**	**51,258,304,278**	**152,285,442,725**	**112,142,724,432**
20	**5. Gross profit from sales of goods and rendering services**		**54,677,160,596**	**33,705,034,455**	**102,090,120,294**	**78,488,663,181**
21	6. Gains/losses from sales and disposals of investment properties		-	-	-	-
22	7. Financial income	28	39,012,950,351	32,210,374,822	130,930,568,210	61,344,219,167
23	8. Financial expenses	29	170,147,197,246	3,999,996,703	333,854,173,316	142,747,196,935
24	- In which: Interest expenses		126,676,652,625	86,872,194,698	258,057,907,325	174,501,885,375
25	9. Selling expenses	30	6,152,097,944	4,161,675,142	11,958,915,642	8,956,779,985
26	10. General and administrative expenses	31	19,863,620,238	18,427,692,732	39,085,699,504	34,499,454,213
27	11. Share of profit or loss in joint ventures and associates		237,647,998,746	89,776,951,657	389,942,112,371	201,061,119,922
30	**12. Net profit from operating activities**		**135,175,194,265**	**129,102,996,357**	**238,064,012,413**	**154,690,571,137**
31	13. Other income		655,448,985	659,975,509	1,194,556,100	1,189,254,473
32	14. Other expenses		719,580,319	1,360,037,358	1,439,435,329	2,383,156,832
40	**15. Profit from other activities**		**(64,131,334)**	**(700,061,849)**	**(244,879,229)**	**(1,193,902,359)**
50	**16. Total accounting profit before tax**		**135,111,062,931**	**128,402,934,508**	**237,819,133,184**	**153,496,668,778**
51	17. Current corporate income tax expenses	32	7,688,836,420	5,065,838,495	12,657,308,804	10,564,822,880
52	18. Deferred corporate income tax expenses	33	258,744,375	(260,205,241)	(609,901,275)	(1,036,943,118)
60	**19. Profit after corporate income tax**		**127,163,482,136**	**123,597,301,254**	**225,771,725,655**	**143,968,789,016**

CONSOLIDATED STATEMENT OF INCOME

Quarter 2, 2026
(continued)

Code	ITEMS	Note	Quarter 2		Accumulated from the beginning of the year to the end of Quarter 2	
			Current year	Previous year (Reclassified)	Current year	Previous year (Reclassified)
			VND	VND	VND	VND
61	20. Profit after tax attributable to shareholders of the parent company		126,489,712,106	107,073,122,064	221,907,917,630	124,917,976,390
62	21. Profit after tax attributable to non-controlling interests		673,770,030	16,524,179,190	3,863,808,025	19,050,812,626
70	22. Basic earnings per share	34	592	501	1,038	584
71	23. Diluted earnings per share		592	501	1,038	584

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ I.P.A
M.S.D.N: 0100779693 - C.T.C.P - THÀNH PHỐ HÀ NỘI

Prepared by	Chief Accountant	General Director
Nguyen Ngoc Mai	**Nguyen Thi Huong Thao**	**Mai Huu Dat**
Prepared by	Chief Accountant	General Director
		Hanoi, 30 July 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 30 June 2026

(Indirect method)

Code	ITEMS	Note	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	***1. Profit before tax***		***237,819,133,184***	***153,496,668,778***
	2. Adjustments for:			
02	- Depreciation and amortization		37,690,836,616	40,102,454,591
03	- Provisions		75,486,939,761	(33,470,439,035)
05	- (Gains)/Losses from financial investing activities		(454,777,470,350)	(253,191,798,029)
06	- Interest expenses		258,796,104,423	174,736,455,283
08	***3. Operating profit before changes in*** working capital		***155,015,543,634***	***81,673,341,588***
09	- (Increase)/Decrease in receivables		56,986,477,005	87,284,128,965
10	- (Increase)/Decrease in inventories		(38,636,874,002)	(28,016,862,912)
11	- Increase/(Decrease) in payables (excluding interest payable and corporate income tax payable)		32,652,786,389	276,219,260,954
12	- (Increase)/Decrease in prepaid expenses		371,750,178	(10,745,333,936)
13	- (Increase)/Decrease in trading securities		1,098,655,360,227	425,317,718,787
14	- Interest paid		(112,222,220,812)	(142,317,801,439)
15	- Corporate income tax paid		(39,331,230,960)	(44,626,673,043)
17	- Other cash outflows from operating activities		(600,000,000)	(600,000,000)
20	***Net cash flows from operating activities***		***1,152,891,591,659***	***644,187,778,964***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(8,032,696,023)	(9,523,218,461)
23	2. Loans granted and debt instruments purchased		(1,298,520,000,000)	(1,097,094,486,301)
24	3. Collection of loans, proceeds from sales of debt instruments of other entities		561,201,431,259	620,530,389,134
25	4. Payments for equity investments in other entities		(30,790,000,000)	(78,527,000,000)
26	5. Proceeds from equity investments in other entities		-	90,000
27	6. Interest, dividends and profits received		232,774,352,291	23,117,755,580
30	***Net cash flows from investing activities***		***(543,366,912,473)***	***(541,496,470,048)***
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		86,622,295,520	36,200,000,000
34	2. Repayments of borrowings		(654,728,028,995)	(106,000,000,000)
36	3. Dividends or profits paid to owners		(6,927,720,900)	(27,953,659,000)
40	***Net cash flows from financing activities***		***(575,033,454,375)***	***(97,753,659,000)***

CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 30 June 2026

(Indirect method)

(continued)

Code	ITEMS	Note	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
50	**Net cash flows in the period**		**34,491,224,811**	**4,937,649,916**
60	**Cash and cash equivalents at the beginning of the period**		**58,958,847,050**	**65,503,488,551**
70	**Cash and cash equivalents at the end of the period**	3	**93,450,071,861**	**70,441,138,467**

Nguyen Ngoc Mai	**Nguyen Thi Huong Thao**	**Mai Huu Dat**
Prepared by	Chief Accountant	General Director

Hanoi, 30 July 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ I.P.A
M.S.D.N: 0100779693 - C.T.CP

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2, 2026

1 . GENERAL INFORMATION OF THE COMPANY

Structure of Ownership

IPA Investments Group Joint Stock Company (hereinafter referred to as "the Company") was established on 28 December 2007 under Business Registration Certificate No. 0103021608 with a registered charter capital of VND 600,000,000,000, on the basis of transformation from I.P.A Investment and Finance Company Limited - Business Registration Certificate No. 042493 issued by the Hanoi Department of Planning and Investment on 9 March 1998.

On 31 December 2007, IPA Investments Group Joint Stock Company merged with IPA Investment Joint Stock Company under Business Registration Certificate No. 0103010725 issued by the Hanoi Department of Planning and Investment on 19 January 2006, at a merger ratio of 1:1. At the merger date, the paid-in charter capital of IPA Investments Group Joint Stock Company was 426,647,450,000 VND and the charter capital of IPA Investment Joint Stock Company was 173,352,550,000 VND, with share premium of 370,867,003,490 VND. After the merger, the charter capital of IPA Investments Group Joint Stock Company remained at 600 billion VND and the share premium arising was 370,867,003,490 VND.

On 20 November 2008, IPA Investments Group Joint Stock Company merged with I.P.A Financial Partners Joint Stock Company (under Business Registration Certificate No. 0103022532 issued by the Hanoi Department of Planning and Investment on 22 February 2008) at a merger ratio of 1:1. At the merger date, the paid-in charter capital of IPA Investments Group Joint Stock Company was VND 600,000,000,000 and the paid-in charter capital of I.P.A Financial Partners Joint Stock Company was VND 59,999,800,000, contributed by a sole shareholder being IPA Investments Group Joint Stock Company. Upon the merger, IPA Investments Group Joint Stock Company did not issue any additional shares and its charter capital remained at VND 600,000,000,000.

On 15 November 2016, the Company registered the sixth amendment to its Business Registration Certificate, under which the Company's enterprise code is 0100779693.

On 14 February 2017, the Company registered the seventh amendment to its Business Registration Certificate, under which the Company's charter capital increased from VND 600,000,000,000 to VND 890,982,480,000.

On 31 May 2021, the Company registered the eighth amendment to its Business Registration Certificate, under which the Company merged with IPA Finance One Member Company Limited and its charter capital remained unchanged.

On 13 December 2021, the Company registered the ninth amendment to its Business Registration Certificate, under which the Company's charter capital increased from VND 890,982,480,000 to VND 1,781,964,960,000.

On 18 July 2022, the Company registered the tenth amendment to its Business Registration Certificate, under which the Company's charter capital increased from VND 1,781,964,960,000 to VND 2,138,357,750,000.

On 5 July 2024, the Company registered the eleventh amendment to its Business Registration Certificate.

On 14 July 2026, the Company registered the twelfth amendment to its Business Registration Certificate.

The Company's head office is located at No. 1 Nguyen Thuong Hien Street, Hai Ba Trung Ward, Hanoi.

The Company's charter capital is VND 2,138,357,750,000, equivalent to 213,835,775 shares with a par value of VND 10,000 per share.

The total number of employees of the Company as at 30 June 2026 was 644 (as at 31 December 2025: 601).

Operating industries

The Company's business lines are:
- Financial investment and financial consultancy; Investment in securities;
- Investment in hydropower projects;
- Investment in real estate;
- Information technology.

Principal business activities

The Company's principal activities are:
- Financial investment and financial consultancy;
- Securities investment fund management and stock portfolio management;
- Commercial electricity trading;
- Real estate investment and trading;
- Computer programming, information technology services;
- Other services.

Group structure

- **The Company's subsidiaries consolidated into the consolidated financial statements as at 30 June 2026 comprise:**

Company name	Location	Rate of interest	Rate of voting rights	Principal bussiness activities
1. IPA Partner Fund Management Company Limited (renamed from I.P.A Securities Investment Fund Management One Member Company Limited)	Hanoi	100.00%	100.00%	Management of securities investment funds, management of securities portfolios
2. IPA Investment Joint Stock Company	Hanoi	92.71%	92.71%	Real estate business, land use rights owned or leased
3. Anvie Life Company Limited (i)	Hanoi	91.52%	100.00%	Real estate business, land use rights owned or leased
4. Homefood Foodstuff Joint Stock Company (i)	Hanoi	59.42%	64.93%	Nutritious food business
5. Viet Nam National Apiculture Joint Stock Company (i)	Hanoi	91.08%	98.24%	Trading and exporting bee products
6. Hoang Lien Son Nature Legacy Company Limited (i)	Lao Cai	89.79%	100.00%	Tea production
7. Bac Ha Energy Joint Stock Company (i)	Lao Cai	89.81%	95.19%	Investment in hydropower projects

1 . GENERAL INFORMATION OF THE COMPANY (continued)

Group structure (continued)

- The Company's subsidiaries consolidated into the consolidated financial statements as at 30 June 2026 comprise (continued):

Company name	Location	Rate of interest	Rate of voting rights	Principal bussiness activities
8. IPAF Investment Joint Stock Company	Hanoi	99.90%	99.90%	Management consultancy activities
9. IPA Technology Solutions Joint Stock Company (ii)	Hanoi	99.02%	100.00%	Computer Programming
10. IPA Governance Consulting Company Limited (ii)	Hanoi	89.91%	90.00%	Financial services support activities
11. Anvie Management Services Joint Stock Company (ii)	Hanoi	69.32%	70.00%	Computer Programming
12. Stockbook Joint Stock Company (ii)	Hanoi	64.37%	65.00%	Portal
13. IPA Living Joint Stock Company (renamed from Dstation Joint Stock Company) (i)	Hanoi	73.23%	80.02%	Real Estate Trading
14. Anvie Hoi An Real Estate Joint Stock Company	Da Nang	98.16%	100.00%	Real Estate Trading
15. Lung Xuan Development Investment Joint Stock Company (i)	Hanoi	89.44%	98.00%	Consulting, brokerage, real estate auction, land use right auction
16. Dai Duong Hotel and Tourism Joint Stock Company (i)	Hai Phong	74.84%	80.00%	Consulting, brokerage, real estate auction, land use right auction
17. IPA Cuu Long Trading and Investment Joint Stock Company	Can Tho	92.09%	99.33%	Real Estate Trading
18. Printing Industry Mechanical Engineering Joint Stock Company (i)	Ho Chi Minh City	91.50%	98.69%	Printing-related services
19. GAO Solutions Company Limited (i)	Hanoi	91.52%	100.00%	Restaurant and catering services
20. IPROSPER Investment Management Company Limited (renamed from IPROSPER Investment Management Joint Stock Company) (ii)	Hanoi	99.90%	100.00%	Business management consultancy
21. ICAPITAL Investment Management Company Limited (renamed from ICAPITAL Investment Management Joint Stock Company) (ii)	Hanoi	99.90%	100.00%	Business management consultancy
22. IVALUE Investment Management Company Limited (renamed from IVALUE Investment Management Joint Stock Company) (ii)	Hanoi	99.90%	100.00%	Business management consultancy

1 . GENERAL INFORMATION OF THE COMPANY (continued)

Group structure (continued)

- The Company's subsidiaries consolidated into the consolidated financial statements as at 30 June 2026 comprise (continued):

Company name	Location	Rate of interest	Rate of voting rights	Principal bussiness activities
23. IVISION Investment Management Company Limited (renamed from IVISION Investment Management Joint Stock Company) (ii)	Hanoi	99.90%	100.00%	Business management consultancy
24. IGROWTH CAPITAL Company Limited (renamed from IGROWTH CAPITAL Joint Stock Company) (ii)	Hanoi	99.90%	100.00%	Business management consultancy
25. Phuong Boi Books Company Limited (renamed from La Boi Books Company Limited) (ii)	Hanoi	89.91%	100.00%	Publishing activities

(i) Indirect subsidiaries held through IPA Investment Joint Stock Company.

(ii) The subsidiary is indirect through IPAF Investment Joint Stock Company.

- Information about the Group's restructuring: as detailed in Note 04.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 1 January and ends as at 31 December.
The Company maintains its accounting records in Viet Nam Dong (VND).

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies
The Company applies the Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 (replacing Circular No. 200/2014/TT-BTC), Circular No. 202/2014/TT-BTC guiding the method of preparation and presentation of consolidated financial statements, and Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC.

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Corporate Accounting Regime, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC. This Circular becomes effective for financial years beginning on or after 1 January 2026.

The Company has applied the provisions of Circular No. 99/2025/TT-BTC prospectively from 1 January 2026. The Circular also introduces changes to the presentation of certain items in the financial statements. Accordingly, comparative figures have been reclassified to conform to the current period's presentation. Details of the reclassification of comparative figures are disclosed in Note 37 to these interim Financial statements.

Statement of compliance with Accounting Standards and Accounting System
The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Basis for preparation of Consolidated Financial Statements

The consolidated financial statements of the Company are prepared on the basis of consolidating the separate financial statements of the Company and the financial statements of the subsidiaries controlled by the Company (the subsidiaries), prepared for quarter 2 of 2026. Control is achieved when the Company has the power to govern the financial and operating policies of the investees so as to obtain benefits from their activities.

The financial statements of the subsidiaries are prepared using accounting policies consistent with accounting policies of the Parent Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency in the application of accounting policies across the Company and its subsidiaries.

The operating results of subsidiaries acquired or disposed of during the period are included in the Consolidated Financial statements from the effective date of acquisition or up to the effective date of disposal.

All balance, incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non-controlling interests
Non-controlling interests represents the portion of profit or loss and net assets of subsidiaries not held by the Company.

2.4 . Financial Instruments

Initial recognition
Financial assets
Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, lending loans, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities
Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition
Financial assets and financial liabilities have not been measured at fair value as of the end of the accounting period because Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance for the measurement and recognition of the fair value of financial assets and financial liabilities.

2.5 . Cash and cash equivalents

Cash includes non-term and term bank deposits, and deposits on securities trading accounts.

Cash equivalents are short-term investments with a redemption period or maturity of no more than 3 months from the date of purchase, are easily convertible into a specified amount of cash, and carry minimal risk of value fluctuation upon conversion.

2.6 . Business combination and goodwill

Business combinations are accounted for using the acquisition method. The cost of a business combination includes the fair value, at the acquisition date, of the assets exchanged, liabilities incurred or assumed, and equity instruments issued by the acquirer in exchange for control of the acquiree, along with directly attributable costs of the business combination. Identifiable assets, liabilities, and contingent liabilities of the acquiree in the business combination are recognized at their fair values at the acquisition date.

Goodwill or gain on a bargain purchase is determined as the difference between the cost of the investment and the fair value of the identifiable net assets of the subsidiary as of the acquisition date when the parent company obtains control of the subsidiary. Any gain on a bargain purchase (if applicable) is recognized in the consolidated income statement. Goodwill is amortized on a straight-line basis over its estimated useful life of 10 years. Periodically, the Company assesses goodwill impairment. If evidence suggests that the impairment exceeds the periodic amortization, the impairment amount is immediately recognized in the reporting period in which it occurs.

2.7 . Financial investments

Trading securities are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for impairment of trading securities. Upon the liquidation or transfer, cost of trading securities is determined using weighted average method.

Held-to-maturity investments include loans held to maturity to earn interests periodically and other held-to-maturity investments.

Investments in joint ventures and associates: During the year, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Accounting Standards "Investments in joint ventures and associates".

In the Consolidated Financial Statements, investments in associates are accounted for using equity method. Under the equity method, the investment is initially recognized in the consolidated statement of financial position at cost and subsequently adjusted for changes in the Group's share of the net assets of the associate after the acquisition. Goodwill arising from the investment in associates is included in the carrying amount of the investment. The Group does not amortize this goodwill but performs periodic assessments to determine whether it has been impaired.

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and apply accounting policies consistent with those of the Group. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

Equity Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as follows:

- With regard to investments in trading securities: the provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the time the provision is made.
- With regard to long-term investments (other than trading securities) without significant influence on the investee: if the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time the provision is made.
- With regard to held-to-maturity investments, the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.8 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. Receivables are classified as short-term and long-term in the Consolidated Financial statements based on the remaining maturities of the receivables as of the reporting date.

Provision for doubtful debts is made for receivables that are overdue under the economic contract, contractual commitment or debt commitment, for which the Company has made multiple demands for recovery but remains unrecoverable. The provision for overdue receivables is based on original repayment schedule according to the purchase and sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

2.9 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work-in-progress at the end of the period: Work-in-progress costs are accumulated based on the actual costs incurred for each type of unfinished product.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.10 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at original cost, accumulated depreciation and net book value.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings and structures	05 - 25 years
- Machinery and equipment	03 - 09 years
- Transportation vehicles	06 years
- Office equipment and furniture	04 - 10 years

- Perennial and cattle	08	years
- Other tangible fixed assets	04 - 07	years
- Trademarks	05	years
- Management software	03 - 08	years
- Other Intangible fixed assets	04	years

Intangible fixed assets which are land use rights are not amortised.

2.11 . Investment properties

Investment properties are initially recognized at historical cost.

Investment properties held for capital appreciation prior to 01 January 2015 are depreciated on a straight-line basis similar to other fixed assets, but from 01 January 2015 are not depreciated.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and net book value. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings and structures	05 - 25	years

Investment properties which are land use rights are not depreciated.

2.12 . Construction in progress

Construction in progress includes fixed assets under acquisition and constructed that are not completed as of the balance sheet date and are recognised at historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.13 . Operating lease

Operating lease is a type of lease where the majority of the risks and benefits associated with ownership of the asset remain with the lessor. Payments under an operating lease are recorded in the income statement using the straight-line method based on the lease term.

2.14 . Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses of the Company include:

- Tools and equipment include assets held by the Company for use in normal business operations, with the original cost of each asset being less than 30 million VND, and therefore not meeting the criteria to be recognized as fixed assets according to current regulations. The original cost of tools and equipment is amortized using the straight-line method over a period of 24 to 36 months.
- Other prepaid expenses are recognized at original cost and allocated on a straight-line basis over the useful life from 06 months to 12 months.

2.15 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Payables are classified as short-term and long-term on Consolidated Financial statements based on the remaining term of the payables at the reporting date.

2.16 . Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings.

Issued bonds shall be recorded in details in types of face value, interest rate and maturity of bonds.

2.17 . Borrowing costs

Borrowing costs are recognized as expenses in the year they are incurred, except for borrowing costs directly related to the construction or production of construction in progress, which are capitalized into the value of the asset when the conditions outlined in Vietnam Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for loans specifically used for the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months.

Bond issuance costs are allocated gradually in accordance with the bond's maturity period using the straight-line method and are recognized as financial expenses. At the time of initial recognition, the bond issuance costs are deducted from the face value of the bond. Periodically, the accountant allocates the bond issuance costs by increasing the bond's face value and recognizing the corresponding amount as a financial expense.

2.18 . Accrued expenses

Payables for goods and services received from suppliers during the accounting period, but not yet settled, along with other payables such as interest on loans payable, interest on bonds payable, etc., are recognized as expenses in the production and business activities for the accounting period.

The recording of accrued expenses as operating expenses during the period shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses will be settled with actual expenses incurred. The difference between accrued and actual expenses will be reversed.

2.19 . Provision for liabilities

Provision for liabilities is only recognized when meeting all of the following conditions:
- The Company have a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably

Value recorded as a provision for liabilities is the most reasonably estimated amount required to settle the present debt obligation at the end of the accounting period.

Only expenses related to the previously recorded provision for liabilities shall be offset by that provision for payable.

Provisions for liabilities are recorded as operating expenses of the accounting period. The difference between the provision for liabilities recognized in the previous period that has not been fully used and the provision for liabilities recognized in the current reporting period, if higher, is reversed and recorded as a reduction in operating expenses in the current period.

2.20 . Unearned revenues

Unearned revenues include prepayments from customers for one or many accounting periods relating to asset leasing.

Unearned revenues are transferred to revenue from sale of goods and rendering of services with the amount corresponding to each accounting period.

2.21 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Other capital is the operating capital formed from the operating results or from gifts, presents, financing, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Differences arising from asset revaluation shall be recorded when having the decision of State on asset revaluation, or when carrying out the equitization of State-owned enterprises and other cases in accordance with the provisions of the law.

Retained earnings reflect the Company's operating results (profit, loss) after corporate income tax and the distribution or handling of profits or losses.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository Center.

2.22 . Revenues

Revenue is recognized when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received after deducting trade discounts, sales discounts, sales returns.

Financial income

Revenue arising from interest, dividends, profits, and other financial income is recognized when both of the following conditions are met:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividends and profit distributions are recognized when the company becomes entitled to receive the dividends or profit from its investments.

2.23 . Revenue deductions

Revenue deductions from sales and service provisions arising in the year include: Trade discounts, sales discounts and sales returns.

Trade discount, sales discount and sales return incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.24 . Cost of goods sold

The cost of goods sold during the period is recognized in line with the revenue generated in the accounting period and ensures compliance with prudence principle. Instances of inventory wastage exceeding standard levels, costs exceeding normal limits, and inventory losses after deducting the responsibility of relevant individuals or groups, etc., are fully and timely recognized in the cost of goods sold for the accounting period.

2.25 . Financial expenses

Items recorded into financial expenses comprise:
- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Provision for impairment of investment in other entities.

The above items are recorded in full for the amounts incurred during the period, without offsetting against financial income.

2.26 . Corporate income tax

a. Current corporate income tax expenses and Deferred corporate income tax expenses
Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.
Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

b. Current corporate income tax rate
For the accounting period from 01 April 2026 to 30 June 2026, the Company is applying a corporate income tax rate of 20% on production and business activities subject to corporate income tax.

2.27 . Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.28 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:
- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises owned by the aforementioned individuals that possess direct or indirect voting rights or significant influence over the business.

When assessing the relationships of related parties for the purpose of preparing and presenting financial statements, the Company should focus on the substance of the relationship rather than its legal form.

3 . CASH AND CASH EQUIVALENTS

	30/06/2026 VND	01/01/2026 VND
Cash on hand	866,203,262	511,678,470
Demand deposits	69,716,209,742	48,966,961,610
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam*	*51,708,183,862*	*33,447,821,195*
- *Joint Stock Commercial Bank for Investment and Development of Vietnam*	*14,470,192,098*	*11,010,817,502*
- *Other banks*	*3,537,833,782*	*4,508,322,913*
Deposits in securities trading accounts	14,790,960,523	1,980,206,970
- *VNDIRECT Securities Corporation*	*14,657,602,894*	*1,831,853,648*
- *Other entities*	*133,357,629*	*148,353,322*
Cash in transit	76,698,334	-
Cash equivalents (*)	8,000,000,000	7,500,000,000
	93,450,071,861	**58,958,847,050**

(*) As at 30 June 2026, cash equivalents are term deposits with terms of 01 to 03 months at Asia Commercial Joint Stock Bank (ACB), with an interest rate of 4.75% per annum.

4 . FINANCIAL INVESTMENTS

See details in Annex 01.

5 . SHORT-TERM TRADE RECEIVABLES

	30/06/2026 VND	01/01/2026 VND
Related parties	***41,200,600,667***	***104,221,275,923***
- VNDIRECT Securities Corporation	11,380,625,758	43,807,574,463
- Goldsun Food Joint Stock Company	569,543,749	509,981,193
- Post-Telecommunication Joint Stock Insurance Corporation	29,250,431,160	59,903,720,267
Other parties	***17,264,329,715***	***24,812,954,715***
- Nothern Power Corporation	13,829,639,900	20,716,182,234
- Others	3,434,689,815	4,096,772,481
	58,464,930,382	**129,034,230,638**

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2026 VND	01/01/2026 VND
Other parties		
- Mr. Vuong Trung Nguyen	2,000,000,000	2,000,000,000
- Others	4,164,441,685	6,886,685,770
	6,164,441,685	**8,886,685,770**

7 . OTHER RECEIVABLES

	30/06/2026	01/01/2026
	VND	VND
a. Short-term		
Related parties	***7,973,032,000***	-
- Financial Software Solutions Joint Stock Company	3,672,000,000	-
- Tra Vinh Electric Development Joint Stock Corporation	4,301,032,000	-
Other parties		
- Interest receivables,coupon	7,077,993,174	7,528,768,303
- Dividends and profits receivables	20,000,000	20,000,000
- Site clearance costs of the New Urban Area Project on both sides of Nguyen Thai Hoc Street, Thot Not Ward	19,105,084,881	19,105,084,881
- Site Clearance and Urban Environment Center	10,570,288,983	10,570,288,983
- Deposits	346,355,000	339,782,422
- Advances	55,260,100,941	40,202,834,937
- Cooperation to establish an investment fund	-	10,000,000,000
- Others	1,701,866,288	1,181,462,275
	102,054,721,267	**88,948,221,801**
b. Long-term		
Other parties		
- Deposits	18,375,816,245	18,349,816,245
+ Deposit for New urban area on both sides of Nguyen Thai Hoc Street, Thot Not Ward Project	*12,422,387,000*	*12,422,387,000*
+ Others	*5,953,429,245*	*5,927,429,245*
	18,375,816,245	**18,349,816,245**

8 . DOUBTFUL DEBTS

	30/06/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term trade receivables	356,168,704	(356,168,704)	356,168,704	(356,168,704)
Short-term prepayment to suppliers	2,124,637,114	(2,124,637,114)	2,124,637,114	(2,124,637,114)
Other short-term receivables	3,495,764,698	(3,495,764,698)	3,495,764,698	(3,495,764,698)
	5,976,570,516	**(5,976,570,516)**	**5,976,570,516**	**(5,976,570,516)**

9 . INVENTORIES

	30/06/2026		01/01/2026	
	Original cost VND	Provision VND	Original cost VND	Provision VND
- Raw materials	9,176,580,242	(99,069,685)	7,027,039,679	(99,069,685)
- Work in progress	38,672,974,167	-	3,288,121,437	-
- Finished goods	3,730,910,758	-	4,040,869,257	-
- Goods	19,271,035,349	-	17,858,596,141	-
	70,851,500,516	**(99,069,685)**	**32,214,626,514**	**(99,069,685)**

10 . LONG-TERM ASSET IN PROGRESS

	30/06/2026 VND	01/01/2026 VND
- Construction in progress	74,095,915,410	68,396,411,825
+ *Lung Xuan Eco Zone Project (1)*	*7,143,397,520*	*7,143,397,520*
+ *New urban area on both sides of Nguyen Thai Hoc Street, Thot Not Ward Project (2)*	*21,209,336,562*	*20,681,569,062*
+ *Office Building, Apiculture Research and Introduction Center Project (3)*	*18,668,409,684*	*16,164,403,407*
+ *Town villa at the PALM GARDEN Phu Quoc quarter project*	*17,899,294,830*	*17,899,294,830*
+ *Other projects*	*9,175,476,814*	*6,507,747,006*
	74,095,915,410	**68,396,411,825**

(1) The Project was granted Investment Certificate No. 251031000075 dated 29 February 2008 by People's Committee of Hoa Binh Province, with a total investment of about VND 448 billion. The investor is Lung Xuan Investment Development Joint Stock Company (a subsidiary ofthe Company), and total planning area of 199.08 hectares in Tien Xuan commune, Luong Son district, Hoa Binh province. It is now part of Yen Xuan Commune, Hanoi.

(2) The New Urban Area along both sides of Nguyen Thai Hoc Street in Thot Not Ward Project was approved by the People's Committee of Can Tho city according to Decision No. 1535/QD-UBND dated 25 June 2019. The total investment capital is expected to be about VND 621 billion, with the purpose of developing a new urban area covering about 22 hectares. The project's operation period is 50 years.

(3) Office Building, Apiculture Research and Introduction Centre Project was approved by the People's Committee of Hanoi according to Decision No. 2413/QD-UBND dated 11 June 2020, and the adjustment of investment was approved under Decision No. 3619/QD-UBND dated 14 July 2023. The total investment capital is expected to be VND 618 billion, the objective of the investment is to build an office building (serving as headquarters and office for lease), as well as a research, service, introduction and distribution center. The Project's operating period is 50 years.

(4) The town villa in the PALM GARDEN Phu Quoc quarter project, located at Bai Truong Complex, Duong To commune, Phu Quoc district, Kien Giang province (now Phu Quoc special zone, An Giang province). The land plot on which the villa is built has an indefinite term of use for the built-up area and a 70-year term for the remaining area. The villa is in the completion stage before being put into use.

11 . TANGIBLE FIXED ASSETS

See details in Annex 02.

12 . INTANGIBLE FIXED ASSETS

	Trade marks	Computer software	Other intangible fixed assets	Total
	VND	VND	VND	VND
Historical cost				
Balance at 01/01/2026	356,250,000	49,656,320,023	440,000,000	50,452,570,023
Increase	-	945,000,000	-	945,000,000
- Purchase during period	-	*345,000,000*	-	*345,000,000*
- Internally generated assets	-	*600,000,000*	-	*600,000,000*
Balance at 30/06/2026	**356,250,000**	**50,601,320,023**	**440,000,000**	**51,397,570,023**
Accumulated depreciation				
Balance at 01/01/2026	323,453,705	41,349,525,947	440,000,000	42,112,979,652
- Amortization during period	*32,796,295*	*2,952,563,250*	-	2,985,359,545
Balance at 30/06/2026	**356,250,000**	**44,302,089,197**	**440,000,000**	***45,098,339,197***
Net carrying amount				
At 01/01/2026	32,796,295	8,306,794,076	-	8,339,590,371
At 30/06/2026	**-**	**6,299,230,826**	**-**	**6,299,230,826**

- Historical cost of intangible fixed assets fully amortised but still in use at the end of the period: VND 25,307,069,725.

13 . INVESTMENT PROPERTIES

	Land use rights	Buildings and Land use rights	Total
	VND	VND	VND
Historical cost			
Balance at 01/01/2026	4,578,359,545	12,825,447,304	17,403,806,849
Balance at 30/06/2026	**4,578,359,545**	**12,825,447,304**	**17,403,806,849**
Accumulated depreciation			
Balance at 01/01/2026	-	6,152,850,696	6,152,850,696
- Depreciation during period	-	*109,177,350*	*109,177,350*
Balance at 30/06/2026	**-**	**6,262,028,046**	**6,262,028,046**
Net carrying amount			
At 01/01/2026	**4,578,359,545**	**6,672,596,608**	**11,250,956,153**
At 30/06/2026	**4,578,359,545**	**6,563,419,258**	**11,141,778,803**

13 . INVESTMENT PROPERTIES (Continued)

Details of investment properties as at 30 June 2026:

	Original cost	Accumulated depreciation	Net carrying amount
	VND	VND	VND
- Long-term land use rights in Hoi An Dong Ward, Da Nang City	4,578,359,545	-	4,578,359,545
- Long-term land use rights at No.20 Le Dai Hanh street,Hong Bang Ward, Hai Phong City.	7,390,386,263	3,347,729,023	4,042,657,240
- Apartment B-0408 at Manor Building, 91 Nguyen Huu Canh, Thanh My Tay Ward, Ho Chi Minh City.	5,435,061,041	2,914,299,023	2,520,762,018
	17,403,806,849	**6,262,028,046**	**11,141,778,803**

14 . PREPAID EXPENSES

	30/06/2026	01/01/2026
	VND	VND
a. Short-term		
- Insurance expense	342,848,857	601,591,403
- Office rental expense	2,031,139,815	1,543,602,761
- Dispatched tools and supplies	561,904,647	574,357,232
- Information technology expenses	2,196,127,466	776,780,038
- Land rental expenses	2,408,844,000	-
- Others	1,222,321,164	1,018,373,112
	8,763,185,949	**4,514,704,546**
b. Long-term		
- Dispatched tools and supplies	3,579,058,616	3,707,580,859
- Information technology expenses	7,136,387,181	8,806,248,062
- Office renovation	5,237,323,074	4,749,703,597
- Legal consulting fees for issuing land use right at 19 Truc Khe	2,722,222,235	2,788,888,901
- Advantage of land rental rights (*)	112,558,210,335	115,417,985,191
- Others	1,161,182,580	1,544,208,992
	132,394,384,021	**137,014,615,602**

(*) At the date of obtaining control over Viet Nam National Apiculture Joint Stock Company, the Group recognised the value of the land lease right advantage of this subsidiary at fair value of VND 154,886,038,169; the amount allocated in this quarter is VND 1,437,787,359.

15 . GOODWILL

See details in Annex 03

16 . BORROWINGS AND FINANCE LEASE LIABILITIES

See details in Annex 04

17 . SHORT-TERM TRADE PAYABLES

	30/06/2026 VND	01/01/2026 VND
Related parties	**411,335,246**	**227,008,602**
- VNDIRECT Securities Corporation	96,111,747	62,728,055
- Post and Telecommunication Joint Stock Insurance Corporation	194,806,183	6,277,783
- Goldsun Food Joint Stock Company	120,417,316	158,002,764
Other parties	**9,171,638,364**	**7,024,212,632**
- Bim Kien Giang Company Limited	980,207,106	980,207,106
- Thac Ba Hydropower Joint Stock Company	1,792,079,706	-
- Viet Native Herbs Joint Stock Company	1,336,541,268	1,706,902,460
- Payables to other parties	5,062,810,284	4,337,103,066
	9,582,973,610	**7,251,221,234**

18 . PREPAYMENTS FROM CUSTOMERS

	30/06/2026 VND	01/01/2026 VND
a. Short-term		
Related parties		
- VNDIRECT Securities Corporation	4,943,973,671	-
- Post and Telecommunication Joint Stock Insurance Corporation	4,928,089,482	-
	9,872,063,153	**-**

19 . DIVIDENDS AND PROFITS PAYABLE

	30/06/2026 VND	01/01/2026 VND
Related parties		
- Mr. Vu Hien	-	1,396,732,900
- Ms. Pham Minh Huong	-	1,218,000,000
- VNDIRECT Securities Corporation	-	630,500,922
Other parties		
- Others	705,617,685	4,388,104,763
	705,617,685	**7,633,338,585**

20 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

See details in Annex 05

21 . SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
- Interest expense	12,937,813,243	15,565,785,178
- Bond issuance interest	274,556,507,761	126,092,849,313
- Bond issuance costs	-	420,000,000
- Construction cost of Nam Phang B Hydropower Plant	3,460,640,043	3,460,640,043
- Other accrued expenses	767,818,389	722,381,470
	291,722,779,436	**146,261,656,004**
In which: Related parties		
- VNDIRECT Securities Corporation	9,710,841,472	1,009,542,925
	9,710,841,472	**1,009,542,925**

22 . OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
a. Short-term payables		
- Trade union fee	3,144,193,786	3,248,131,386
- Others	563,373,279	411,898,670
	3,707,567,065	**3,660,030,056**
b. Long-term payables		
- Long-term deposits, collateral received	9,385,247,720	5,385,247,720
	9,385,247,720	**5,385,247,720**
c. In which: Related parties		
- VNDirect Securities Corporation	2,413,000,000	2,413,000,000
- Post and Telecommunication Joint Stock Insurance Corporation	1,362,497,833	1,361,173,559
	3,775,497,833	**3,774,173,559**

23 . SHORT-TERM UNEARNED REVENUES

	30/06/2026	01/01/2026
	VND	VND
- Unearned revenue from asset leasing and service fees	13,968,060,605	80,000,000
In which: Related parties		
+ VNDIRECT Securities Corporation	*7,323,818,180*	-
+ Post and Telecommunication Joint Stock Insurance Corporation	*6,644,242,425*	80,000,000
	13,968,060,605	**80,000,000**

24 . OWNER'S EQUITY

a. Changes in owners' equity

See details in Annex 06

b. Details of contributed capital

	30/06/2026	Rate	01/01/2026	Rate
	VND	%	VND	%
- H&H Investment Management Co., Ltd	1,185,732,000,000	55.45	1,185,732,000,000	55.45
- Mrs. Luong Thu Hang	112,245,600,000	5.25	112,245,600,000	5.25
- Other Shareholders	840,380,150,000	39.30	840,380,150,000	39.30
	2,138,357,750,000	**100.00**	**2,138,357,750,000**	**100.00**

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

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
Owner's contributed capital		
- *At the beginning of the period*	*2,138,357,750,000*	*2,138,357,750,000*
- *At the end of the period*	*2,138,357,750,000*	*2,138,357,750,000*
Distributed dividends and profit		
- *Distributed dividends payable at the beginning of the period*	*7,633,338,585*	*4,212,439,685*
- *Distributed dividends payable during period*	*-*	*40,758,934,000*
- *Distributed dividends paid by cash*	*(6,927,720,900)*	*(27,953,659,000)*
- Distributed dividends payable at the end of the period	**705,617,685**	**17,017,714,685**

d. Share

	30/06/2026	01/01/2026
Number of share to be issued	213,835,775	213,835,775
Number of shares offered to the public	213,835,775	213,835,775
- *Ordinary shares*	*213,835,775*	*213,835,775*
Number of shares in circulation	213,835,775	213,835,775
- *Ordinary shares*	*213,835,775*	*213,835,775*
Par value per share (VND)	10,000	10,000

e. Company's other funds

	30/06/2026	01/01/2026
	VND	VND
Development and investment funds	64,278,593,211	64,268,503,228
Other funds	635,788,755	635,671,910

25 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a. Leased assets and assets leased out

The company has leased-out assets and leased assets under operating lease contracts.

f. Doubtful debts written-off

Entity	Reason	Processing time	Amount
			VND
Short-term loan receivables			
Kim Son Mineral and Iron Steel Joint Stock Company	No longer recoverable	31 December 2021	150,000,000
Former employees	No longer recoverable	31 December 2021	308,995,513
			458,995,513

26 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Quarter 2, 2026	Quarter 2, 2025
	VND	VND
Revenue from commercial electricity trading	34,112,346,708	42,172,842,482
Revenue from sales of goods	6,959,435,806	4,962,065,065
Revenue from sales of finised goods	4,936,742,172	2,371,488,017
Revenue from rendering of services	80,656,792,899	35,469,946,489
Revenue from business co-operations	3,240,000,000	-
	129,905,317,585	**84,976,342,053**
Revenue from related parties *(As detailed in Note 36)*	**79,559,983,259**	**31,644,622,110**

27 . COST OF GOODS SOLD

	Quarter 2, 2026	Quarter 2, 2025
	VND	VND
Cost of commercial electricity trading	18,234,871,777	19,721,622,474
Cost of goods sold	4,425,412,695	3,145,010,465
Cost of sales of finised goods	4,205,609,141	1,511,388,052
Cost of rendering of services	45,980,057,887	25,442,495,928
Cost of business co-operations	932,917,884	-
Distribution of advantage of land rental rights	1,437,787,359	1,437,787,359
	75,216,656,743	**51,258,304,278**
In which: Related parties *(As detailed in Note 36)*	**285,945,094**	**256,371,325**

28 . FINANCIAL INCOME

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Interest on deposits, loans, bonds and certificates of deposit	37,717,539,429	27,862,009,644
Gain from disposal of long - term financial investments	-	4,310,000,000
Gain from disposal of trading securities	1,258,910,000	2,199
Dividends and distributed profits	36,500,922	-
Foreign exchange gains arising during the period	-	38,362,979
	39,012,950,351	**32,210,374,822**
In which: Related parties *(As detailed in Note 36)*	**5,145,702,065**	**26,961,277**

29 . FINANCIAL EXPENSES

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Interest expense on borrowings and issued bonds	126,676,652,625	86,872,194,698
Provision for devaluation of trading securities and impairment loss from investment	42,986,570,577	(83,457,544,863)
Other financial expenses	483,974,044	585,346,868
	170,147,197,246	**3,999,996,703**
In which: Related parties *(As detailed in Note 36)*	**4,705,232,855**	**465,697,297**

30 . SELLING EXPENSES

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Raw materials, supplies, tools and instruments expenses	154,799,326	49,202,984
Labour expenses	3,015,589,964	2,281,014,943
Depreciation expenses	58,733,879	160,011,070
Expenses of outsourcing services	2,041,962,542	951,966,340
Other monetary expenses	881,012,233	719,479,805
	6,152,097,944	**4,161,675,142**

31 . GENERAL AND ADMINISTRATIVE EXPENSE

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Labour expenses	8,015,753,879	7,129,595,228
Tools and supplies	423,602,148	118,203,355
Depreciation expenses	569,067,561	769,306,792
Tax and fee expenses	1,070,190,694	456,987,112
Provision expenses	-	(800,000,000)
Expenses of outsourcing services	6,354,543,437	5,601,551,784
Other monetary expenses	1,081,399,430	2,721,050,053
Goodwill amortization	2,349,063,089	2,430,998,408
	19,863,620,238	**18,427,692,732**

32 . CURRENT CORPORATE INCOME TAX EXPENSES

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Current corporate income tax expenses in Subsidiaries	7,688,836,420	5,065,838,495
	7,688,836,420	**5,065,838,495**

33 . DEFERRED INCOME TAX

a. Deferred income tax assets

	30/06/2026 VND	01/01/2026 VND
Corporate income tax rate used to determine deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	86,311,096,875	86,311,096,875
Deferred income tax assets	**86,311,096,875**	**86,311,096,875**

b. Deferred income tax liabilities

	30/06/2026 VND	01/01/2026 VND
Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
Deferred income tax liabilities arising from deductible temporary differences	55,299,834,604	55,910,313,756
Deferred income tax liabilities	**55,299,834,604**	**55,910,313,756**

c) Deferred corporate income tax expenses

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Deferred CIT expense relating to taxable temporary differences	258,701,397	19,794,759
Deferred income tax relating to deferred income tax differences	42,978	(280,000,000)
	258,744,375	**(260,205,241)**

34 . BASIC EARNING PER SHARE

Basic earnings per share distributed to common shareholders of the company are calculated as follows:

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Net profit after tax	126,489,712,106	107,073,122,064
Profit distributed to common shares	126,489,712,106	107,073,122,064
Average number of outstanding common shares in circulation in the period	213,835,775	213,835,775
Basic earnings per share	**592**	**501**

The company has not planned to make any distribution to Bonus and welfare fund or, bonuses for the Board of Management from the net profit after tax at the date of preparing Consolidated Financial statements.

Basic earnings per share have been adjusted retrospectively as regulated by Vietnamese Accounting Standards No. 30 – Basic earnings per share.

At 30 June 2026, the Company did not have any shares with potential dilutive effects on earnings per share.

35 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

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

36 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company detail as follows:

Related parties	Relation
Members of the Board of Management, Board of General Directors, Board of Supervisors	Significant influence
VNDIRECT Securities Corporation	Associate
Hoi An Tourist Service Joint Stock Company	Associate
Tra Vinh Electric Development Joint Stock Corporation	Associate
Financial Software Solutions Joint Stock Company	Associate
Biggee Joint Stock Company	Associate
South Can Tho Development and Investment Joint Stock Company	Associate
Post and Telecommunication Joint Stock Insurance Corporation	Associate
H&H Investment Management Co., Ltd	Major Shareholder
Goldsun Food Joint Stock Company	Mr. Vu Hoang Ha is member of the Board of Management of the Company and related party

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

In addition to the information with related parties presented in the above notes, the Company has the transactions during the year and the balance at the beginning and end of the accounting period with related parties as follows:

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Transactions between the Parent Company and VNDIRECT Securities Corporation		
- Revenue from rendering of services	4,014,561,977	6,949,898,047
- Purchases of trading securities	202,673,002,260	-
- Bond issuance fees, custody fees and transaction fees	260,763,882	465,697,297
- Gains from transfers of trading securities	-	-
- Electricity and water charges collected on behalf	288,214,528	337,365,005
- Dividends received	196,659,238,500	196,659,238,500
Transactions between the Parent Company and Post and Telecommunication Joint Stock Insurance Corporation		
- Revenue from rendering of services	59,432,728	-
Transactions between Printing Industry Mechanical Engineering Joint Stock Company and VNDIRECT Securities Corporation		
- Revenue from business co-operation	3,240,000,000	-
- Electricity and water charges collected on behalf	317,132,835	573,687,114
Transactions between Homefood Foodstuff Joint Stock Company and VNDIRECT Securities Corporation		
- Revenue from sales of merchandise and finished goods	128,531,490	366,552,763
Transactions between Homefood Foodstuff Joint Stock Company and Post and Telecommunication Joint Stock Insurance Corporation		
- Revenue from sales of merchandise and finished goods	592,555,257	820,708,666
- Asset rental expenses and purchases of goods and service	90,000,000	452,125,027
- Electricity and water charges collected on behalf	121,553,333	-
Transactions between Homefood Foodstuff Joint Stock Company and Goldsun Food Joint Stock Company		
- Revenue from sales of merchandise and finished goods	482,421,853	61,839,200
- Purchases of merchandise and finished goods	338,635,060	-
Transactions between Bac Ha Energy Joint Stock Company and VNDIRECT Securities Corporation		
- Purchases of trading securities	19,100,670,931	-
- Sales of trading securities	37,390,340,000	-
- Gains from sales of trading securities	533,510,000	-
- Recovery of Dplus loans	20,465,600,000	-
- Interest on Dplus loans and deposit interest	163,819,962	-

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Transactions between Viet Nam National Apiculture Joint Stock Company and VNDIRECT Securities		
- Deposits received	-	200,000,000,000
Transactions between IPA Investment Joint Stock Company and Post and Telecommunication Joint Stock Insurance Corporation		
- Revenue from rendering of services	-	1,983,000,000
Transactions between IPA Investment Joint Stock Company and VNDIRECT Securities Corporation		
- Revenue from rendering of services	201,000,000	1,581,000,000
- Acquisition of capital contributions	-	626,250,000
- Electricity and water charges collected on behalf	4,282,402	4,568,790
Transactions between the Parent Company and Tra Vinh Electric Development Joint Stock Company		
- Dividends received	6,989,177,000	1,612,887,000
Transactions between the Parent Company and Financial Software Solutions Joint Stock Company		
- Dividends distributed	3,672,000,000	2,520,000,000
Transactions between IPA Management Consulting Company Limited and VNDIRECT Securities Corporation		
- Revenue from rendering of services	9,467,203,000	2,372,797,000
- Dividends distributed	-	-
Transactions between IPA Management Consulting Company Limited and Post and Telecommunication Joint Stock Insurance Corporation		
- Revenue from rendering of services	10,709,762,000	2,029,692,000
Transactions between IPA Technology Solutions Joint Stock Company and VNDIRECT Securities Corporation		
- Revenue from rendering of services	9,203,166,666	4,484,485,012
- Interest on loans and deposit interest	25,583	-
Transactions between IPA Technology Solutions Joint Stock Company and Financial Software Solutions Joint Stock Company		
- Purchases of goods and software services	63,750,000	63,750,000
Transactions between IPA Technology Solutions Joint Stock Company and Post and Telecommunication Joint Stock Insurance Corporation		
- Revenue from software services	31,716,621,111	4,619,170,010
- Purchases of goods and services	-	-

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Transactions during the period:

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Transactions between IPA Living Joint Stock Company and VNDIRECT Securities Corporation		
- Revenue from rendering of services	2,631,818,183	2,428,363,636
- Loans granted to Dplus	-	6,000,000,000
- Recovery of Dplus loans	4,000,000,000	5,000,000,000
- Interest on loans and deposit interest	30,325,760	16,764,280
Transactions between IPA Living Joint Stock Company and Post and Telecommunication Joint Stock Insurance Corporation		
- Revenue from rendering of services	4,339,948,747	2,572,061,174
Transactions between IPA Living Joint Stock Company and Goldsun Food Joint Stock Company		
- Revenue from rendering of services	180,000,000	-
Transactions between Anvie Management Services Joint Stock Company and VNDIRECT Securities Corporation		
- Rendering of services	333,600,000	-
- Recovery of Dplus loans	-	10,100,000,000
- Interest on loans and deposit interest	-	3,113,047
- Gains from sales of trading bonds	-	7,083,950
Transactions between Anvie Management Services Joint Stock Company and Post and Telecommunication Joint Stock Insurance Corporation		
- Rendering of services	545,800,000	-
Transactions between IPA Partner Fund Management Company Limited and VNDIRECT Securities Corporation		
- Revenue from portfolio management fees	1,660,295,955	1,322,716,037
- Transaction fees and agency fees	285,945,094	256,371,325
Transactions between IPA Partner Fund Management Company Limited and Goldsun Food Joint Stock Company		
- Revenue from portfolio management fees	53,264,292	52,338,565
Transactions between IPA Investment Joint Stock Company and Mr. Vu Hien		
- Dividends distributed	-	4,060,000,000
Transactions between IPA Investment Joint Stock Company and Ms. Pham Minh Huong		
- Dividends distributed	-	4,060,000,000

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Transactions during the period:

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Transactions between Viet Nam National Apiculture Joint Stock Company and Mr. Vu Hien		
- Dividends distributed	-	441,575,400
Transactions between IVISION Investment Management Company Limited and VNDIRECT Securities Corporation		
- Sales of trading securities	104,322,400,000	-
- Purchases of securities	104,256,000,000	-
- Margin borrowings	4,986,720	-
- Custody and transaction fees	25,869,920	
- Interest on borrowings	1,943,869,070	-
- Bond interest	1,641,114,035	-
- Gains from sales of trading securities	322,400,000	-
Transactions between IVALUE Investment Management Company Limited and VNDIRECT Securities Corporation		
- Sales of trading securities	26,080,600,000	-
- Purchases of securities	26,064,000,000	-
- Margin borrowings	1,324,800	-
- Custody and transaction fees	6,545,617	-
- Interest on borrowings	486,164,384	-
- Bond interest	410,301,345	-
- Gains from sales of trading securities	80,600,000	-
Transactions between ICAPITAL Investment Management Company Limited and VNDIRECT Securities Corporation		
- Sales of trading securities	104,322,400,000	-
- Purchases of securities	103,713,000,000	-
- Margin borrowings	4,968,000	-
- Custody and transaction fees	25,851,200	-
- Interest on borrowings	1,944,652,556	-
- Bond interest	1,641,205,380	-
- Gains from sales of trading securities	322,400,000	-

Transactions with other related parties:

	Quarter 2, 2026 VND	Quarter 2, 2025 VND
Remuneration, salaries and bonuses of the Board of Management, the Board of General Directors and the Board of Supervision	481,500,000	406,500,000

37 . COMPARATIVE FIGURES

The comparative figures in the Consolidated Statement of Financial Position and the corresponding notes are those of the consolidated financial statements for the financial year ended 31 December 2025, which were audited by UHY Auditing and Consulting Company Limited. The figures in the Consolidated Statement of Income, the Consolidated Statement of Cash Flows and the corresponding notes are those of the consolidated financial statements for the second quarter of 2025, which were prepared and presented by the Company.

As presented in Note 2.2, the Company applied Circular No. 99/2025/TT-BTC ("Circular 99") prospectively and applied Circular No. 43/2026/TT-BTC ("Circular 43") from 1 January 2026. As a result, the presentation of certain items in the financial statements has changed. Certain figures as at 1 January 2026 and for the six-month period ended 30 June 2025 have been reclassified to conform with the financial statement presentation requirements of Circular 99 and Circular 43.
Details of the restatement are presented in Appendix 07: COMPARATIVE FIGURES.

Nguyen Ngoc Mai	**Nguyen Thi Huong Thao**	**Mai Huu Dat**
Prepared by	Chief Accountant	General Director
		Hanoi, 30 July 2026

M.S.D.N: 0100779693 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ
I.P.A
THÀNH PHỐ HÀ NỘI

Annex 01 : FINANCIAL INVESTMENTS

a. Held to maturity investments

	30/06/2026			01/01/2026		
	Historical cost	Recoverable value	Provision	Historical cost	Recoverable value	Provision
	VND	VND	VND	VND	VND	VND
a.1. Short-term	**1,498,081,999,006**	**1,498,081,999,006**	**-**	**730,355,782,000**	**730,355,782,000**	**-**
a.1.1. Term deposits	23,233,470,247	23,233,470,247	-	-	-	-
Other parties						
- Joint Stock Commercial Bank for Investment and Development of Vietnam (i)	23,233,470,247	23,233,470,247	-	-	-	-
+ Deposit principal	*22,920,000,000*	*22,920,000,000*	-	-	-	-
+ Deposit interest	*313,470,247*	*313,470,247*	-	-	-	-
a.1.2. Loans	1,474,848,528,759	1,474,848,528,759	-	730,355,782,000	730,355,782,000	-
Related parties						
- VNDIRECT Securities Corporation	-	-	-	59,213,336,986	59,213,336,986	-
+ Loan principal	-	-	-	*59,080,000,000*	*59,080,000,000*	-
+ Loan interest	-	-	-	*133,336,986*	*133,336,986*	-
- Biggee Joint Stock Company (iii)	126,364,715	126,364,715	-	125,739,891	125,739,891	-
+ Loan principal	*118,000,000*	*118,000,000*	-	*118,000,000*	*118,000,000*	-
+ Loan interest	*8,364,715*	*8,364,715*	-	*7,739,891*	*7,739,891*	-
Other parties						
- Dstation Services Joint Stock Company (ii)	1,447,842,386,078	1,447,842,386,078	-	644,623,120,103	644,623,120,103	-
+ Loan principal	*1,405,761,889,233*	*1,405,761,889,233*	-	*632,671,431,259*	*632,671,431,259*	-
+ Loan interest	*42,080,496,845*	*42,080,496,845*	-	*11,951,688,844*	*11,951,688,844*	-
- Other counterparties (iii)	26,879,777,966	26,879,777,966	-	26,393,585,020	26,393,585,020	-
+ Loan principal	*26,567,568,121*	*26,567,568,121*	-	*25,724,656,000*	*25,724,656,000*	-
+ Loan interest	*312,209,845*	*312,209,845*	-	*668,929,020*	*668,929,020*	-
a.2. Long-term	**10,436,986,299**	**10,436,986,299**	**-**	**5,000,000,000**	**5,000,000,000**	**-**
Loans	10,436,986,299	10,436,986,299	-	5,000,000,000	5,000,000,000	-
Other parties						
- Khang Tue Organic Agriculture Joint Stock Company (iv)	10,436,986,299	10,436,986,299	-	5,000,000,000	5,000,000,000	-
+ Loan principal	*10,000,000,000*	*10,000,000,000*	-	*5,000,000,000*	*5,000,000,000*	-
+ Loan interest	*436,986,299*	*436,986,299*	-	-	-	-
	1,508,518,985,305	**1,508,518,985,305**	**-**	**735,355,782,000**	**735,355,782,000**	**-**

Details of term deposits are as follows:

(i) Deposit with a term of 6 months at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) bearing interest at 7.8% per annum.

Annex 01 : FINANCIAL INVESTMENTS (CONTINUED)

a. Held to maturity investments (continued)

Details of short-term loans are as follows:

(ii) Loans with terms of not more than 12 months bearing interest from 4.0% to 10.0% per annum. The loans are used for the borrowers' investment and business purposes. The loans are secured by property rights (including but not limited to the borrowers' receivables and assets formed from the loan proceeds under the loan contracts).

(iii) Loans with terms of not more than 12 months or with no fixed term, bearing interest from 0.0% to 16.0% per annum. The loans are used for the borrowers' investment and business purposes. The loans are secured by the value of construction work performed, or by assets formed from the loan proceeds and other assets of the borrowers with a value equivalent to the loan amount, to secure the obligations stipulated in the contracts.

Details of long-term loans are as follows:

(iv) A loan under Contract No. 3110/HDVTS/KT-OTW signed on 31 October 2025, with a term from the first disbursement date to 30 June 2028, bearing interest at 10.0% per annum. The loan is used for the borrower's investment and business purposes. The loan is secured by property rights (including but not limited to the borrower's receivables and assets formed from the loan proceeds under the loan contract).

b. Trading securities

	30/06/2026			01/01/2026		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
	VND	VND	VND	VND	VND	VND
- Total value of shares	352,497,310,000	(*)	(1,581,570,250)	239,878,310,000	(*)	(849,230,000)
+ *Trung Nam Renewable Energy Joint Stock Company*	*332,619,000,000*	*(*)*	-	*220,000,000,000*		-
+ *Mobile World Investment Corporation (MWG) (ii)*	*9,994,980,000*	*9,840,600,000*	*(154,380,000)*	*9,994,980,000*	*11,138,400,000*	-
+ *Refrigeration Electrical Engineering Corporation (REE) (ii)*	*9,883,330,000*	*8,456,139,750*	*(1,427,190,250)*	*9,883,330,000*	*9,034,100,000*	*(849,230,000)*
- Total value of bonds	209,832,255,645	(*)	-	816,770,999,472	(*)	-
+ *Trung Nam Renewable Energy Joint Stock Company*	*104,092,622,958*	*(*)*	-	-	-	-
+ *Trung Nam Energy Investment and Development Joint Stock Company (i)*	-	-	-	*339,770,000,000*	*(*)*	-
+ *VNDIRECT Securities Corporation*	-	-	-	*388,940,000,000*	*(*)*	-
+ *CMC Joint Stock Company*	*72,050,800,761*	*(*)*	-	*72,989,528,904*	*(*)*	-
+ *Other*	*33,688,831,926*		-	*15,071,470,568*	*(*)*	-
- Securities and other financial instruments	39,999,999,788	(*)	-	644,335,616,188	(*)	-
+ *VND Flexible Bond Investment Fund certificates*	*39,999,999,788*	*(*)*	-	*39,999,999,788*	*(*)*	-
+ *Techcombank certificates of deposit (i)*	-	-	-	*500,500,000,000*	*(*)*	-
+ *Electricity Finance Joint Stock Company certificates of deposit (i)*	-	-	-	*103,835,616,400*	*(*)*	-
	602,329,565,433	**(*)**	**(1,581,570,250)**	**1,700,984,925,660**	**(*)**	**(849,230,000)**

(i) During the period, the Company transferred all of these bonds and certificates of deposit.

(ii) The fair value of trading securities is determined based on the closing prices of these securities on HOSE and UPCOM as at 30/06/2026 and 31/12/2025.

(*) The Company has not determined the fair value of financial investments since Vietnam Accounting Standards and Vietnam Corporate Accounting System has not had any detailed guidance on the determination of the fair value.

Annex 01 : FINANCIAL INVESTMENTS (CONTINUED)

c. Equity investments in associates

		30/06/2026			01/01/2026		
	Address	Rate of interest	Rate of voting rights	Book value under the equity method	Rate of interest	Rate of voting rights	Book value under the equity method
		%	%	VND	%	%	VND
- VNDIRECT Securities Corporation	Hanoi	25.84	25.84	5,432,436,591,956	25.84	25.84	5,326,209,554,387
- Tra Vinh Electric Development Joint Stock Company	Vinh Long Province	20.43	20.43	30,106,516,453	20.43	20.43	31,983,527,165
- Financial Software Solutions Joint Stock Company	Hanoi	40.80	40.80	82,203,327,253	28.00	28.00	44,538,031,041
- Biggee Joint Stock Company	Hanoi	23.27	31.00	-	23.27	31.00	-
- Nam Can Tho Investment and Development Joint Stock Company	Can Tho City	48.60	48.60	212,583,318,766	48.60	48.60	211,779,028,262
- Hoi An Tourist Service Joint Stock Company	Da Nang City	20.01	20.01	50,517,807,512	20.01	20.01	47,877,989,097
- Post and Telecommunication Joint Stock Insurance Corporation	Hanoi	24.44	24.46	1,469,849,084,882	24.44	24.46	1,438,017,665,425
				7,277,696,646,822			**7,100,405,795,377**

Material transactions between the Company and its associates during the period: As detailed in Note 36.

d. Equity investments in other entities

	30/06/2026			01/01/2026		
	Original cost	Recoverable value	Provision	Original cost	Recoverable value	Provision
	VND	VND	VND	VND	VND	VND
- Stringee Joint Stock Company	8,391,011,200	1,861,239,779	(6,529,771,421)	8,391,011,200	2,850,039,371	(5,540,971,829)
- Century Land Joint Stock Company (*)	928,400,000,000	361,284,000,000	(567,116,000,000)	928,400,000,000	434,654,000,000	(493,746,000,000)
- DGOS Software Solutions Joint Stock Company	1,159,920,000	1,159,920,000	-	1,159,920,000	1,159,920,000	-
- IPA Member Investment Fund	10,000,000,000	9,604,200,081	(395,799,919)	-	-	-
	947,950,931,200	**373,909,359,860**	**(574,041,571,340)**	**937,950,931,200**	**438,663,959,371**	**(499,286,971,829)**

(*) The fair value of the investment is determined based on the closing prices of these shares on HOSE as at 30 June 2026 and 31 December 2025.

Annex 01 : FINANCIAL INVESTMENTS (CONTINUED)

d. Equity investments in other entities (continued)

Detail information on the Company's investees as at 30/06/2026 as follows:

Name of investee	Place of establishment and operation	Rate of interest	Rate of voting rights	Principle activities
Stringee Joint Stock Company	Floor 16, office building 2 - Sun Square Project, No. 21 Le Duc Tho, Tu Liem ward, Hanoi, Viet Nam	8.08%	12.55%	Repair of computers and peripherals; Computer programming.
Century Land Joint Stock Company	Floor 1, Building B Sky City, No. 88 Lang Ha, Lang ward, Hanoi, Viet Nam	10.91%	10.91%	Real estate business; investment, consulting, brokerage financial services.
DGOS Software Solutions Joint Stock Company	Floor 2, CT1 Building, Government Cipher Committee Apartment , No. 43 Le Van Luong, Thanh Xuan ward, Hanoi	9.00%	9.00%	Computer programming
IPA Member Investment Fund	No. 1, Nguyen Thuong Hien Street, Hai Ba Trung Ward, Hanoi	20.00%	20.00%	Finacial investment

Annex 02 : TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Motor vehicles, transmission equipment	Office equipment, management tools	Perennial crops, working and product-yielding animals	Other tangible fixed assets	**Total**
	VND	VND	VND	VND	VND	VND	**VND**
Historical cost							
Balance at 01/01/2026	842,870,044,014	350,907,795,878	7,448,869,001	6,576,663,756	226,160,265	898,551,799	1,208,928,084,713
Increase	240,787,761	1,061,765,788	-	85,638,889	-	-	1,388,192,438
- *Purchase in the period*	-	*523,157,481*	-	*85,638,889*	-	-	*608,796,370*
- *Completed construction investment*	*240,787,761*	*538,608,307*	-	-	-	-	*779,396,068*
Balance at 30/06/2026	**843,110,831,775**	**351,969,561,666**	**7,448,869,001**	**6,662,302,645**	**226,160,265**	**898,551,799**	**1,210,316,277,151**
Accumulated depreciation							
Balance at 01/01/2026	363,175,206,637	275,188,467,041	4,253,071,635	3,740,893,361	226,160,265	787,365,928	647,371,164,867
Increase	15,298,005,863	13,457,567,800	594,201,824	465,692,020	-	82,706,037	29,898,173,544
- *Depreciation for the period*	*15,298,005,863*	*13,457,567,800*	*594,201,824*	*465,692,020*	-	*82,706,037*	*29,898,173,544*
Balance at 30/06/2026	**378,473,212,500**	**288,646,034,841**	**4,847,273,459**	**4,206,585,381**	**226,160,265**	**870,071,965**	**677,269,338,411**
Net carrying amount							
At 01/01/2026	479,694,837,377	75,719,328,837	3,195,797,366	2,835,770,395	-	111,185,871	561,556,919,846
At 30/06/2026	**464,637,619,275**	**63,323,526,825**	**2,601,595,542**	**2,455,717,264**	**-**	**28,479,834**	**533,046,938,740**

- Net book value of tangible fixed assets mortgaged or pledged as security for borrowings at the end of the period: VND 156,739,714,278;
- Historical cost of tangible fixed assets fully depreciated but still in use at the end of the period: VND 19,454,924,351.

Annex 03 : GOODWILL

	Dai Duong Hotel and Tourism Joint Stock Company	Bac Ha Energy Joint Stock Company	Printing Industry Mechanical Engineering Joint Stock Company	Viet Nam National Apiculture Joint Stock Company	IPA Partner Fund Management Company Limited	IVISION Investment Management Company Limited	IVALUE Investment Management Company Limited	ICAPITAL Investment Management Company Limited	IPROSPER Investment Management Company Limited	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Historical cost										
Balance at 01/01/2026	9,215,886,844	1,139,840,432	7,247,912,227	51,773,781,815	29,002,355,466	946,330,913	1,376,302,932	1,036,934,104	610,931,437	102,350,276,170
Balance at 30/06/2026	**9,215,886,844**	**1,139,840,432**	**7,247,912,227**	**51,773,781,815**	**29,002,355,466**	**946,330,913**	**1,376,302,932**	**1,036,934,104**	**610,931,437**	**102,350,276,170**
Accumulated amortisation										
Balance at 01/01/2026	7,833,503,814	1,139,840,432	7,247,912,227	35,378,750,910	6,042,157,390	7,886,091	11,469,191	8,641,118	5,091,095	57,675,252,268
Amortisation for the period	460,794,343	-	-	2,588,689,091	1,450,117,773	47,316,546	68,815,147	51,846,705	30,546,572	4,698,126,177
Balance at 30/06/2026	**8,294,298,157**	**1,139,840,432**	**7,247,912,227**	**37,967,440,001**	**7,492,275,163**	**55,202,637**	**80,284,338**	**60,487,823**	**35,637,667**	**62,373,378,445**
Net carrying amount										
At 01/01/2026	1,382,383,030	-	-	16,395,030,905	22,960,198,076	938,444,822	1,364,833,741	1,028,292,986	605,840,342	44,675,023,902
At 30/06/2026	**921,588,687**	**-**	**-**	**13,806,341,814**	**21,510,080,303**	**891,128,276**	**1,296,018,594**	**976,446,281**	**575,293,770**	**39,976,897,725**

Annex 04 : BORROWINGS AND FINANCE LEASE LIABILITIES

		30/06/2026		During the period		01/01/2026	
		Amount	Ability-to-pay amount	Increase	Decrease	Amount	Ability-to-pay amount
		VND	VND	VND	VND	VND	VND
a. Short-term debts							
Short-term borrowings		**380,326,190,503**	**380,326,190,503**	**88,695,238,512**	**42,800,971,987**	**334,431,923,978**	**334,431,923,978**
Related parties							
- VNDIRECT Securities Corporation	(1)	233,983,721,511	233,983,721,511	22,295,520	9	233,961,426,000	233,961,426,000
Other parties							
- Individuals	(2)	146,342,468,992	146,342,468,992	88,672,942,992	42,800,971,978	100,470,497,978	100,470,497,978
Current portion of long-term debts		**12,000,000,000**	**12,000,000,000**	**6,000,000,000**	**6,000,000,000**	**12,000,000,000**	**12,000,000,000**
- Vietnam International Commercial Joint Stock Bank	(3)	12,000,000,000	12,000,000,000	6,000,000,000	6,000,000,000	12,000,000,000	12,000,000,000
		392,326,190,503	392,326,190,503	94,695,238,512	48,800,971,987	346,431,923,978	346,431,923,978
b. Long-term debts							
Long-term borrowings		**21,980,404,782**	**21,980,404,782**	-	**6,000,000,000**	**27,980,404,782**	**27,980,404,782**
- Vietnam International Commercial Joint Stock Bank	(3)	21,980,404,782	21,980,404,782	-	6,000,000,000	27,980,404,782	27,980,404,782
Bonds issued		**5,037,108,386,013**	**5,037,108,386,013**	-	**607,261,802,902**	**5,644,370,188,915**	**5,644,370,188,915**
- Bonds of IPA Investments Group Joint Stock Company	(4)	4,712,488,236,572	4,712,488,236,572	-	607,307,334,658	5,319,795,571,230	5,319,795,571,230
+ Bond par value		4,714,000,000,000	4,714,000,000,000	-	608,000,000,000	5,322,000,000,000	5,322,000,000,000
+ Bond issuance fees		(1,511,763,428)	(1,511,763,428)	-	(692,665,342)	(2,204,428,770)	(2,204,428,770)
- Bonds of Bac Ha Energy Joint Stock Company	(5)	324,620,149,441	324,620,149,441	-	(45,531,756)	324,574,617,685	324,574,617,685
+ Bond par value		325,000,000,000	325,000,000,000	-	-	325,000,000,000	325,000,000,000
+ Bond issuance fees		(379,850,559)	(379,850,559)	-	(45,531,756)	(425,382,315)	(425,382,315)
		5,059,088,790,795	5,059,088,790,795	-	613,261,802,902	5,672,350,593,697	5,672,350,593,697
Amount due for settlement within 12 months		(12,000,000,000)	(12,000,000,000)	(6,000,000,000)	(6,000,000,000)	(12,000,000,000)	(12,000,000,000)
Amount due for settlement after 12 months		**5,047,088,790,795**	**5,047,088,790,795**			**5,660,350,593,697**	**5,660,350,593,697**

Annex 04 : BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

c. Detailed information on borrowings:

No.	Lender	Borrower	Loan term	Interest rate	Loan purpose	Collateral
Short-term borrowings						
(1)	VNDIRECT Securities Corporation	IVALUE Investment Management Company Limited ICAPITAL Investment Management Company Limited IVISION Investment Management Company Limited	No more than 12 months	7.5%/year	Investment and business	All assets in the margin trading account, including but not limited to: all margin securities and other securities in the margin trading account, cash available, cash in transit, dividends, securities trading deposits, and assets/property rights arising from or formed out of the assets in the securities trading account
(2)	Employees and beekeepers	Vietnam National Apiculture Joint Stock Company (Subsidiary of the Group)	No more than 12 months	From 0.0%/year to 8.0%/year	Serving production and business activities	Unsecured
	Other individuals	Stockbook Joint Stock Company (Subsidiary of the Group)	No more than 6 months	From 8.84%/year to 9.26%/year	Investment and business purposes of the Borrower	Property rights (including but not limited to the Borrower's receivables and assets formed out of the loan proceeds)
Long-term borrowings						
(3)	Vietnam International Commercial Joint Stock Bank	Bac Ha Energy Joint Stock Company (Subsidiary of the Group)	According to each debt indenture	According to each debt indenture	Financing investment capital for Nam Phang B Hydropower Plant Project	- Assets formed from loan capital include the entire value of works, equipment and assets formed from Nam Phang B Hydropower Plant Project. - Shares of VNDIRECT Securities Corporation (quantify: 17,125,000 shares, excluding voting preference shares) owned by IPA Investments Group Joint Stock Company.

Annex 04 : BORROWINGS AND FINANCE LEASE LIABILITIES (continued)

d. Detailed information on bonds:

Issue Date	Bond code	Number of bonds	Interest rate	Issuing purpose	Bond term	Par value
						VND
(4)	**Bonds of IPA Investments Group Joint Stock Company**					**4,714,000,000,000**
05/06/2024	IPAH2429001	3,170	9.5% per year	Restructuring debts under loan contracts and other debts in accordance with the provisions of law.	05 years	317,000,000,000
27/06/2024	IPAH2429002	7,350	9.5% per year	Restructuring the debts of the Company's outstanding bonds in accordance with the terms and conditions of the bonds and the provisions of law.	05 years	735,000,000,000
02/08/2024	IPAH2429003	10,960	9.5% per year	Restructuring the debts of the Company's outstanding bonds in accordance with the terms and conditions of the bonds and the provisions of law.	05 years	1,096,000,000,000
05/11/2024	IPAH2429004	6,000	9.5% per year	Restructuring the debts of the Company's outstanding bonds in accordance with the terms and conditions of the bonds and the provisions of law.	05 years	600,000,000,000
04/12/2024	IPAH2429005	5,500	9.5% per year	Restructuring the debts of the Company's outstanding bonds in accordance with the terms and conditions of the bonds and the provisions of law.	05 years	550,000,000,000
18/11/2025	IPA12501	14,160	9.5% per year	Implementing the Issuer's investment programme through the purchase of additional shares offered to existing shareholders of IPAF. IPAF will use the proceeds from the share offering to acquire existing shares in order to obtain controlling interests in companies that own, operate and trade listed shares in the finance, insurance, banking and securities sectors, thereby indirectly holding listed shares in these sectors so as to generate revenue and profit for the Issuer.	05 years	1,416,000,000,000
(5)	**Bonds of Bac Ha Energy Joint Stock Company**					**325,000,000,000**
20/08/2025	BHB12501	3,250	9.5% per year	Restructuring the Issuer's own bond debts in accordance with the provisions of law.	05 years	325,000,000,000

Annex 05 : TAX AND OTHER PAYABLES TO THE STATE BUDGET

	01/01/2026		During the period		30/06/2026	
	Receivables VND	Payables VND	Payables VND	Paid VND	Receivables VND	Payables VND
- Value-added tax	2,546,181	4,444,972,069	13,884,484,093	15,018,742,496	6,102,277	3,314,269,762
- Import and export duties	-	-	9,114,892	9,114,892	-	-
- Corporate income tax	216,546,424	39,493,265,950	12,657,308,804	39,331,230,960	216,546,424	12,819,343,794
- Personal income tax	22,798	4,702,994,136	9,538,949,446	6,960,027,544	22,798	7,281,916,038
- Natural resource tax	-	891,167,049	3,608,685,476	3,956,669,619	-	543,182,906
- Property tax and land rental fees	3,930,659,888	-	7,625,154,044	1,814,178,317	522,003,161	2,402,319,000
- Fees, charges and other payables	2,000,000	1,711,544,868	2,243,502,619	3,336,243,379	2,000,000	618,804,108
	4,151,775,291	**51,243,944,072**	**49,567,199,374**	**70,426,207,207**	**746,674,660**	**26,979,835,608**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

Annex 06 : CHANGES IN OWNERS' EQUITY

	Owners' capital	Other owners' capital	Investment and Development funds	Other funds belonging to owner's equity	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	**VND**
Beginning balance at 01/01/2025	**2,138,357,750,000**	**32,049,837,180**	**64,268,503,228**	**635,671,910**	**1,908,444,893,087**	**354,867,274,939**	**4,498,623,930,344**
Impact due to increase in capital of subsidiaries	-	-	-	-	3,883,160,415	8,116,839,585	12,000,000,000
Profit for the year	-	-	-	-	467,417,315,513	33,280,790,120	500,698,105,633
Impact due to change in proportion of interest in subsidiaries	-	-	-	-	1,958,600,880	(56,808,800,880)	(54,850,200,000)
Impact due to change in owners' equity in subsidiaries	-	-	-	-	296,856,543,556	(128,795,540,916)	168,061,002,640
Impact due to change in owners' equity in associates	-	-	-	-	(221,729,007,370)	-	(221,729,007,370)
Other increases/decreases	-	-	-	-	(1,200,000,000)	-	(1,200,000,000)
Ending balance at 31/12/2025	**2,138,357,750,000**	**32,049,837,180**	**64,268,503,228**	**635,671,910**	**2,455,631,506,081**	**210,660,562,848**	**4,901,603,831,247**
Beginning balance at 01/01/2026	**2,138,357,750,000**	**32,049,837,180**	**64,268,503,228**	**635,671,910**	**2,455,631,506,081**	**210,660,562,848**	**4,901,603,831,247**
Profit for the current year	-	-	-	-	221,907,917,630	3,863,808,025	225,771,725,655
Impact due to change in proportion of interest in subsidiaries	-	4,826,593	10,089,983	116,845	337,851,395	(422,884,816)	(70,000,000)
Impact due to change in owners' equity in subsidiaries	-	-	-	-	104,211,160	(104,211,160)	-
Impact due to change in proportion of interest in associates	-	-	-	-	(26,033,905,449)	-	(26,033,905,449)
Impact due to change in owners' equity in associates	-	-	-	-	(11,207,432,485)	-	(11,207,432,485)
Other decreases	-	-	-	-	(600,000,000)	-	(600,000,000)
Ending balance at 30/06/2026	**2,138,357,750,000**	**32,054,663,773**	**64,278,593,211**	**635,788,755**	**2,640,140,148,332**	**213,997,274,897**	**5,089,464,218,968**

Annex 07: COMPARATIVE FIGURES

Figures in Consolidated Financial statements for the year ended 31 December 2025			Adjusted figures in accordance with Circular No. 99/2025/TT-BTC			
Code	Items	Amount	Code	Items	Amount	Changes
		VND			VND	
	a. Consolidated Balance Sheet			**a. Consolidated Statement of Financial Position**		**Renamed**
120	**II. Short-term financial investments**	**1,700,135,695,660**	**120**	**II. Short-term financial investments**	**2,430,491,477,660**	
123	3. Held-to-maturity investments	-	123	3. Short-term held-to-maturity investments	730,355,782,000	Reclassified, renamed
130	**III. Short-term receivables**	**951,248,349,693**	**130**	**III. Short-term receivables**	**220,892,567,693**	
135	3. Short-term loan receivables	717,594,087,259				Removed
136	4. Other short-term receivables	101,709,916,542	135	3. Other short-term receivables	88,948,221,801	Reclassified, code changed
137	5. Provision for short-term doubtful debts	(5,976,570,516)	136	4. Provision for short-term doubtful debts	(5,976,570,516)	Renamed, code changed
149	2. Provision for devaluation of inventories	(99,069,685)	142	2. Provision for devaluation of inventories	(99,069,685)	Code changed
150	**V. Other short-term assets**	**10,838,390,064**	**160**	**V. Other short-term assets**	**10,838,390,064**	**Code changed**
151	1. Short-term prepaid expenses	4,514,704,546	161	1. Short-term prepaid expenses	4,514,704,546	Renamed, code changed
152	2. Deductible VAT	2,171,910,227	162	2. Deductible VAT	2,171,910,227	Code changed
153	3. Taxes and other receivables from the State budget	4,151,775,291	163	3. Taxes and other receivables from the State budget	4,151,775,291	Code changed
210	**I. Long-term receivables**	**23,349,816,245**	**210**	**I. Long-term receivables**	**18,349,816,245**	
215	1. Long-term loan receivables	5,000,000,000				Removed
216	2. Other long-term receivables	18,349,816,245	215	1. Other long-term receivables	18,349,816,245	Code changed
230	**III. Investment properties**	**11,250,956,153**	**240**	**III. Investment properties**	**11,250,956,153**	**Code changed**
231	- Historical cost	17,403,806,849	241	- Historical cost	17,403,806,849	Code changed
232	- Accumulated depreciation	(6,152,850,696)	242	- Accumulated depreciation	(6,152,850,696)	Code changed
240	**III. Long-term assets in progress**	**68,396,411,825**	**250**	**III. Long-term assets in progress**	**68,396,411,825**	**Code changed**
242	1. Construction in progress	68,396,411,825	252	1. Construction in progress	68,396,411,825	Code changed

Annex 07: COMPARATIVE FIGURES (continued)

Figures in Consolidated Financial statements for the year ended 31 December 2025			Adjusted figures in accordance with Circular No. 99/2025/TT-BTC			
Code	Items	Amount	Code	Items	Amount	Changes
		VND			VND	
	a. Consolidated Balance Sheet			**a. Consolidated Statement of Financial Position**		**Renamed**
250	**IV. Long-term financial investments**	**7,539,069,754,748**	**260**	**V. Long-term financial investments**	**7,544,069,754,748**	**Code changed**
252	1. Investments in joint ventures and associates	7,100,405,795,377	262	1. Investments in joint ventures and associates	7,100,405,795,377	Code changed
253	2. Equity investments in other entities	937,950,931,200	263	2. Investments in other entities	937,950,931,200	Renamed, code changed
254	3. Provision for long-term financial investments	(499,286,971,829)	264	3. Provision for impairment of long-term investments in other entities	(499,286,971,829)	Renamed, code changed
			265	4. Long-term held-to-maturity investments	5,000,000,000	Reclassified, code changed
260	**VI. Other long-term assets**	**268,000,736,379**	**270**	**VI. Other long-term assets**	**268,000,736,379**	**Code changed**
261	1. Long-term prepaid expenses	137,014,615,602	271	1. Long-term prepaid expenses	137,014,615,602	Renamed, code changed
262	2. Deferred income tax assets	86,311,096,875	272	2. Deferred income tax assets	86,311,096,875	Code changed
269	3. Goodwill	44,675,023,902	279	3. Goodwill	44,675,023,902	Code changed
270	**TOTAL ASSETS**	**11,233,261,024,863**	**280**	**TOTAL ASSETS**	**11,233,261,024,863**	**Code changed**
			313	3. Dividends and profits payable	7,633,338,585	Newly added, reclassified
313	3. Taxes and other payables to the State budget	51,243,944,072	314	4. Short-term Taxes and other payables to the State budget	51,243,944,072	Renamed, code changed
314	4. Payables to employees	3,023,142,185	315	5. Payables to employees	3,023,142,185	Code changed
315	5. Short-term accrued expenses	146,261,656,004	316	6. Short-term accrued expenses	146,261,656,004	Code changed
319	7. Other short-term payables	11,293,368,641	320	8. Other short-term payables	3,660,030,056	Reclassified, code changed
320	8. Short-term borrowings and finance lease liabilities	346,431,923,978	321	9. Short-term borrowings and finance lease liabilities	346,431,923,978	Code changed
322	9. Bonus and welfare fund	44,425,782,329	323	10. Bonus and welfare fund	44,425,782,329	Code changed
337	1. Other long-term payables	5,385,247,720	338	1. Other long-term payables	5,385,247,720	Code changed
338	2. Long-term borrowings and finance lease liabilities	5,660,350,593,697	339	2. Long-term borrowings and finance lease liabilities	5,660,350,593,697	Code changed
341	3. Deferred income tax liabilities	55,910,313,756	342	3. Deferred income tax liabilities	55,910,313,756	Code changed
420	4. Other funds belonging to owners' equity	635,671,910	419	4. Other funds belonging to owners' equity	635,671,910	Code changed
421	5. Undistributed profit after tax	2,455,631,506,081	420	5. Undistributed profit after tax	2,455,631,506,081	Code changed
421a	Undistributed profit after tax accumulated to the end of the previous period	2,005,862,300,468	420a	Undistributed profit after tax accumulated to the end of the previous period	2,005,862,300,468	Code changed
421b	Undistributed profit after tax of the current period	449,769,205,613	420b	Undistributed profit after tax of the current period	449,769,205,613	Code changed

Annex 07: COMPARATIVE FIGURES (continued)

Figures in Consolidated financial statements for the six-month period ended 30 June 2025			Adjusted figures in accordance with Circular No. 99/2025/TT-BTC			
Code	Items	Amount	Code	Items	Amount	Changes
		VND			VND	
	b. Consolidated Statement of Income			**b. Consolidated Statement of Income**		
21	6. Financial income	264,286,860,667	22	7. Financial income	61,344,219,167	Reclassified, code changed
22	7. Financial expenses	142,747,196,935	23	8. Financial expenses	142,747,196,935	Code changed
23	- In which: Interest expenses	174,501,885,375	24	- In which: Interest expenses	174,501,885,375	Renamed, code changed
24	8. Share of profit or loss in joint ventures and associates	(1,881,521,578)	27	11. Share of profit or loss in joint ventures and associates	201,061,119,922	Reclassified, code changed
	c. Consolidated Statement of Cash Flows			**c. Consolidated Statement of Cash Flows**		
05	- Gains/losses from investing activities	(253,191,798,029)	05	- (Gains)/Losses from financial investing activities	(253,191,798,029)	Renamed
12	- Increase/decrease in prepaid expenses	(10,745,333,936)	12	- (Increase)/Decrease in prepaid expenses	(10,745,333,936)	Renamed
14	- Interest paid	(142,317,801,439)	14	- Interest paid	(142,317,801,439)	Renamed