TỔNG CÔNG TY PISICO BÌNH ĐỊNH CÔNG TY CỔ PHẦN PISICO CORPORATION JOINT STOCK COMPANY	CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập – Tự do – Hạnh phúc THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
Số/No: 270/TCT-TCKT	*Gia Lai, ngày 28 tháng 08 năm 2026* *Gia Lai, dated 28 month 08 year 2026*

V/v công bố thông tin về Báo cáo tài chính Riêng và Hợp Nhất bán niên 2026 và giải trình các nội dung liên quan.

Ref: Regarding the announcement of information about the 2026 Semi-Annual Separate and Consolidated Financial Statements and explanation of related contents.

TỔNG CÔNG TY PISICO BÌNH ĐỊNH - CÔNG TY CỔ PHẦN
Người ký/Signer: ĐỒNG THỊ ÁNH
Chức vụ/Position: Chủ tịch HĐQT/Chairwomen of BOD

Kính gửi: - Ủy ban Chứng khoán Nhà nước/ The State Securities Commission
- Sở giao dịch chứng khoán Hà Nội/ Ha Noi Stock Exchange

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Tổng công ty PISICO Bình Định – CTCP thực hiện công bố thông tin báo cáo tài chính (BCTC) bán niên 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau :

Implementing the regulations in Clause 3 and Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, PISICO Binh Dinh Corporation - Joint Stock Company will disclose information about the 2026 semi-annual financial report (BTC) with the Hanoi Stock Exchange as follows:

1. BCTC bán niên 2026/ Semi-annual financial statements 2026

- BCTC bán niên 2026 theo quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC gồm/ Semi-annual financial statements 2026 according to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC include

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ Separate financial statements (TCNY has no subsidiaries and superior accounting units have affiliated units);

☑ BCTC hợp nhất (TCNY có công ty con)/ Consolidated financial statements (TCNY has subsidiaries);

☑ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/General financial statements (TCNY has an accounting unit affiliated to the organization of its own accounting apparatus);

- Các văn bản giải trình phải công bố thông tin cùng với BCTC theo quy định tại khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC gồm/ The explanatory documents that must be disclosed together with the financial statements as prescribed in Clause 4, Article 14 of Circular No. 96/2020/TT-BTC include:

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước?/ Does the profit after corporate income tax in the statement of business results of the reporting period change by 10% or more compared to the report of the same period of the previous year?

☑ Có/Yes ☐ Không/No

Văn bản giải trình lợi nhuận thay đổi 10% so với cùng kỳ năm trước/ The document explaining profit changed by 10% over the same period last year:

☑ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên?/ The reported profit after corporate income tax has a difference of 5% or more before and after audit?

☑ Có/Yes ☐ Không/No

Văn bản giải trình chênh lệch lợi nhuận thay đổi 5% trước và sau kiểm toán/ Document explaining the profit difference of 5% before and after the audit .

☑ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại?/ Is the profit after tax in the reporting period a loss, transferred from profit in the same period of the previous year to a loss in this period or vice versa?

☐ Có/Yes ☐ Không/No

Văn bản giải trình lợi nhuận sau thuế trong kỳ lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ Explanation document of the after-tax profit in the loss period, transfer from profit in the same period of the previous year to loss in this period or vice versa:

☐ Có/Yes ☐ Không/No

Đại diện tổ chức
Organization representative
Người đại diện theo pháp luật/Người UQCBTT
Legal representative/Person authorized to disclose information
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signed, full name, position, and seal)

Nơi nhận:
- Như trên/As above;
- Website PISICO;
- Ban Tổng giám đốc/Board of Directors;
- Các phòng nghiệp vụ/Departments;
- Lưu:VT/Archives:VT

M.S.D.N: 4100260987-C.T.C.P
TỔNG CÔNG TY PISICO BÌNH ĐỊNH - CÔNG TY CỔ PHẦN
T.P QUY NHƠN-T.BÌNH ĐỊNH

CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

Đồng Thị Ánh

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the six-month accounting period ended 30/06/2026

PISICO BINH DINH CORPORATION - JOINT STOCK COMPANY

CÔNG TY TNHH KIỂM TOÁN FAC
FAC AUDITING CO., LTD
Website: www.kiemtoanfac.vn

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

PISICO BINH DINH CORPORATION - JOINT STOCK COMPANY

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GENERAL INFORMATION

BUSINESS HIGHLIGHTS

PISICO Binh Dinh Corporation - Joint Stock Company (here by call as "the Corporation"), formerly known as Binh Dinh Import-Export Service Investment Production Corporation, is a state-owned company established under Decision No. 265/QD-UBND dated 23 June 2010 by the People's Committee of Binh Dinh Province and operates under the Corporate Registration Certificate for a single-member limited liability company No. 4100258987, issued by the Department of Planning and Investment of Binh Dinh Province for the first time on 01 September 2010.

On 27 January 2014, PISICO Binh Dinh Corporation - Joint Stock Company was granted the third amended Corporate Registration Certificate of Joint Stock Company No. 4100258987 by the Department of Planning and Investment of Binh Dinh Province, approved for the conversion from a single-member limited liability company to a joint-stock company.

The Corporation is operating under the Corporate Registration Certificate of Joint Stock Company No. 4100258987 issued by the Department of Finance of Binh Dinh Province for the ninth amended on 08 May 2025 with a charter capital of VND275.000.000.000.

The Corporation's shares are registered for trading on the Unlisted Public Companies Market (UPCoM) at the Hanoi Stock Exchange with the stock code PIS according to Decision No.851/QĐ-SGDHN dated 21 December 2015. The first trading date was 12 January 2016.

The Corporation's headquarters is located at 99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province, Viet Nam.

Tel : (0256) 3 947 099 Fax : (0256) 3 947 029

The Corporation's main business include: Manufacturing wooden beds, cabinets, tables and chairs; Forest product processing; Consulting on design of forestry works; Cable television business; Infrastructure investment; Real estate business; Paper material business; Afforestation, forest care and nurseries of forestry trees; Wood exploitation; Supply and management of domestic labor resources; Supply and management of labor resources to work abroad; Education support services; Activities of centers, agencies for consulting, introduction and brokering labor and employment; Supply of temporary labor; Financial investment in enterprises...

THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS AND THE BOARD OF EXECUTIVES

The Board of Directors, the Board of Supervisors and the Board of Executives during the period and as of the date of this report include:

The Board of Directors

Ms.	Dong Thi Anh	Chairman
Mr.	Lam Duy Viet	Deputy Chairman
Mr.	Vu Hong Quan	Member

The Board of Supervisors

Mr.	Nguyen Ngoc Minh	Head of the Board
Ms.	Dong Thi Quynh Huong	Member
Mr.	Nguyen Tan Bao Toan	Member

The Board of Executives and Chief Accountant

Mr.	Nguyen Hoang Hai	General Director
Mr.	Nguyen Tuong Linh	Deputy General Director
Mr.	Lam Duy Viet	Deputy General Director
Mr.	Nguyen Hoang Lam	Chief Accountant

THE LEGAL REPRESENTATIVE

The legal representative of the Corporation during the period and as of the date of this report is Ms. Dong Thi Anh - Chairman of the Board of Directors.

AUDITOR

FAC Auditing Co., Ltd. has reviewed the interim consolidated financial statements for the six-month accounting period ended 30 June 2026 of the Corporation and subsidiaries (the Corporation and subsidiaries are called as "the Group").

REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of PISICO Binh Dinh Corporation - Joint Stock Company (here by call as "the Corporation") presents this report together with the reviewed interim consolidated financial statements for the six-month accounting period ended 30 June 2026 of the Corporation and subsidiaries (the Corporation and subsidiaries are called as "the Group").

THE BOARD OF DIRECTORS'S RESPONSIBILITY FOR THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of Directors of the Corporation is responsible for the preparation and the presentation of the interim consolidated financial statements to give a true and fair view on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Corporation for each accounting period. In order to prepare and present these interim consolidated financial statements, the Board of Directors must:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards the Group has been compliant or not and all material misstatement of considering this Standards was presented and explained in the interim consolidated financial statements;
- The interim consolidated financial statement is prepared and presented on the assumption of going concern, except for the cases that is considered inappropriate;
- Design and perform the internal control effectively for the purpose of the preparation and presentation of interim consolidated financial statements that are free from material mistakes, whether due to fraud or error.

The Board of Directors is responsible for ensuring that the proper accounting books are maintained to reflect the financial position of the Group, with reasonable accuracy, at any time and to ensure that the accounting books comply with the applied Accounting System. The Board of Directors is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Directors confirmed that the Group has complied with the requirements above in preparing and presentating the attached interim consolidated financial statements.

APPROVAL OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

We, the Board of Directors of the Corporation, approve the interim consolidated financial statements attached. These interim consolidated financial statements have given a true and fair view of the interim consolidated financial position of the Group as at 30 June 2026, the interim consolidated results of operations and the interim consolidated cash flows for the six-month accounting period then ended, in accordance with the prevailing Accounting Standards and Vietnamese Enterprise Accounting System and comply with the relevant statutory requirements to the preparation and presentation of the interim consolidated financial statements.

On behalf the Board of Directors

M.S.D.N: 4100258987-C.T.C.P
TỔNG CÔNG TY PISICO BÌNH ĐỊNH - CÔNG TY CỔ PHẦN
T.P QUY NHƠN - T. BÌNH ĐỊNH

Dong Thi Anh
Chairman of the Boards of Directors
Gia Lai, 25 August 2026

CÔNG TY TNHH KIỂM TOÁN FAC - FAC AUDITING CO., LTD
64/4 Đường ĐHT 21, Phường Đông Hưng Thuận, Thành Phố Hồ Chí Minh.
Tel: (028) 3636 4038 - 3636 4039
www.kiemtoanfac.vn - Email: congty@kiemtoanfac.vn

No. 085/2026/BCSXHN-FACNT

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

Respectfully to: **Shareholders, the Board of Directors, Board of Supervisors and Board of Executives**
PISICO Binh Dinh Corporation - Joint Stock Company

We have reviewed the accompanying consolidated financial statements of PISICO Binh Dinh Corporation - Joint Stock Company (here by call as "the Corporation") and subsidiaries (the Corporation and subsidiaries are called "the Group"), which were prepared on 25 August 2026, from page 5 to page 40, including the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month accounting period then ended and the Notes to the interim consolidated financial statements.

Responsibility of the Board of Directors

The Board of Directors of the Corporation is responsible for the preparation and fair presentation of the interim consolidated financial statements of the Corporation in accordance with accounting standards, Vietnamese enterprise accounting system and regulations related to the preparation and presentation of interim consolidated financial statements and for the internal control as the Board of Directors determines is necessary to enable the preparation and presentation of interim consolidated financial statements that are free from material mistakes, whether due to fraud or error.

Responsibility of Auditor

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese standards on Review Engagements 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Compay.

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

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, the interim consolidated financial position of the Corporation as at 30 June 2026, and the interim consolidated results of operations and the interim consolidated cash flows for the six-month accounting period ended 30 June 2026, in accordance with Vietnamese accounting standards, enterprise accounting system and regulations related to the preparation and presentation of interim consolidated financial statements.

FAC AUDITING CO., LTD.
NHA TRANG BRANCH

CÔNG TY TNHH KIỂM TOÁN FAC CHI NHÁNH NHA TRANG

Nguyen Thinh
Director
Certificate of registration of audit practice
No. 0473-2023-099-1
Khanh Hoa, 25 August 2026

Form B 01a - DN/HN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Code	Note	30/06/2026	01/01/2026
A -	**CURRENT ASSETS**	**100**		**519.022.006.738**	**518.833.580.172**
I.	**Cash and cash equivalents**	**110**	5	**30.337.792.313**	**8.890.702.410**
1.	Cash	111		30.337.792.313	6.390.702.410
2.	Cash equivalents	112		-	2.500.000.000
II.	**Short-term financial investments**	**120**		**84.839.708.536**	**85.284.853.314**
1.	Short-term held-to-maturity investments	123	6	84.839.708.536	85.284.853.314
III.	**Short-term receivables**	**130**		**71.548.605.129**	**75.539.187.384**
1.	Short-term trade receivables	131	7	31.608.428.734	42.928.925.168
2.	Short-term prepayments to suppliers	132	8	30.631.298.421	27.612.339.141
3.	Other short-term receivables	135	9	17.808.000.500	13.155.157.689
4.	Provision for short-term doubtful debts	136	10	(8.499.122.526)	(8.157.234.614)
IV.	**Inventories**	**140**		**297.745.543.095**	**313.284.763.371**
1.	Inventories	141	11	297.745.543.095	313.284.763.371
V.	**Short-term biological assets**	**150**		**25.572.155.257**	**28.531.521.492**
1.	Seasonal or short-term consumable plants	152	12	25.572.155.257	28.531.521.492
VI.	**Other current assets**	**160**		**8.978.202.408**	**7.302.552.201**
1.	Short-term prepaid expenses	161	13.1	1.218.748.110	673.466.027
2.	Value added tax deductibles	162		7.468.870.288	6.227.895.246
3.	Taxes and other receivables from the State	163	23	290.584.010	401.190.928

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ASSETS	Code	Note	30/06/2026	01/01/2026
B - LONG-TERM ASSETS	**200**		**240.191.653.168**	**246.327.366.155**
I. Long-term receivables	**210**		**111.000.000**	**111.000.000**
1. Other long-term receivables	215		111.000.000	111.000.000
II. Fixed assets	**220**		**63.927.565.795**	**67.356.343.833**
1. Tangible fixed assets	221	14	54.414.586.307	57.689.044.201
Historical costs	*222*		*205.543.101.546*	*204.959.949.947*
Accumulated depreciation	*223*		*(151.128.515.239)*	*(147.270.905.746)*
2. Intangible assets	227	15	9.512.979.488	9.667.299.632
Historical costs	*228*		*13.607.264.000*	*13.607.264.000*
Accumulated depreciation	*229*		*(4.094.284.512)*	*(3.939.964.368)*
III. Long-term biological assets	**230**		**-**	**-**
IV. Investment property	**240**	16	**28.937.593.514**	**29.652.081.202**
Historical costs	241		87.036.537.141	87.036.537.141
Accumulated depreciation	242		(58.098.943.627)	(57.384.455.939)
V. Long-term assets in progress	**250**		**1.301.661.453**	**101.109.115**
1. Construction in progress	252	17	1.301.661.453	101.109.115
VI. Long-term financial investments	**260**		**132.631.640.599**	**135.081.993.993**
1. Investments in joint-ventures, associates	262	18	128.759.689.733	131.210.043.127
2. Equity investments in other entities	263	19	7.511.619.996	7.511.619.996
3. Provision for impairment of long-term financial investment	264	19	(3.639.669.130)	(3.639.669.130)
VII. Other long-term assets	**270**		**13.282.191.807**	**14.024.838.012**
1. Long-term prepaid expenses	271	13.2	13.257.540.083	14.006.333.756
2. Deferred income tax assets	272		24.651.724	18.504.256
TOTAL ASSETS	**280**		**759.213.659.906**	**765.160.946.327**

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	RESOURCES	Code	Note	30/06/2026	01/01/2026
C -	**LIABILITIES**	**300**		**288.973.138.654**	**304.671.506.279**
I.	**Current liabilities**	**310**		**205.540.346.641**	**226.915.218.576**
1.	Short-term trade payables	311	20	17.723.601.479	23.220.497.970
2.	Short-term prepayments from customers	312	21	206.253.852	6.517.179.623
3.	Dividends and profit distribution payables	313	22	2.210.411.215	56.947.270
4.	Short-term taxes and other payables to State Budget	314	23	3.157.906.968	4.354.971.680
5.	Payables to employees	315		3.280.148.693	5.712.344.165
6.	Short-term accrued expenses	316	24	12.803.200.192	6.705.440.055
7.	Short-term unearned revenue	319	25.1	6.941.457.594	7.159.929.277
8.	Other current payables	320	26.1	6.767.459.146	7.477.606.861
9.	Short-term loans and obligations under	321	27.1	150.841.109.827	164.644.801.361
10.	Bonus and welfare funds	323	28	1.608.797.675	1.065.500.314
II.	**Long-term liabilities**	**330**		**83.432.792.013**	**77.756.287.703**
1.	Long-term unearned revenue	337	25.2	70.838.740.301	72.819.406.991
2.	Other long-term payables	338	26.2	4.936.380.712	4.936.880.712
3.	Long-term loans and obligations under	339	27.2	7.657.671.000	-
D -	**OWNER'S EQUITY**	**400**		**470.240.521.252**	**460.489.440.048**
1.	Owner's contributed capital	411	29	275.000.000.000	275.000.000.000
-	*Ordinary shares carrying voting right*	*411a*		*275.000.000.000*	*275.000.000.000*
2.	Foreign exchange reserve	417	29	(18.481.420.758)	(18.275.329.124)
3.	Investment and development fund	418	29	12.958.335.540	12.958.335.540
4.	Retained earnings	420	29	77.516.190.831	72.602.805.282
-	*Retained earnings/(losses) accumulated to the prior year end*	*420a*		*69.352.527.527*	*44.906.867.461*
-	*Retained earnings/(losses) of the current year*	*420b*		*8.163.663.304*	*27.695.937.821*
5.	Non-controlling interests	429	29	123.247.415.639	118.203.628.350
	TOTAL RESOURCES	**440**		**759.213.659.906**	**765.160.946.327**

Gia Lai, 25 August 2026

M.S.D.N: 4100258987-C.T.C.P
TỔNG CÔNG TY PISICO BÌNH ĐỊNH CÔNG TY CỔ PHẦN
T.P QUY NHƠN-T.BÌNH ĐỊNH

Vo Minh Ban	**Nguyen Hoang Lam**	**Dong Thi Anh**
Prepared	**Chief Accountant**	**Chairman of the Boards of Directors**

Form B 02a - DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT

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

Unit: VND

ITEMS	Code	Note	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
1. Revenue from sales and services rendered	01	31	245.617.734.125	194.210.622.312
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered	10	31	245.617.734.125	194.210.622.312
4. Cost of goods sold	11	32	209.376.391.342	165.238.687.234
5. Gross profit from sales and services rendered	20		36.241.342.783	28.971.935.078
6. Gain/Loss from sale and disposal of investment property	21		-	-
7. Financial income	22	33	4.531.033.940	5.778.925.010
8. Financial expenses	23	34	5.127.327.452	4.431.343.589
In which: Loan interest expense	24		4.817.657.590	4.060.396.030
9. Selling expenses	25	35	10.840.874.066	8.287.994.709
10. General and administration expenses	26	36	13.668.438.743	12.052.158.035
11. Gain or Loss of joint ventures and associates	27	37	6.058.298.962	248.756.259
12. Net profit from operating activities	30		17.194.035.424	10.228.120.014
13. Other income	31	38	1.003.855.548	1.680.282.693
14. Other expenses	32		115.800.969	170.883.141
15. Profit from other activities	40		888.054.579	1.509.399.552
16. Total accounting profit before tax	50		18.082.090.003	11.737.519.566
17. Current corporate income tax expenses	51	39	2.672.791.467	2.007.265.317
18. Deferred corporate income tax expenses	52		(6.147.468)	381.848.262
19. Profit after corporate income tax	60		15.415.446.004	9.348.405.987
20. Profit after tax attributable to shareholders of the	61		8.163.663.304	6.915.586.244
21. Profit after tax attributable to non-controlling	62	40	7.251.782.700	2.432.819.743
22. Basic earnings per share	70	41	297	251
23. Diluted earnings per share	71	41	297	251

Gia Lai, 25 August 2026

TỔNG CÔNG TY PISICO BÌNH ĐỊNH - CÔNG TY CỔ PHẦN
M.S.D.N: 4100258987-C.T.C.P - T.P QUY NHƠN - T. BÌNH ĐỊNH

Vo Minh Ban	Nguyen Hoang Lam	Dong Thi Anh
Prepared	Chief Accountant	Chairman of the Boards of Directors

Form B 03a - DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

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

Unit: VND

	ITEMS	Code	Note	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
I.	**Cash flows from operating activities**				
1.	***Profit before tax***	***01***		***18.082.090.003***	***11.737.519.566***
2.	***Adjustments for:***				
-	Depreciation of fixed assets and investment	02	43.1	4.774.195.102	4.447.811.639
-	Provisions	03		341.887.912	197.453.821
-	Gain/loss from exchange differences due to revaluation of money items in foreign currencies	04		(4.705.719)	(23.323.093)
-	Gain/loss from investing activities	05	43.2	(10.280.138.129)	(4.699.721.635)
-	Interest expenses	06	34	4.817.657.590	4.060.396.030
-	Other adjustments	07		-	-
3.	***Operating profit before changes of working capital***	***08***		***17.730.986.759***	***15.720.136.328***
-	Increase/Decrease in receivables	09		2.952.242.977	55.838.880.552
-	Increase/Decrease in inventories	10	43.3	18.498.586.511	(10.478.431.125)
-	Increase/Decrease in payables (not loan interest pay, corporate income tax payable)	11		(9.719.315.329)	(29.469.502.762)
-	Increase/Decrease in prepaid expenses	12		203.511.590	(1.126.071.277)
-	Increase/Decrease in trading securities	13		-	-
-	Interest paid	14		(4.835.412.366)	(4.062.210.417)
-	Corporate income tax paid	15	22	(4.736.655.433)	(7.908.207.747)
-	Other cash inflows	16		-	124.020.000
-	Other cash outflows	17		(3.038.782.783)	(2.750.107.244)
	Net cash flows from operating activities	**20**		**17.055.161.926**	**15.888.506.308**
II.	**Cash flows from investing activities**				
1.	Acquisition and construction of fixed assets and other long-term assets	21		(2.713.572.798)	(4.343.398.841)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22		-	-
3.	Cash outflows for lending, buying debt intrusments of other entities	23		(14.900.000.000)	(18.480.000.000)
4.	Cash recovered from lending, selling debt instruments of other entities	24		17.190.000.000	17.040.000.000
5.	Equity investments in other entities	25		-	-
6.	Cash recovered from investments in other entities	26		-	-
7.	Interest earned, dividends and profits received	27		10.071.101.645	13.338.540.875
	Net cash flows from investing activities	**30**		**9.647.528.847**	**7.555.142.034**

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	ITEMS	Code	Note	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
III.	**Cash flows from financing activities**				
1.	Proceeds from share issue and capital contributions from owners	31		3.538.000.000	5.589.505.000
2.	Capital withdrawals, buy-back of issued shares	32		-	(594.698.000)
3.	Proceeds from borrowings	33	27	210.478.905.122	240.354.776.988
4.	Repayment of borrowings	34	27	(216.624.925.656)	(212.245.094.373)
5.	Repayment of obligations under finance leases	35		-	-
6.	Dividends and profits paid	36	43.4	(2.652.286.055)	(4.802.000.000)
	Net cash flows from financing activities	**40**		**(5.260.306.589)**	**28.302.489.615**
	Net cash flows during the period	**50**		**21.442.384.184**	**51.746.137.957**
	Beginning cash and cash equivalents	**60**	**5**	**8.890.702.410**	**13.094.138.837**
	Effects of fluctuations in foreign exchange rates	61		4.705.719	5.333.303
	Ending cash and cash equivalents	**70**	**5**	**30.337.792.313**	**64.845.610.097**

Gia Lai, 25 August 2026

M.S.D.N: 4100258987-C.T.C.P
TỔNG CÔNG TY PISICO BÌNH ĐỊNH - CÔNG TY CỔ PHẦN
T.P QUY NHƠN - T. BÌNH ĐỊNH

Vo Minh Ban	Nguyen Hoang Lam	Dong Thi Anh
Prepared	**Chief Accountant**	**Chairman of the Boards of Directors**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

1. CHARACTERISTICS OF THE GROUP'S OPERATIONS

1.1 Corporation and Group information

PISICO Binh Dinh Corporation - Joint Stock Company (here by call as "the Corporation" or "the Parent Company"), formerly known as Binh Dinh Import-Export Service Investment Production Corporation, is a state-owned company established under Decision No. 265/QD-UBND dated 23 June 2010 by the People's Committee of Binh Dinh Province and operates under the Corporate Registration Certificate for a single-member limited liability company No. 4100258987, issued by the Department of Planning and Investment of Binh Dinh Province for the first time on 01 September 2010.

On 27 January 2014, PISICO Binh Dinh Corporation - Joint Stock Company was granted the third amended Corporate Registration Certificate of Joint Stock Company No. 4100258987 by the Department of Planning and Investment of Binh Dinh Province, approved for the conversion from a single-member limited liability company to a joint-stock company.

The Corporation is operating under the Corporate Registration Certificate of Joint Stock Company No. 4100258987 issued by the Department of Finance of Binh Dinh Province for the ninth amended on 08 May 2025 with a charter capital of VND275.000.000.000.

The Corporation's headquarters is located at 99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province, Viet Nam.

The Corporation and subsidiaries (here by call as "the Group") operates in many different fields such as manufacturing, services, real estate...

The Group's main business during the period include: Manufacturing wooden beds, cabinets, tables and chairs; Forest product processing; Consulting on design of forestry works; Cable television business; Infrastructure investment; Real estate business; Paper material business; Afforestation, forest care and nurseries of forestry trees; Wood exploitation; Supply and management of domestic labor resources; Supply and management of labor resources to work abroad; Education support services; Activities of centers, agencies for consulting, introduction and brokering labor and employment; Supply of temporary labor; Financial investment in enterprises...

1.2 Normal production and business cycle

The Group operates in various fields with different normal production and business cycles, the cycle for real estate and forestry activities is over 12 months, while that for other business activities does not exceed 12 months.

1.3 The Group's structure

During the period, the Group include: the Parent Company, 07 susidiaries (incorporated into this interim consolidated financial statements) and 05 associates. Main information about subsidiaries and associates are as follows:

1.3.1 Subsidiaries

Name	Headquarters	Main business line	Charter capital (Unit: VND1.000)	Owner rate	Voting rights rate	Benefit rate
P.B.C Infrastructure Development Service JSC	Quy Nhon Dong Ward, Gia Lai Province	Investment, business in industrial clusters and related services	15.000.000	99,90%	99,90%	99,90%
QuyNhon Cable Televison Co.,Ltd	Quy Nhon Ward, Gia Lai Province	Managing operation and business of cable TV, internet services...	10.000.000	100,00%	100,00%	100,00%
Qui Nhon Woodchip Co.,Ltd	Quy Nhon Tay Ward, Gia Lai Province	Woodchips processing; Afforestation; Wood exploitation...	24.500.000	51,00%	51,00%	51,00%
PISICO HR One Member Co.,Ltd	Quy Nhon Nam Ward, Gia Lai Province	Supply and management of labor resources	5.000.000	100,00%	100,00%	100,00%

Subsidiaries (cont.)

Name	Headquarters	Main business line	Charter capital (Unit: VND1.000)	Owner rate	Voting rights rate	Benefit rate
PISICO Dak Lak JSC (*)	M'Drak Commune, Dak Lak Province	Woodchips processing	15.000.000	81,95%	81,95%	81,95%
An Viet Phat Investment Co.,Ltd	Quy Nhon Nam Ward, Gia Lai Province	Infrastructure investment; real estate business	350.000.000	62,71%	57,14%	57,14%
PISICO Dak Lak Investment JSC	M'Drak Commune, Dak Lak Province	Woodchips processing; Manufacture of other products of wood	15.706.000	86,98%	86,98%	86,98%

(*) PISICO Dak Lak JSC has ceased operations and is completing the legal procedures for dissolution.

1.3.2 Associates

Name	Headquarters	Main business line	Charter capital (Unit: VND1.000)	Owner rate	Voting rights rate	Benefit rate
Binh Dinh Industry - Agriculture Trading JSC	Quy Nhon Nam Ward, Gia Lai Province	Planting rubber trees; Exploitation and processing latex	180.000.000	50,00%	50,00%	50,00%
Thanh Tam Wooden Furniture JSC	Quy Nhon Bac Ward, Gia Lai Province	Manufacturing beds, cabinets, tables and chairs;...	22.500.000	40,01%	40,01%	40,01%
PISICO - HaThanh JSC	Van Canh Commune, Gia Lai Province	Woodchips processing; Production of paper materials...	23.800.000	44,97%	44,97%	44,97%
Lao Bidina Co.,Ltd (*)	Lao People's Democratic Republic	Planting and exploitation of rubber trees			50,00%	50,00%
Binh Dinh Chip Limited Liability Company (**)	An Nhon Nam Ward, Gia Lai Province	Woodchips processing; Production of paper materials...			22,95%	22,95%

(*) Lao Bidina Co.,Ltd has a charter capital of LAK85.000.000.000, is a company 100% owned by Binh Dinh Industry - Agriculture Trading Joint Stock Company. The Corporation has significant influence on this company through Binh Dinh Industry - Agriculture Trading Joint Stock Company.

(**) Binh Dinh Chip Limited Liability Company has a charter capital of VND15.321.000.000, is a company in which Qui Nhon Woodchip Co.,Ltd owns 45% of the capital, the Corporation has significant influence on this company through Qui Nhon Woodchip Co.,Ltd.

1.4 Employees

The number of officers and employees of the the Parent Company and its subsidiaries at 30/06/2026 were 325 people (at 31/12/2025 were 337 people).

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1.5 Declaration of comparability of information on interim consolidated financial statements

Corresponding figures for the previous period are comparable to this period's figures. During the period, the Corporation and subsidiaries applied for the first time the Vietnamese enterprise accounting system issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99"), which replaced Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, some items on the interim consolidated financial statements have been reclassified and renamed according to the new regulations. The figures in the "01/01/2026" column of the interim consolidated financial statements have been restated in accordance with the new classifications and terminology of Circular 99 to ensure comparability (see Note No.47). These changes do not affect the total assets, total liabilities, equity and profit after tax of the Group.

1.6 Other information

The Corporation's shares are registered for trading on the Unlisted Public Companies Market (UPCoM) at the Hanoi Stock Exchange with the stock code PIS according to Decision No.851/QĐ-SGDHN dated 21 December 2015. The first trading date was 12 January 2016.

2. FISCAL YEAR, ACCOUNTING CURRENCY

2.1 Fiscal year

The Group's fiscal year is from 1 January to 31 December annually.

2.2 Accounting currency

The currency used in accounting is the Vietnam Dong ("VND"), as the majority of transactions are conducted in VND.

3. BASIS OF PRESENTATION

3.1 Applied Accounting Standards and Accounting System

Companies in the Group has applied Vietnamese Enterprise Accounting System issued with the Circular No. 99/2025/TT-BTC dated 27 October 2025, the system of Vietnamese Accounting Standards and circulars guiding the implementation of Accounting Standards of the Ministry of Finance.

The interim consolidated financial statements of the Group are prepared and presented in accordance with Vietnamese enterprise accounting system, Circular No.202/2014/TT-BTC dated 22/12/2014, Circular No.43/2026/TT-BTC dated 20/04/2026 of the Ministry of Finance to conduct prepare and present the interim consolidated financial statement and relating Vietnamese accounting standards issued by the Ministry of Finance.

Therefore, the attached interim consolidated financial statements are not intended to reflect the financial position, income statements and cash flows in accordance with accounting principles and practices generally accepted in the other countries outside Vietnam.

3.2 Declaration on compliance with Accounting Standards and Accounting System

The Board of Directors has complied assurance requirements by Vietnamese accounting standards, Vietnamese enterprise accounting system, Circular No.202/2014/TT-BTC, Circular No.43/2026/TT-BTC and relating accounting standards in the preparation and presentation of interim consolidated financial statements.

3.3 Basis of preparation of interim consolidated financial statements

The interim consolidated financial statements are prepared on the accrual basis accounting (except for information relating to cash flows) and according to the historical costs.

The interim consolidated financial statements comprise the interim separate financial statements of the Parent Company and the interim financial statements of subsidiaries for the six-month accounting period ended 30/06/2026.

Subsidiaries are fully consolidated from the acquisition date, being the date on which the Group obtains control, and continued to be consolidated until the date the Group ceases to control the subsidiary.

The interim separate financial statements of the Parent Company and the interim financial statements of subsidiaries used for consolidated are prepared for the same accounting period, and using consistent accounting policies.

The balances of accounts on the interim consolidated statement of financial position between units in the Group, income and expenses, unrealised gains or losses arising from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets of subsidiaries not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated statement of financial position.

Impact of changes in the ownership ratio of subsidiaries without loss of control are accounted for in Retained earnings.

In case the Group divests part of the capital held in a subsidiary, after the divestment, the Group loses the control rights and the subsidiary becomes a joint venture or associate of the Groups, then the investment in the company joint ventures and associates are presented using the equity method. The results of the divestment are recognised in the interim consolidated income statement.

In case the Group divests part of the capital held in a subsidiary, after the divestment, the Group loses the control rights and the subsidiary becomes an ordinary investment of the Group, the investment is presented using the historical cost method. The results of the divestment are recognised in the interim consolidated income statement.

In case the Group previously divested a portion of capital held in a subsidiary and recognised the results from that divestment in the retained earnings of the interim consolidated statement of financial position, now it divests an additional portion of capital causing the Group to lose the control rights then, the Group has transferred the profit/loss previously recognised in the retained earnings to the interim consolidated income statement.

4. SIGNIFICANT ACCOUNTING POLICIES

4.1 Cash and cash equivalents

Cash include cash on hand, demand deposits and cash in transit. Cash equivalents are short-term investments of which the due dates cannot exceed 03 months from the dates of the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash at the reporting date.

4.2 Financial investments

Held-to-maturity investments

The investments are classified as held-to-maturity when the Group has the intention and ability to hold them to maturity. Held-to-maturity investments include term deposits and loans held to maturity for the purpose of earning periodic interest.

Held-to-maturity investments are initially recognised at historical cost, which includes the purchase price and transaction costs directly attributable to the acquisition of the investments. After initial recognition, these investments are recognized at their recoverable value. Interest income from held to maturity investments after the acquisition date is recognised on the interim consolidated income statement on an accrual basis.

Investments in associates

An associate is a company in which the Group has significant influence but is not a subsidiary or joint venture of the Group. Significant influence is the right to participate in the financial and operating policy decisions of the investee, but not control or joint control over those policies. Normally, the Group is considered to have significant influence if it owns at least 20% of the voting rights in the investee.

Investments in associates are recognised using the equity method. Accordingly, the investment is initially recognised on the interim consolidated statement of financial position at historical cost, then adjusted according to changes in the Group's ownership share in the net asset value of the associates after investment. The interim consolidated income statement reflects the Group ownership share in the business results of associates after investment.

The Group's ownership share in the profit/(loss) of the associates after the investment is reflected in the interim consolidated income statement and the Group's ownership share in the change after the investment from items recognised directly in the equity of the associates, such as exchange rate differences due to financial statement conversion, are recognised in the corresponding items of the equity of the Group. The cumulative change after investment is adjusted to the remaining value of the investment in the associates. Dividends and profits received from associates are offset against investments in associates.

Interim financial statements of the associates are prepared for the same period as the Group's interim consolidated financial statements and use accounting policies consistent with the Group. Where necessary, appropriate consolidation adjustments have been made to ensure that accounting policies are applied consistently across the Group.

The Group stops applying the equity method from the moment the investment is no longer an associate. If the remaining investment in the associate becomes a long-term financial investment, the investment is recognised at fair value and considered to be the original value at the time of initial recognition. The profit/(loss) from the liquidation of the investment in the associate is recognised in the interim consolidated income statement.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments where the Group does not have the control rights, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recognised at historical cost, which includes the acquire price or capital contribution plus direct costs related to investment activities. Dividends and profits of periods before the investment is acquired are accounted for as a devalue of that investment itself. Dividends and profits of periods after the investment is acquired are recognised in financial income. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recognised.

Provisions for impairment of investments in equity instruments of other entities are made based on the investee's losses at a level equal to the difference between the actual investment capital of the parties in the other entity and the actual equity multiplied by the Corporation's charter capital ratio compared to the total actual contributed charter capital in the other entities. Increases and decreases in provisions for impairment of investments in equity instruments of other entities that need to be made at the end of the accounting period are recorded in financial expenses.

4.3 Receivables

Receivables are presented according to the book value minus the provision for doubtful debts.

The classification of receivables are trade receivables and other receivables shall comply with the following principles:

- Trade receivables reflects the nature of the receivables arising from commercial transactions with property purchase - sale between the buyer's Group and independent unit with Group.
- Other receivables reflects receivables is the non-commercial, not related to the buy-sell transactions.

Provision for doubtful debts is made for each doubtful debt based on the aging of the overdue receivables after offsetting against payables (if any) or the estimated level of potential losses. Increase and decrease in the provision balance that need to be made at the end of the accounting period is recorded in general and administrative expenses.

4.4 Inventories

Inventories are recorded at the lower of book value and net realisable value. Cost of inventories includes direct costs of acquiring inventory at its present location and condition. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

Real estate under construction for sale (social housing project, residential area project) is recognized at the lower of cost and net realizable value. Cost includes costs directly related to the construction of the properties, including borrowing costs. Net realizable value is determined based on the current selling price less estimated selling expenses.

Inventories are valued on a weighted average basis.

Provision for devaluation of inventories is made for each inventory item or each work-in-progress service whose cost is greater than its net realizable value. Increase and decrease in the devaluation of inventories that need to be made at the end of the accounting period is recorded in cost of goods sold.

4.5 Biological assets

Biological assets are recognized at the lower of cost and net realizable value. The cost of a biological asset includes costs directly related to these asset such as cost of seedling, planting, cultivation, maintenance... Net realizable value is determined by the estimated selling price less the estimated costs to complete and the estimated costs necessary for the sale of the biological asset.

Provision for impairment of biological assets is made for each biological asset whose cost is higher than its net realizable value. Increase and decrease in the balance of the provision for impairment of biological assets that need to be made at the end of the accounting period is recorded in cost of goods sold.

4.6 Prepaid expenses

Prepaid expenses are actual expenses that have arisen but are related to the results of operations for many accounting periods. Prepaid expenses are amortised to expenses using the straight-line method over a period consistent with the time period in which the corresponding economic benefits are generated. Long-term prepaid expenses are not reclassified as short-term prepaid expenses when preparing the interim consolidated financial statements.

4.7 Operating lease assets

A lease of asset is classified as operating lease in case most of the risks and benefits associated with the ownership of that asset belong to the lessee. Leasing expenses are depreciated in accordance with the straight-line method during the period of assets lease, and not dependent on the method of payment for rental.

4.8 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim consolidated results of operations as incurred. When tangible fixed assets are disposed or liquidated, their costs and accumulated depreciation are removed from the balance sheet and any gain or loss resulting from their disposal should be recognized in the interim consolidated results of operations.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful life. The depreciation years applied are as follows:

- Buildings and structures	05 - 30 years
- Machinery and equipment	05 - 15 years
- Transportation and transmitters	03 - 25 years
- Office equipment and furniture	03 - 08 years
- Other tangible fixed assets	04 - 10 years

4.9 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated depreciation.

The cost of a intangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the intangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim consolidated results of operations as incurred. When intangible fixed assets are disposed or liquidated, their costs and accumulated depreciation are removed from the balance sheet and any gain or loss resulting from their disposal should be recognized in the interim consolidated results of operations.

Intangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful life. The depreciation years applied are as follows:

- Land use rights	41 - 50 years
- Computer software	04 years

4.10 Investment property

Investment property is stated at cost less accumulated depreciation.

The cost of investment property is the total costs that the Group must spend or the fair value of the amounts given for exchange in order to obtain the investment property up to the time of purchase or completion of construction. Costs related to investment property incurred after initial recognition are recorded in expenses, unless these costs are likely to cause the investment property to generate more economic benefits in the future than the level of activity initially assessed, are recorded as an increase cost. When the investment property is disposed, their costs and accumulated depreciation are removed from the balance sheet and any gain or loss resulting from their disposal should be recognized in the interim consolidated results of operations.

Investment property is depreciated in accordance with the straight-line method over their estimated useful life of 50 years.

4.11 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.
Borrowing costs are recorded as expense when incurred. Borrowing costs directly related to the construction investment or production of uncompleted assets which have a sufficiently long time (over 12 months) to use as specified purposes or sales, shall be capitalized. In respect of particular borrowing is used only for the purpose of fixed asset construction, real estate investment, interest is capitalized even if the construction period less than 12 months. Incomes earned from temporary investments of such borrowings shall be deducted from history cost of the related asset.

In respect of joint capital borrowings, which are used for the purpose of investment in construction or production of an uncompleted asset, the borrowing costs eligible for capitalization in each accounting period shall be determined according to the capitalization rate for weighted average accumulated costs incurred to the investment in construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate applicable to the enterprise's borrowings unrepaid in the period, except for particular borrowings for purpose of forming a particular asset.

4.12 Construction in progress

Construction in progress reflects the costs directly related to assets under construction, machinery and equipment being installed including borrowing costs capitalized in accordance with the Group's accounting policies. These assets are recorded at cost and are not depreciated until completion and handover for use. Upon completion, all costs are transferred to the appropriate items based on the actual purpose of use, and depreciation will be considered from the date the assets are put into use.

4.13 Business combinations and Goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination includes the fair value at the date of exchange of the assets to be exchanged, liabilities incurred or assumed and equity instruments issued by the acquirer in exchange to gain the control rights of the acquiree and the costs directly related to the business combination. Identifiable assets, liabilities and contingent liabilities incurred in the business combination by the acquiree are recognised at fair value at the date of the business combination.

Goodwill acquired in a business combination is initially measured at historical cost, which is the excess of the cost of the combination over the acquirer's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is lower than the acquirer's share of the fair value of the acquiree's net assets, the difference will be recognised in the consolidated income statement. After initial recognition goodwill acquired in a business combination is measured at cost less any accumulated impairment losses. Goodwill is amortized on a straight-line methos over its estimated useful life.

4.14 Accounts payables and accrued expenses

Accounts payables and accrued expenses is recognised for amount payable in the future related to goods and services received. Accrued expenses are recorded based on reasonable estimates on the amount payable.

The classification of payables are trade payables, accrued expenses and other payables shall comply with the following principles:

- Trade payables reflects the nature of the payables arising from commercial transactions with purchase of goods, services, assets and the seller is an independent unit of the Group.
- Accrued expenses reflect payables for goods or services received from seller or provided to a buyer but not paid due to the lack of insufficient accounting documents, and other production and business expenses must be accrued.
- Other payables reflects payables is the non-commercial, not related to the buy-sell transactions, goods and services rendered.

4.15 Unearned revenue

Unearned revenue is the revenue received in advance by customers for one or more accounting periods related to office leasing, factory and industrial cluster infrastructure leasing, cable television and internet services. The Group records unearned revenue corresponding to the portion of the obligation that the Group will have to perform in the future.

4.16 Provisions for payables

A provision is a liability shall be record when the Group has a present obligation (legal or constructive) as a result of a past event that most likely will be required to transfer future economic benefits to settle the obligation. Where the effect of the time value of money is materiality, the amount of a provision shall be discount to the present value of the expenditures expected to be required to settle the obligation. The discount rate shall be a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

4.17 Foreign currency transactions

Transactions arising in currencies other than the Group's accounting currency (VND) are recorded at the actual transaction exchange rate on the transaction date, which is the average of the transfer buying and selling rates quoted by the commercial bank with which the Group regularly conducts transactions.

At the end of the accounting period, monetary balances denominated in foreign currencies are retranslated using the average of the transfer buying and selling rates quoted by the commercial bank with which the Group regularly conducts transactions. Foreign currency demand deposit balances are retranslated using the average of the transfer buying and selling rates quoted by the commercial bank where the Group maintains the relevant deposit accounts.

Foreign exchange differences arising from foreign currency transactions in period and from the retranslation of monetary items denominated in foreign currencies at the end of the period are recognized in finance income or finance expenses.

4.18 Owner's equity

- Owner's contributed capital are recorded according to the actual amount contributed by shareholders.
- Equity funds are made and used according to the Corporation's Charter or the Resolution of the General Meeting of Shareholders.
- Net profit after corporate income tax can be distributed to shareholders, capital contributors after being approved by the General meeting of shareholders or the Board of member and after making provisions for reserve funds in accordance with the Companies's Charter of the Group and provisions of Vietnamese law.
- Dividends and profits are recorded as liabilities when approved and decided to be paid by the General meeting of shareholders or the Board of members.

4.19 Revenue and income recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

- Revenue from sale of finished goods and merchandise inventory is recognised when the significant risks and the ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

- Revenue from providing services is recognised when there are no uncertain factors related to payments or additional costs. In case that the services are to be provided in many accounting periods, the determination of sales in each period is done on the basis of the service completion rate at the end of period.

- Revenue from leasing operating assets is recorded in a straight line method throughout the lease period. Prepaid leases of multiple periods are allocated to revenue in accordance with the lease term.

Interest, dividend and profit shared are recognised when the Group is able to gain economic benefits from the transactions and the revenue is determined rather reliably. Interests are recorded based on the term and the interest rates applied for each period. Dividends and profit shared are recognised when the Group have the right to receive dividends or the Group have the right to receive profit from capital contribution.

4.20 Cost of goods sold

Cost of goods sold is the total costs incurred for finished goods, merchandise sold and services provided to customers during the period, and recorded on the basis of matching with revenue and the prudence principle.

4.21 Selling expenses and General and administration expenses

Selling expenses reflect actual expenses incurred in the process of selling finished goods, goods and providing services of the Group.

General and administration expenses reflect actual expenses incurred in the general management of the Group.

4.22 Corporate income tax

Corporate income tax during the period includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income during the period at the tax rates applied at the end of the accounting period.

Current income tax is charged or credited to the interim consolidated income statment, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the financial statements and the values for tax purposes. Deferred income tax liabilities are recognised for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Book values of deferred corporate income tax assets are considered at the end of the accounting period and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rates to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates at the end of the accounting period.

Deferred income tax is charged or credited to the interim consolidated results of operations, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

The Group can only offset the deferred tax assets and deferred income tax payable when businesses have a legal right is offset income tax assets and current income tax payable and other current deferred tax assets and deferred income taxes payable related to the Group income tax shall be managed by the same tax authority for the same taxable unit; or different taxable unit plants to pay current corporate income tax payable and current income tax assets on a net basis or withdrawal assets along with payment for debts payable in each future period when the important accounts of deferred income tax payable or deferred income tax assets are paid or withdrawed.

4.23 Earnings per share

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

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Parent Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

4.24 Related parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence. Related parties can be companies or individuals, including close family members of individuals considered to be related.

In considering related party relationship, the substance of the relationship is more attentive than its legal form.

5. CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
Cash on hand	4.968.206.199	2.147.496.265
Demand deposits	25.369.586.114	4.243.206.145
- *Demand deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam – Binh Dinh Branch*	*1.644.602.863*	*566.445.774*
- *Demand deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam – Quy Nhon Branch*	*20.199.739.423*	*1.525.725.741*
- *Demand deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade – Phu Tai Industrial Park Branch*	*1.289.774.891*	*1.080.558.717*
- *Demand deposits at Joint Stock Commercial Bank for Investment and Development of Vietnam – Binh Dinh Branch*	*1.083.494.407*	*653.463.003*
- *Demand deposits at other banks*	*1.151.974.530*	*417.012.910*
Cash equivalents (Bank deposits with a term to maturity calculated not exceed 3 months)	-	2.500.000.000
- *Term deposits at Vietnam Public Joint Stock Commercial Bank – Quy Nhon Branch*	-	*2.500.000.000*
Total	**30.337.792.313**	**8.890.702.410**

6. HELD-TO-MATURITY INVESTMENTS

	30/06/2026			01/01/2026		
	Cost	Recoverable value	Provision	Cost	Recoverable value	Provision
	Unit: VND1.000			Unit: VND1.000		
Term deposits with remaining not exceed 12 months (a)	**29.170.500**	**29.170.500**	**-**	**30.210.500**	**30.210.500**	**-**
Term deposits at Vietnam Thuong Tin Commercial Joint Stock Bank – Binh Dinh Branch	12.100.000	12.100.000	-	12.100.000	12.100.000	-
Term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade – Phu Tai Industrial Park Branch	12.000.000	12.000.000	-	12.000.000	12.000.000	-
Term deposits at other banks	5.070.500	5.070.500	-	6.110.500	6.110.500	-
Loan (b)	**45.959.442**	**45.959.442**	**-**	**47.209.442**	**47.209.442**	**-**
Accrued interest	**9.709.767**	**9.709.767**	**-**	**7.864.912**	**7.864.912**	**-**
Term deposits interest	145.373	145.373	-	205.426	205.426	-
Loan interest	9.564.394	9.564.394	-	7.659.485	7.659.485	-
Total	**84.839.709**	**84.839.709**	**-**	**85.284.853**	**85.284.853**	**-**

(a) As at 30/06/2026, term deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam – Binh Dinh Branch and Quy Nhon Branch, at Vietnam Thuong Tin Commercial Joint Stock Bank – Binh Dinh Branch with a total value of VND12,52 billion were pledged to secure for loans from these banks (Note No.27).

(b) Loan to Binh Dinh Industry - Agriculture Trading JSC (related party) under loan agreement No. 01/2023/HĐVV dated 22 March 2023 and subsequent contract appendices, with a loan term until before 22 March 2027, a maximum loan amount of VND 80 billion, interest rate during the period of 7,7%-9,0%/year.

7. SHORT-TERM TRADE RECEIVABLES

	30/06/2026	01/01/2026
Related parties	**16.109.399.548**	**22.571.739**
- Anh Vy Co.,Ltd	5.000.000	5.000.000
- Binh Dinh Chip Co.,Ltd	15.989.786.300	-
- Anh Viet Import - Export Trading Co.,Ltd	90.794.873	7.571.739
- My Quang Construction JSC	23.818.375	10.000.000
Third parties	**15.499.029.186**	**42.906.353.429**
- Landi Schweiz AG	-	3.363.122.005
- Siplec	-	16.981.027.390
- Quy Nhon Plantation Forest Co.,Ltd	6.216.652.123	14.164.141.214
- Others	9.282.377.063	8.398.062.820
Total	**31.608.428.734**	**42.928.925.168**

Part of the debt collection rights from trade receivables are secured for the loan at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Dinh Branch (Note No.27).

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8. SHORT-TERM PREPAYMENT TO SUPPLIERS

	30/06/2026	01/01/2026
Related parties	**16.400.000.000**	**16.410.000.000**
- Anh Viet Import - Export Trading Co.,Ltd	16.400.000.000	16.410.000.000
Third parties	**14.231.298.421**	**11.202.339.141**
- Phuong Viet Construction Design Consultancty JSC	1.852.500.000	1.939.761.600
- Huong Giang Co.,Ltd.	2.402.973.000	6.090.000.000
- Nhu Y Production Trading and Services Co.,Ltd	4.762.710.829	-
- Others	5.213.114.592	3.172.577.541
Total	**30.631.298.421**	**27.612.339.141**

Part of the debt collection rights from prepayment to suppliers are secured for the loan at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Dinh Branch (Note No.27).

9. OTHER SHORT-TERM RECEIVABLES

	30/06/2026	01/01/2026
Related parties	**923.404.690**	**1.106.361.383**
- PISICO - HaThanh JSC	435.633.767	435.633.767
- Anh Viet Import - Export Trading Co.,Ltd	156.670.923	339.627.616
- Mr. Nguyen Tuong Linh (Advance)	331.100.000	331.100.000
Third parties	**16.884.595.810**	**12.048.796.306**
- Binh Dinh Export Tapioca Starch Processing JSC	1.033.203.572	1.033.203.572
- Saigontourist Cable TV Co.,Ltd	1.390.842.661	938.818.796
- Advances from employees	412.699.100	525.604.072
- Short-term deposits	8.663.772.500	8.663.772.500
- Others	5.384.077.977	887.397.366
Total	**17.808.000.500**	**13.155.157.689**

10. DOUBTFUL DEBTS AND PROVISION FOR SHORT-TERM DOUBTFUL DEBTS

The Group's doubtful debts include the trade receivables, prepayments to suppliers, other receivables and advances are overdue and have been provisioned for doubtful debts.

	30/06/2026			01/01/2026		
	Overdue debt (Cost)	Provision	Recoverable value	Overdue debt (Cost)	Provision	Recoverable value
		Unit: VND1.000			Unit: VND1.000	
Trade receivables	**6.206.896**	**(4.797.688)**	**1.409.208**	**5.556.201**	**(4.521.608)**	**1.034.593**
Enterprise	2.248.317	(2.248.317)	-	2.218.934	(2.218.934)	-
Others	3.958.579	(2.549.371)	1.409.208	3.337.266	(2.302.673)	1.034.593
Prepayments to suppliers	**2.126.542**	**(2.126.542)**	**-**	**2.126.542**	**(2.126.542)**	**-**
Advances	**214.575**	**(214.575)**	**-**	**214.575**	**(214.575)**	**-**
Other receivables	**1.397.014**	**(1.360.317)**	**36.697**	**1.313.700**	**(1.294.510)**	**19.191**
Binh Dinh Export Tapioca Starch Processing JSC	1.033.204	(1.033.204)	-	1.033.204	(1.033.204)	-
Others	363.810	(327.114)	36.697	280.497	(261.306)	19.191
Total	**9.945.027**	**(8.499.123)**	**1.445.904**	**9.211.018**	**(8.157.235)**	**1.053.784**

11. INVENTORIES

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Raw materials (a)	12.834.965.689	-	13.288.753.312	-
Tools and supplies (a)	1.067.920.439	-	1.309.071.109	-
Work in progress (Pisico Social Housing Project) (b)	16.670.322.593	-	4.532.758.511	-
Work in progress (Anh Viet Residential Area Project) (c)	244.300.227.158	-	239.623.425.958	-
Work in progress (Wood processing operations) (a)	9.478.717.039	-	5.855.610.261	-
Work in progress (Services for planting, tending and protecting commercial forests) (a)	3.524.956.789	-	5.519.940.054	-
Finished goods (a)	8.123.158.731	-	43.155.204.166	-
Merchandise inventory (a)	1.745.274.657	-	-	-
Total	**297.745.543.095**	**-**	**313.284.763.371**	**-**

(a) The Group's average inventories are mortgaged to secure for a loan at the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Dinh Branch (Note No.27).

(b) The investment costs (future assets) of the Pisico Social Housing project are mortgaged to secure for a loan from the Gia Lai Development Investment Fund (Note No. 27).

(c) Anh Viet Residential Project is implemented according to the Decision on approving investment policies No.373/QD-UBND dated 29 January 2021 of the People's Committee of Binh Dinh province, the project implementation location is Quy Nhon Nam ward, Gia Lai province. The project has a scale of about 3,25 hectares with a total investment of more than VND1.359 billion invested by An Viet Phat Investment Co., Ltd. Products of the project: About 304 commercial apartments, 91 social housing apartments and 70 attached houses.

12. SEASONAL OR SHORT-TERM CONSUMABLE PLANTS

	30/06/2026		01/01/2026	
	Historical cost	Recoverable value	Historical cost	Recoverable value
Short-term consumable plants	25.572.155.257	25.572.155.257	28.531.521.492	28.531.521.492
Total	**25.572.155.257**	**25.572.155.257**	**28.531.521.492**	**28.531.521.492**

The Group's short-term consumable plants are acacia plantations grown for timber production, the growth cycle of acacia plantations until harvesting for timber ranging from 5 to 7 years.

A significant portion of the acacia plantations are mortgaged to secure for the loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Quy Nhon Branch (No. 27).

13. PREPAID EXPENSES

		30/06/2026	01/01/2026
13.1	**Short-term prepaid expenses**	**1.218.748.110**	**673.466.027**
	Insurance expenses	353.463.084	145.621.945
	Others	865.285.026	527.844.082
13.2	**Long-term prepaid expenses**	**13.257.540.083**	**14.006.333.756**
	Industrial cluters infrastructure rental expenses	9.958.272.953	10.343.634.289
	Repair expenses	1.253.924.274	1.479.691.559
	Tools and equipment expenses	1.596.657.217	1.865.242.962
	Others	448.685.639	317.764.946
	Total	**14.476.288.193**	**14.679.799.783**

14. INCREASES, DECREASES OF TANGIBLE FIXED ASSETS

	Buildings, Structures	Machinery and equipment	Transportation	Office equipment and furniture	Other tangible fixed assets	Total
Historical costs						
As at 01/01/2026	82.115.038.109	100.545.042.977	19.335.891.636	1.510.345.395	1.453.631.830	204.959.949.947
Finalized investment	68.874.108	346.055.268	-	216.000.000	-	630.929.376
Liquidation	-	(47.777.777)	-	-	-	(47.777.777)
As at 30/06/2026	**82.183.912.217**	**100.843.320.468**	**19.335.891.636**	**1.726.345.395**	**1.453.631.830**	**205.543.101.546**
Accumulated depreciation						
As at 01/01/2026	48.304.210.639	82.571.088.569	13.830.188.943	1.460.165.395	1.105.252.200	147.270.905.746
Depreciation	1.490.514.024	1.893.437.173	465.543.638	16.077.621	39.814.814	3.905.387.270
Liquidation	-	(47.777.777)	-	-	-	(47.777.777)
As at 30/06/2026	**49.794.724.663**	**84.416.747.965**	**14.295.732.581**	**1.476.243.016**	**1.145.067.014**	**151.128.515.239**
Remaining value						
As at 01/01/2026	33.810.827.470	17.973.954.408	5.505.702.693	50.180.000	348.379.630	57.689.044.201
As at 30/06/2026	**32.389.187.554**	**16.426.572.503**	**5.040.159.055**	**250.102.379**	**308.564.816**	**54.414.586.307**

As at 30/06/2026, the total historical cost of tangible fixed assets that have been fully depreciated but still in use was VND103.431.402.833.

As at 30/06/2026, the remaining value of tangible fixed assets mortgaged to secure loans at banks (Note No. 27) was VND12.510.281.921.

As at 30/06/2026, the Corporation's tangible fixed assets with significant remaining values are as follows:

	Historical costs	Accumulated depreciation	Remaining value
Buildings, Structures	**18.960.589.522**	**10.956.157.686**	**8.004.431.836**
Construction of the Office at 99 Tay Son	18.960.589.522	10.956.157.686	8.004.431.836
Total	**18.960.589.522**	**10.956.157.686**	**8.004.431.836**

15. INCREASES, DECREASES OF INTANGIBLE FIXED ASSETS

The Corporation's intangible fixed asset is a land use right for a definite term at Office No. 99 Tay Son.

	Historical costs	Accumulated depreciation	Remaining value
As at 01/01/2026	13.607.264.000	3.939.964.368	9.667.299.632
Depreciation	-	154.320.144	(154.320.144)
As at 30/06/2026	**13.607.264.000**	**4.094.284.512**	**9.512.979.488**

As at 30/06/2026, the remaining value of intangible fixed assets mortgaged to secure loans at banks (Note No. 27) was VND9.512.979.488.

16. INCREASES, DECREASES OF INVESTMENT PROPERTY

	Cat Nhon Industrial Cluster	Nhon Binh Industrial Cluster	Woodchips Processing Factory	Total
Historical cost				
As at 01/01/2026	36.920.640.136	38.635.719.983	11.480.177.022	87.036.537.141
As at 30/06/2026	**36.920.640.136**	**38.635.719.983**	**11.480.177.022**	**87.036.537.141**
Accumulated depreciation				
As at 01/01/2026	11.560.774.580	38.626.521.875	7.197.159.484	57.384.455.939
Depreciation	397.092.190	8.421.564	308.973.934	714.487.688
As at 30/06/2026	**11.957.866.770**	**38.634.943.439**	**7.506.133.418**	**58.098.943.627**
Remaining value				
As at 01/01/2026	25.359.865.556	9.198.108	4.283.017.538	29.652.081.202
As at 30/06/2026	**24.962.773.366**	**776.544**	**3.974.043.604**	**28.937.593.514**

Investment properties include the technical infrastructure works at the Cat Nhon Industrial Cluster (Xuan An Commune, Gia Lai Province) and the Nhon Binh Industrial Cluster (Quy Nhon Dong Ward, Gia Lai Province), along with the land use rights and factories, infrastructure of the Woodchips Processing Factory (Thiet Dinh Nam Quarter, Bong Son Ward, Gia Lai Province) currently leased to a third party. Revenue and cost of leased real estate are presented in Note No. 45.

As at 30/06/2026, the Group has not determined the fair value of these investment properties because the Group intends to hold them for the long term. However, based on its understanding of the real estate market, the Board of Directors believes that the fair value of the investment properties is not lower than their book value.

As at 30/06/2026, the historical cost of investment properties that have been fully depreciated being leased was VND38.845.131.440, the remaining value of investment properties have been mortgaged to secure loans (Note No. 27) was VND774.319.637.

17. LONG-TERM WORK IN PROGESS

	30/06/2026	01/01/2026
Investment costs for the Cat Nhon Industrial Cluster expansion project	589.217.037	-
Others	712.444.416	101.109.115
Total	**1.301.661.453**	**101.109.115**

18. INVESTMENTS IN JOINT-VENTURES, ASSOCIATES

	Binh Dinh Industry - Agriculture Trading JSC	Thanh Tam Wooden Furniture JSC	PISICO - HaThanh JSC	Binh Dinh Chip Co.,Ltd	Total
As at 01/01/2026	**75.399.062.125**	**20.053.707.509**	**15.554.163.423**	**20.203.110.070**	**131.210.043.127**
Gain/(loss) in associates (Note No. 37)	(5.254.432.381)	1.337.447.382	1.472.280.867	8.503.003.094	6.058.298.962
Dividend and profits distribution	-	(2.520.840.000)	(3.210.834.000)	(1.962.443.700)	(7.694.117.700)
Increase/(decrease) in equity in associates	(291.762.375)	(25.208.400)	(229.225.451)	(268.338.430)	(814.534.656)
As at 30/06/2026	**69.852.867.369**	**18.845.106.491**	**13.586.384.839**	**26.475.331.034**	**128.759.689.733**

19. INVESTMENTS IN OTHER ENTITIES

	30/06/2026			01/01/2026		
	Cost	Provision	Fair value	Cost	Provision	Fair value
	Unit: 1.000 VND			Unit: 1.000 VND		
Binh Dinh Export Tapioca Starch Processing JSC (a)	3.639.669	(3.639.669)	-	3.639.669	(3.639.669)	-
PISICO Quang Nam Forest Products JSC (b)	3.776.951	-	3.776.951	3.776.951	-	3.776.951
Vietnam Import Export Service and Investment JSC	95.000	-	95.000	95.000	-	95.000
Total	**7.511.620**	**(3.639.669)**	**3.871.951**	**7.511.620**	**(3.639.669)**	**3.871.951**

(a) As at 30/06/2026, the Corporation holds 355.810 shares, equivalent to 12,71% of the charter capital of this company (as at 01 January 2026 was 355.810 shares, equivalent to 12,71% of the charter capital), the voting rights ratio is equivalent to the capital contribution ratio.

(b) As at 30/06/2026, the Corporation holds 22.750 shares, equivalent to 18,96% of the charter capital of this company (as at 01 January 2026 was 22.750 shares, equivalent to 18,96% of the charter capital), the voting rights ratio is equivalent to the capital contribution ratio.

20. SHORT-TERM TRADE PAYABLES

	30/06/2026	01/01/2026
Saigontourist Cable TV Co.,Ltd	2.755.107.815	3.389.757.412
Quynh Nhan Forestry Co.,Ltd	392.777.670	3.642.810.874
Quy Nhon Port JSC	1.882.964.365	502.056.017
Ha Thanh Forestry Co.,Ltd	1.707.873.200	-
Mr Nguyen Ngoc Kham	-	2.376.228.400
Others	10.984.878.429	13.309.645.267
Total	**17.723.601.479**	**23.220.497.970**

21. SHORT-TERM PREPAYMENTS FROM THE CUSTOMERS

	30/06/2026	01/01/2026
Truong Son Trading, Service and Manufacturing Co.,Ltd	-	6.000.000.000
Others	206.253.852	517.179.623
Total	**206.253.852**	**6.517.179.623**

22. DIVIDENDS AND PROFIT DISTRIBUTION PAYABLES

	30/06/2026	01/01/2026
Dividends payable at the Parent Company	47.661.215	53.947.270
Dividends and profits payable at subsidiaries (*)	2.162.750.000	3.000.000
Total	**2.210.411.215**	**56.947.270**

(*) As of the date of this report, the subsidiaries have repaid the entire above amount.

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23. TAXES AND OTHER PAYABLES TO STATE BUDGET

The situation of taxes and other payables to the State Budget at the Group during the period is as follows:

	01/01/2026		Arising during the period		30/06/2026	
	Receivables (a)	Payable (b)	Payable	Paid	Receivables (a)	Payable (b)
VAT on domestic goods	-	19.490.187	421.361.759	136.450.604	-	304.401.342
Export - import duty	2.800	-	2.121.691.834	2.225.073.044	103.384.010	-
Corporate income tax	47.221.642	4.129.614.939	2.672.791.467	4.736.655.433	-	2.018.529.331
Personal income tax	-	60.652.588	618.456.451	584.705.998	-	94.403.041
Land use tax	353.966.486	-	1.488.769.540	717.133.548	187.200.000	604.869.506
Other payables	-	145.213.966	144.335.502	153.845.720	-	135.703.748
Total	**401.190.928**	**4.354.971.680**	**7.467.406.553**	**8.553.864.347**	**290.584.010**	**3.157.906.968**

(a) Overpaid tax (Receivables) is presented in the item "Taxes and other receivables from the State budget".

(b) Payable tax is presented in the item "Taxes and other payables to State Budget".

Value added tax ("VAT")

Companies in the Group pay value added tax according to the deduction method. VAT rates for products and services are as follows:

- Export	0%
- Planted forest wood and seedlings	non-taxable
- Wood planted for commercial business	no tax declaration and calculation
- Forest care services and clean water supply	5%
- Other products and services	8% - 10%

Corporate income tax

See Note No. 4.22 and No. 39.

Other taxes and other payables

Companies in the Group have declared and paid in line with the regulations.

Amount payable of the Group is determined on the basis of the prevailing regulation on taxes and taxable base on tax finalization of the units in the Group is under mangement of authority agency. However, these regulations change from time to time, and tax regulations for many different types of transaction can be explained in different ways. Therefore, taxable presented on the interim consolidated financial statements can be changed in line with the final decision of authority agency.

24. SHORT-TERM ACCURED EXPENSES

	30/06/2026	01/01/2026
Commercial forest exploitation expenses	9.909.710.970	3.537.666.207
Commission expenses	244.625.044	693.392.301
Television and internet copyright expenses	683.195.626	825.724.970
Others	1.965.668.552	1.648.656.577
Total	**12.803.200.192**	**6.705.440.055**

25. UNEARNED REVENUE

		30/06/2026	01/01/2026
25.1	**Short-term unearned revenue**	**6.941.457.594**	**7.159.929.277**
	Industrial cluter Infrastructure rental	2.880.818.845	2.492.953.404
	Woodchips processing factory rental	2.500.887.670	2.775.375.344
	Office rental	191.454.637	305.958.577
	Cable television and internet rental	1.368.296.442	1.585.641.952
25.2	**Long-term unearned revenue**	**70.838.740.301**	**72.819.406.991**
	Industrial cluter Infrastructure rental	70.838.740.301	71.706.206.993
	Woodchips processing factory rental	-	1.113.199.998
	Total	**77.780.197.895**	**79.979.336.268**

26. OTHER PAYABLES

		30/06/2026	01/01/2026
26.1	**Other current payables**	**6.767.459.146**	**7.477.606.861**
	Anh Vy Trading Co.,Ltd. (related party)	-	54.213.699
	PISICO - HaThanh JSC (related party)	2.098.389.164	4.469.183.498
	Trade union fees	893.224.539	925.606.985
	DHT International Investment and Import Export JSC	981.122.392	981.122.392
	Short-term deposits	1.727.410.000	113.000.000
	Others	1.067.313.051	934.480.287
26.2	**Other long-term payables**	**4.936.380.712**	**4.936.880.712**
	Saigontourist Cable TV Co.,Ltd	4.928.380.712	4.928.380.712
	Long-term deposits	8.000.000	8.500.000
	Total	**11.703.839.858**	**12.414.487.573**

27. LOANS AND OBLIGATIONS UNDER FINANCIAL LEASES

		01/01/2026	Borrowing in the period	Paid in the period	30/06/2026
27.1	**Short-term loans and liabilities**	**164.644.801.361**	**202.821.234.122**	**(216.624.925.656)**	**150.841.109.827**
	Loans from related parties	***3.000.000.000***	**-**	***(3.000.000.000)***	**-**
	Anh Vy Trading Co.,Ltd (a)	3.000.000.000	-	(3.000.000.000)	-
	Loans from third parties	***161.421.052.155***	***202.821.234.122***	***(213.401.176.450)***	***150.841.109.827***
	Ms Le Thi Minh Chien (a)	3.634.685.331	-	(3.634.685.331)	-
	VCB Binh Dinh (a)	39.644.219.353	39.577.613.054	(40.856.566.621)	38.365.265.786
	Vietinbank Phu Tai (a)	62.084.660.705	67.700.324.758	(72.184.660.705)	57.600.324.758
	VCB Quy Nhon (b)	45.617.486.766	85.113.296.310	(86.285.263.793)	44.445.519.283
	Vietbank Binh Dinh (c)	10.440.000.000	10.430.000.000	(10.440.000.000)	10.430.000.000
	Long-term loans due of VCB Quy Nhon	***223.749.206***	**-**	***(223.749.206)***	**-**
27.2	**Long-term loans and liabilities**	**-**	**7.657.671.000**	**-**	**7.657.671.000**
	Gia Lai Provincial Development Investment Fund (a)	-	7.657.671.000	-	7.657.671.000
	Total	**164.644.801.361**	**210.478.905.122**	**(216.624.925.656)**	**158.498.780.827**

Information on loans and liabilities is as follows:

(a) Short-term loans of the Corporation as follows:

- Short-term loan from Anh Vy Trading Co.,Ltd under loan contract No. 01/2025/HDVV dated 22 September 2025, loan amount is VND03 billion to support business operations, loan interest rate in period is 6,8%/year. This loan was fully repaid during the period.
- Short-term loan from Ms. Le Thi Minh Chien with a term of 06 months to supplement working capital for the operations, loan interest rate in period is 5%/year. This loan was fully repaid during the period.
- Short-term loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Dinh Branch ("VCB Binh Dinh") under credit contracts with the following limits:
  + Contract No. 209/NHNT-BD dated 24 October 2025 with a credit limit of VND40 billion, to supplement working capital for the business operations of wood trading, forestry services, and infrastructure business; the contract term is 12 months, the specific loan terms is specified on each debt receipt but not exceeding 5 months.
  + Contract No. 208/NHNT-BD dated 24 October 2025 with a credit limit of VND20 billion (including VND and USD equivalent), to supplement working capital for wood processing activities, the contract term is 12 months, the specific loan terms is specified on each debt receipt but not exceeding 8 months.

  The loan interest rate is specified on each debt receipt, the loan interest rate as at 30/06/2026 in VND ranges from 6% to 8,7%/year.

  The loan is partially secured by: (i) mortgaging tangible fixed assets owned by the Corporation; (ii) mortgaging inventory in circulation during the production and business process; (iii) mortgaging the right to collect revolving debts including trade receivables and prepayments to suppliers; and (iv) pledging the balance of the term deposit at Vietcombank. The total value of the collateral is VND 59,221 billion.
- Short-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Phu Tai Industrial Park Branch ("Vietinbank Phu Tai") under the credit contract with a credit limit of VND65 billion (including VND and equivalent USD) to supplement working capital for the payment of business expenses of manufacturing products from wood, afforestation and forest exploitation of the Corporation; the limit is maintained until 03/12/2026, the specific loan terms is specified on each debt receipt but not exceeding 9 months; the loan interest rate is specified on each debt receipt, the loan interest rate as at 30/06/2026 in VND ranges from 7,2% to 8,5%/year.

  The loan is secured by mortgaging fixed assets owned by the Corporation, which include the land use rights and assets attached to the land at No.99 Tay Son, Quy Nhon Nam Ward, Gia Lai Province. The total value of the collateral is VND58,684 billion.
- Long-term loan from the Gia Lai Development Investment Fund under the credit contract 01/2026/HDTD-QDTPT dated 08 January 2026 with a maximum amount of VND100 billion to invest in the Pisico Social Housing project; loan term is 6 years and 6 months, with a two-year principal grace period; the interest rate during the loan term is 5,5%/year. The loan is secured by mortgaging all future housing units attached to the land within the Pisico Social Housing project.

(b) Qui Nhon Woodchip Co.,Ltd loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Quy Nhon Branch ("VCB Quy Nhon") under the following contracts:

- A short-term loan under contract with a credit limit of VND60 billion to serve production and business activities, the contract term is 12 months, the loan term is specified on each debt receipt but maximum is 4 months, the loan interest rate is specifically on each debt receipt.
- A long-term loan under Contract No. 667/2023/HDTL-TDH dated 14 March 2023 with a maximum amount of VND3,1 billion, the purpose of the loan is to invest in machinery and equipment, the loan term is 36 months from the date of the first disbursement, the loan interest rate is determined on the date of the first disbursement.

The loans are secured by: (i) mortgaging the tangible fixed assets and investment property owned by this company; (ii) mortgaging inventories in circulation and rights to exploit planted production forests; and (iii) pledging the term deposit account of this company at VCB Quy Nhon.

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(c) P.B.C Infrastructure Development Service JSC borrows short-term loans from Vietnam Thuong Tin Commercial Joint Stock Bank - Binh Dinh Branch ("VietBank Binh Dinh") to supplement working capital for the business operations, the loan term is not exceeding 6 months, the loan interest rate as at 30 June 2026 ranges from 9,3% to 10,1%/year. The loan is secured by the savings deposit accounts of this company at VietBank Binh Dinh.

28. BONUS AND WELFARE FUNDS

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
As at 01/01	1.065.500.314	790.523.846
Fund allocation from profits after tax	2.882.080.144	3.553.066.968
Other income	-	124.020.000
Bonus and welfare expenses	(2.338.782.783)	(2.750.107.244)
As at 30/06	**1.608.797.675**	**1.717.503.570**

29. OWNER'S EQUITY

29.1 Increase and decrease in owners' equity

	Owner's contributed capital	Foreign exchange reserve	and development fund	Retained earnings	Non-Controlling interests	Total
	Unit: VND1.000	Unit: VND1.000	Unit: VND1.000	Unit: VND1.000	Unit: VND1.000	Unit: VND1.000
As at 01/01/2025	**275.000.000**	**(20.885.129)**	**12.958.336**	**76.356.687**	**112.200.878**	**455.630.771**
Non-controlling shareholders' capital contribution	-	-	-	-	7.340.807	7.340.807
Foreign exchange reserve	-	369.006	-	-	354.535	723.541
Dividend and profits distribution	-	-	-	(27.500.000)	(4.803.500)	(32.303.500)
Appropriation of bonus and welfare funds	-	-	-	(2.357.304)	(1.195.763)	(3.553.067)
Increase/(decrease) in equity in associates	-	2.240.794	-	(1.592.515)	(301.450)	346.829
Profit after tax in 2025	-	-	-	27.695.938	4.608.121	32.304.059
As at 31/12/2025	**275.000.000**	**(18.275.329)**	**12.958.336**	**72.602.805**	**118.203.628**	**460.489.440**
As at 01/01/2026	**275.000.000**	**(18.275.329)**	**12.958.336**	**72.602.805**	**118.203.628**	**460.489.440**
Non-controlling shareholders' capital contribution	-	-	-	-	3.538.000	3.538.000
Foreign exchange reserve	-	85.671	-	-	82.311	167.982
Dividend and profits distribution	-	-	-	-	(4.805.750)	(4.805.750)
Profit sharing from business cooperation – SCTV	-	-	-	(700.000)	-	(700.000)
Appropriation of bonus and welfare funds	-	-	-	(2.073.321)	(808.760)	(2.882.080)
Increase/(decrease) in equity in associates	-	(291.762)	-	(476.957)	(213.797)	(982.517)
Profit after tax this period	-	-	-	8.163.663	7.251.783	15.415.446
As at 30/06/2026	**275.000.000**	**(18.481.421)**	**12.958.336**	**77.516.191**	**123.247.416**	**470.240.521**

29.2 Details of owners' equity

	30/06/2026		01/01/2026	
Shareholders	**Amount**	**Rate (%)**	**Amount**	**Rate (%)**
Anh Vy Trading Co.,Ltd	240.970.000.000	87,63	240.970.000.000	87,63
Others	34.030.000.000	12,37	34.030.000.000	12,37
Total	**275.000.000.000**	**100,00**	**275.000.000.000**	**100,00**

29.3 Shares

	30/06/2026	01/01/2026
Number of shares allowed to be issued	27.500.000	27.500.000
Number of shares issued to the public	27.500.000	27.500.000
Number of outstanding shares	27.500.000	27.500.000

All outstanding shares of the Corporation are common shares with par value shares of VND10.000/share.

29.4 Profit distribution at the Corporation

During the period, the Corporation distributed the profits of the year 2025 and 2024 according to the Resolution of the Annual General Meeting of Shareholders as follows:

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Appropriation to the Executive bonus fund	150.000.000	150.000.000
Appropriation to the bonus fund	160.000.000	280.000.000
Appropriation to the welfare fund	640.000.000	520.000.000
Total	**950.000.000**	**950.000.000**

Pursuant to Resolution No. 20/NQ-ĐHĐCĐ dated 15 April 2026 of the Annual General Meeting of Shareholders, the General Meeting of Shareholders of the Corporation resolved to declare dividends to shareholders at a rate of 10,5% of charter capital, equivalent to a total amount of VND 28.875.000.000. This dividend payable has not been recognised in the interim consolidated financial statements as there had been no decision on the payment.

29.5 Non-Controlling Interests

	P.B.C Infra. Dev. Service JSC	Qui Nhon Woodchip Co.,Ltd	PISICO Dak Lak JSC	An Viet Phat Investment Co.,Ltd	PISICO Dak Lak Investment JSC	Total
As at 01/01/2025	31.715.755	25.726.154.018	394.051.562	84.734.871.841	1.314.085.000	112.200.878.176
Non-controlling shareholders' capital contribution	-	-	(594.698.000)	7.204.250.000	731.255.000	7.340.807.000
Foreign exchange reserve	-	354.535.194	-	-	-	354.535.194
Dividend and profits distribution	(1.500.000)	(4.802.000.000)	-	-	-	(4.803.500.000)
Appropriation of bonus and welfare funds	(163.067)	(1.195.600.000)	-	-	-	(1.195.763.067)
Other profit adjustments	-	(301.449.870)	-	-	-	(301.449.870)
Profit after tax in 2025	867.603	4.542.865.928	204.064.787	-	(139.677.401)	4.608.120.917
As at 31/12/2025	**30.920.291**	**24.324.505.270**	**3.418.349**	**91.939.121.841**	**1.905.662.599**	**118.203.628.350**

29.5 Non-Controlling Interests (Cont.)

	P.B.C Infra. Dev. Service JSC	Qui Nhon Woodchip Co.,Ltd	PISICO Dak Lak JSC	An Viet Phat Investment Co.,Ltd	PISICO Dak Lak Investment JSC	Total
As at 01/01/2026	30.920.291	24.324.505.270	3.418.349	91.939.121.841	1.905.662.599	118.203.628.350
Non-controlling shareholders' capital contribution	-	-	-	3.538.000.000	-	3.538.000.000
Foreign exchange reserve	-	82.311.104	-	-	-	82.311.104
Dividend and profits distribution	(3.750.000)	(4.802.000.000)	-	-	-	(4.805.750.000)
Appropriation of bonus and welfare funds	(259.580)	(808.500.000)	-	-	-	(808.759.580)
Other profit adjustments	-	(213.796.935)	-	-	-	(213.796.935)
Profit after tax this period	394.717	7.420.421.686	(75.388)	-	(168.958.315)	7.251.782.700
As at 30/06/2026	**27.305.428**	**26.002.941.125**	**3.342.961**	**95.477.121.841**	**1.736.704.284**	**123.247.415.639**

30. OFF INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS

30.1 Foreign currency	**30/06/2026**	**01/01/2026**
USD	805.230,12	1.012,21

30.2 Doubtful debts already treated	**30/06/2026**	**01/01/2026**
Liabilities at the Parent company	5.623.669.639	5.623.669.639
Liabilities at the Qui Nhon Woodchip Co.,Ltd	546.798.613	546.798.613
Total	**6.170.468.252**	**6.170.468.252**

31. REVENUE FROM SALES AND SERVICES RENDERED

31.1 Total revenues

	Six-month accounting period ended 30/06/2026	**Six-month accounting period ended 30/06/2025**
Total revenues	**245.617.734.125**	**194.210.622.312**
Revenue deductions	-	-
Net revenues	**245.617.734.125**	**194.210.622.312**
In which:		
Net revenue from forestry products and services	231.120.725.413	177.956.302.133
Net revenue from leasing and infrastructure services	5.785.480.303	5.948.709.185
Net revenue from cable television and internet services	8.649.213.133	10.185.690.760
Net revenue from other activities	62.315.276	119.920.234

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31.2 Revenues from sales and services rendered to related parties

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Anh Vy Trading Co.,Ltd	34.129.143	38.881.044
PISICO - HaThanh JSC	62.315.276	119.920.234
Binh Dinh Chip Co.,Ltd	125.534.367.273	43.402.267.950
Anh Viet Import - Export Trading Co.,Ltd	84.095.583	38.881.044
My Quang Construction JSC	67.220.777	65.448.673
Total	**125.782.128.052**	**43.665.398.945**

32. COST OF GOODS SOLD

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Cost of forestry products and services	200.101.247.385	154.462.760.592
Cost of leasing and infrastructure services	3.207.966.615	3.503.579.642
Cost of cable television and internet services	6.004.862.066	7.152.426.766
Cost of sales for other activities	62.315.276	119.920.234
Total	**209.376.391.342**	**165.238.687.234**

33. FINANCIAL INCOME

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Bank interests	728.165.548	662.515.110
Loan interest, late payment	2.612.465.742	2.188.450.266
Dividends, profits distributed	935.000.000	1.600.000.000
Gain from foreign exchange difference	255.402.650	1.327.959.634
Total	**4.531.033.940**	**5.778.925.010**

34. FINANCIAL EXPENSES

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Loan interest expense	4.817.657.590	4.060.396.030
Loss from foreign exchange difference	309.669.862	370.947.559
Total	**5.127.327.452**	**4.431.343.589**

35. SELLING EXPENSES

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Expenses of administravie staffs	265.922.390	415.184.594
Expenses of materials and tools	447.247.663	150.532.981
Expenses of outsourced services	8.755.711.136	7.324.413.101
Other cash expenses	1.371.992.877	397.864.033
Total	**10.840.874.066**	**8.287.994.709**

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36. GENERAL AND ADMINISTRATION EXPENSES

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Expenses of administravie staffs	5.236.904.761	5.080.615.109
Expenses of materials and tools	725.237.460	361.308.288
Depreciation expenses of fixed assets	1.168.799.550	942.116.559
Expenses/(Refund) provision	341.887.912	197.453.821
Expenses of outsourced services	1.703.088.506	2.017.575.747
Other cash expenses	4.492.520.554	3.453.088.511
Total	**13.668.438.743**	**12.052.158.035**

37. GAIN OR LOSS IN JOINT VENTURES AND ASSOCIATES

Gain or loss in profit after tax calculated according to the Corporation's ownership ratio in associates:

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Binh Dinh Industry - Agriculture Trading JSC	(5.254.432.381)	(3.505.148.514)
Thanh Tam Wooden Furniture JSC	1.337.447.382	1.648.199.448
PISICO - HaThanh JSC	1.472.280.867	1.230.559.688
Binh Dinh Chip Co.,Ltd	8.503.003.094	875.145.637
Total	**6.058.298.962**	**248.756.259**

38. OTHER INCOME

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Income from contract breaches	750.215.000	-
Income from compensation and support for site clearance	-	152.964.800
Income from export goods bonus	252.037.798	545.786.984
Others	1.602.750	981.530.909
Total	**1.003.855.548**	**1.680.282.693**

39. CURRENT CORPORATE INCOME TAX EXPENSES

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Current corporate income tax expenses in the Parent Company	721.447.118	748.745.567
Current corporate income tax expenses in P.B.C Infrastructure Development Service JSC	119.576.688	115.061.018
Current corporate income tax expenses in QuyNhon Cable Televison Co.,Ltd	97.963.381	156.167.992
Current corporate income tax expenses in Qui Nhon Woodchip Co.,Ltd	1.733.804.280	987.290.740
Total	**2.672.791.467**	**2.007.265.317**

40. PROFIT AFTER TAX ATTRIBUTABLE TO NON-CONTROLLING INTERESTS

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Profit after tax attributable to non-controlling interests calculated based on the capital ownership ratio at P.B.C Infrastructure Development Service JSC	394.717	411.207
Profit after tax attributable to non-controlling interests calculated based on the capital ownership ratio at Qui Nhon Woodchip Co.,Ltd	7.420.421.686	2.228.269.065
Profit after tax attributable to non-controlling interests calculated based on the capital ownership ratio at PISICO Dak Lak JSC	(75.388)	204.139.471
Profit after tax attributable to non-controlling interests calculated based on the capital ownership ratio at An Viet Phat Investment Co.,Ltd	(168.958.315)	-
Total	**7.251.782.700**	**2.432.819.743**

41. BASIC EARNINGS PER SHARE/ DILUTED EARNINGS PER SHARE

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Profit after tax of Parent shares	8.163.663.304	6.915.586.244
Appropriation of bonus and welfare funds (*)	-	-
Profit allocated to shareholders owning common shares	8.163.663.304	6.915.586.244
Average outstanding common shares during the period	27.500.000	27.500.000
Basic earnings per share / Diluted earnings per share	**297**	**251**

(*) The bonus and welfare fund allocation ratio calculated on 2026 profit has not been approved by the General Meeting of Shareholders, so the Group has not estimated the amount of bonus and welfare fund allocation.

42. PRODUCTION EXPENSES BY FACTOR

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Material expenses	133.088.257.791	94.478.157.446
Labor expenses	14.628.125.278	17.966.684.265
Depreciation expenses of fixed assets	4.774.195.102	4.447.811.639
Expenses of outsourced services	35.198.579.663	54.855.458.324
Other cash expenses	6.896.471.946	4.516.700.078
Total	**194.585.629.780**	**176.264.811.752**

43. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED CASH FLOWS STATEMENT

43.1 Depreciation of fixed assets and investment properties

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Depreciation of tangible fixed assets	3.905.387.270	3.573.551.647
Depreciation of intangible fixed assets	154.320.144	154.320.144
Depreciation of investment properties	714.487.688	719.939.848
Total	**4.774.195.102**	**4.447.811.639**

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43.2 Gains or losses from investment activities

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Bank interests, loan interest, late payment	(3.286.839.167)	(2.850.965.376)
Dividends, profits distributed	(935.000.000)	(1.600.000.000)
Gain in associates	(6.058.298.962)	(248.756.259)
Total	**(10.280.138.129)**	**(4.699.721.635)**

43.3 Increase/Decrease in inventories

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Difference between the closing and opening balances of inventories	15.539.220.276	(11.261.968.753)
Difference between the closing and opening balances of biological assets	2.959.366.235	783.537.628
Total	**18.498.586.511**	**(10.478.431.125)**

43.4 Dividends, profits paid to the owners

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Dividends paid at the Parent	(6.286.055)	-
Dividends and profits paid at Subsidiaries to non-controlling interests	(2.646.000.000)	(4.802.000.000)
Total	**(2.652.286.055)**	**(4.802.000.000)**

44. TRANSACTIONS WITH THE RELATED PARTIES

Related parties of the Group include:

Related parties	Relationship
Anh Vy Trading Co.,Ltd	Parent company
Binh Dinh Industry - Agriculture Trading JSC	Associate
Thanh Tam Wooden Furniture JSC	Associate
PISICO - HaThanh JSC	Associate
Binh Dinh Chip Limited Liability Company	Associate
Anh Viet Import - Export Trading Co.,Ltd	Company with the same owner as the Parent company
VietLam Mineral Co.,Ltd	Company with the same owner as the Parent company
Thi Nai Port JSC	Company with the same Parent company
My Quang Construction JSC	Mr. Vu Hong Quan is the Chairman of the Board of Directors of this company
An Loc Phat Cemetery Construction Investment Co.,Ltd	Mr. Vu Hong Quan is the Director of this company
Takumino Co.,Ltd	Mr. Vu Hong Quan is the Chairman of the Board of Members of this company
The Board of Directors, Board of Supervisors, Board of Executives and Chief Accountant	Members of key management
Family member of the Board of Directors, the Board of Executives, Chief Accountant and Board of Supervisors	Family member of members of key management

The detailed list of the Corporation's related parties is presented in Appendix 1 in the Report on the corporate governance in the first 6 months of 2026 No.43/BC-HDQT published to the public on 25/07/2026.

44.1 Transactions between the Group and related parties

In addition to the sales and service rendered presented in Note No. 31.2, the Group has other significant transactions with related parties as follows:

Related parties/ Transactions	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Binh Dinh Industry - Agriculture Trading JSC		
Collection of loan principal	1.250.000.000	-
Loan interest	1.904.908.921	1.568.517.528
Thanh Tam Wooden Furniture JSC		
Dividends distributed	2.520.840.000	4.051.350.000
PISICO - HaThanh JSC		
Dividends distributed	3.210.834.000	3.745.973.000
Refund of advances received for infrastructure leasing	2.429.242.050	-
Binh Dinh Chip Limited Liability Company		
Profits distributed	1.962.443.700	2.333.700.000
Anh Viet Import - Export Trading Co.,Ltd		
Advance payments for goods purchase	20.840.000.000	10.470.000.000
Recovery of advance payment	20.850.000.000	10.470.000.000
Advance payment interest	748.981.479	619.932.738

TAt the end of the accounting period, the liabilities between the Group and related parties are presented in Note No. 6, 7, 8, 9, 26 and 27.

44.2 The income of Members of key management

The income of the Board of Directors, the Board of Supervisors, the Board of Excutives and Chief Accountant is included in the Corporation's business expenses during the period as follows:

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Remuneration	**234.000.000**	**210.000.000**
Ms. Dong Thi Anh	-	60.000.000
Mr. Lam Duy Viet	90.000.000	30.000.000
Mr. Vu Hong Quan	60.000.000	60.000.000
Mr. Nguyen Ngoc Minh	36.000.000	12.000.000
Mr. Nguyen Tan Bao Toan	24.000.000	24.000.000
Ms. Dong Thi Quynh Huong	24.000.000	24.000.000
Salaries and bonuses	**1.852.650.000**	**1.845.138.201**
Mr. Lam Dinh An	-	218.472.810
Ms. Dong Thi Anh	566.921.109	396.062.532
Mr. Lam Duy Viet	517.603.203	520.947.786
Mr. Nguyen Hoang Hai	292.826.709	236.902.407
Mr. Nguyen Tuong Linh	250.299.938	240.064.709
Mr. Nguyen Hoang Lam	224.999.041	232.687.957
Total	**2.086.650.000**	**2.055.138.201**

45. BORROWING COSTS

	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Borrowing costs recognised in profit or loss	4.817.657.590	4.060.396.030
Borrowing costs are capitalised	36.925.000	-
Total	**4.854.582.590**	**4.060.396.030**

46. SEGMENT INFORMATION

A segment is a separately identifiable component of the Group that is engaged in the production or provision of an individual product or service, or a group of related products or services (segment of business fields); or participate in the production or provision of products or services within a specific economic environment (geographical segments), each of which has distinct economic risks and benefits with other business segments or business segments in other economic environments.

The Board of Directors determine that the Group's management decisions are mainly based on the types of products and services provided, not rely on the geographical area in which the Group provides products,services. Therefore, the Group only presents segment information by business lines, not by geographical field. The Group is organized into business divisions based on the type of products and services provided as follows:

- Forest products and forestry services business includes: planting and exploiting forests, processing forest products, producing and trading wood products, forest care, management and protection services;
- Real estate business includes: industrial cluter Infrastructure rental, office rental, woodchips processing factory rental and providing related services and trading in residential and social housing projects;
- Other activities include: cable television business (includes: cable television services, internet services, and related services), provision of labor services, export entrustment services,....

Form B 09a - DN/HN

Information about revenue, profit and some assets and liabilities of the Group's business segments is as follows:

	Forest products and forestry services business		Real estate business		Other activities and General management		Total	
	30/06/2026	01/01/2026	30/06/2026	01/01/2026	30/06/2026	01/01/2026	30/06/2026	01/01/2026
Consolidated statement of financial position								
Assets by segment	127.940.630.888	169.398.157.678	372.286.140.319	354.567.781.474	10.119.891.955	10.473.332.973	510.346.663.162	534.439.272.125
Unallocated assets	-	-	-	-	248.866.996.744	230.721.674.202	248.866.996.744	230.721.674.202
Total assets	**127.940.630.888**	**169.398.157.678**	**372.286.140.319**	**354.567.781.474**	**258.986.888.699**	**241.195.007.175**	**759.213.659.906**	**765.160.946.327**
Liabilities by segment	36.873.767.429	73.445.090.775	79.683.612.140	54.050.184.574	11.486.623.164	13.043.688.464	128.044.002.733	140.538.963.813
Unallocated liabilities	-	-	-	-	160.929.135.921	164.132.542.466	160.929.135.921	164.132.542.466
Total liabilities	**36.873.767.429**	**73.445.090.775**	**79.683.612.140**	**54.050.184.574**	**172.415.759.085**	**177.176.230.930**	**288.973.138.654**	**304.671.506.279**

	Forest products and forestry services business		Real estate business		Other activities and General management		Total	
Consolidated income statement	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025	Six-month accounting period ended 30/06/2026	Six-month accounting period ended 30/06/2025
Net revenues	231.120.725.413	177.956.302.133	5.785.480.303	5.948.709.185	8.711.528.409	10.305.610.994	245.617.734.125	194.210.622.312
Financial income and profit of associates	255.402.650	1.327.959.634	-	-	10.333.930.252	4.699.721.635	10.589.332.902	6.027.681.269
Other income	1.002.883.548	574.826.984	-	152.964.800	972.000	952.490.909	1.003.855.548	1.680.282.693
Total revenue and other income	**232.379.011.611**	**179.859.088.751**	**5.785.480.303**	**6.101.673.985**	**19.046.430.661**	**15.957.823.538**	**257.210.922.575**	**201.918.586.274**
Cost of goods sold	200.101.247.385	154.462.760.592	3.207.966.615	3.503.579.642	6.067.177.342	7.272.347.000	209.376.391.342	165.238.687.234
Selling expenses	10.426.041.439	7.730.137.852	-	-	414.832.627	557.856.857	10.840.874.066	8.287.994.709
General and administration expenses	10.078.828.117	8.542.641.557	1.415.060.943	1.228.791.552	2.174.549.683	2.280.724.926	13.668.438.743	12.052.158.035
Financial expenses	309.669.862	370.947.559	-	-	4.817.657.590	4.060.396.030	5.127.327.452	4.431.343.589
Other expenses	56.063.749	320.304	59.000.000	167.562.837	737.220	3.000.000	115.800.969	170.883.141
Total expenses	**220.971.850.552**	**171.106.807.864**	**4.682.027.558**	**4.899.934.031**	**13.474.954.462**	**14.174.324.813**	**239.128.832.572**	**190.181.066.708**
Profit before tax	**11.407.161.059**	**8.752.280.887**	**1.103.452.745**	**1.201.739.954**	**5.571.476.199**	**1.783.498.725**	**18.082.090.003**	**11.737.519.566**
Total depreciation expense for fixed assets and investment properties	3.411.119.243	2.795.335.660	714.487.688	721.948.551	648.588.171	930.527.428	4.774.195.102	4.447.811.639
Total expenses incurred for the purchase of fixed assets and investment properties	2.457.561.238	3.664.876.619	-	678.522.222	256.011.560	-	2.713.572.798	4.343.398.841

47. COMPARATIVE FIGURES

From 01 January 2026, the companies in Group has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the accounting system for enterprises ("Circular 99"), which replaced Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. The comparative figures in the consolidated financial statements for the financial year ended 31 December 2025 (the "Previous period CFS") have been restated in accordance with the requirements of Circular 99. The effects of the representing on the comparative figures are as follows:

	Code	Figures in the previous period CFS	Adjustments/ Reclassifications	Comparative figures in the current period CFS
Interim Consolidated Statement of financial position				
Short-term held-to-maturity investments	123	30.210.500.000	55.074.353.314	85.284.853.314
Short-term loan receivables		47.209.441.549	(47.209.441.549)	-
Other short-term receivables	135	14.356.296.954	(1.201.139.265)	13.155.157.689
Inventories	141	69.128.578.902	244.156.184.469	313.284.763.371
Seasonal or short-term consumable plants	152	-	28.531.521.492	28.531.521.492
Other long-term receivables	215	6.774.772.500	(6.663.772.500)	111.000.000
Long-term work-in-progress	251	272.687.705.961	(272.687.705.961)	-
Dividends and profit distribution payables	313	-	56.947.270	56.947.270
Other current payables	320	7.534.554.131	(56.947.270)	7.477.606.861

48. SUBSEQUENT EVENTS

On 06 July 2026, the Board of Directors of the Corporation approved Resolution No. 35/QĐ-HĐQT on the establishment of PISICO An Gia Phat One Member Limited Company with a charter capital of VND52,7 billion, owned by the Corporation. On 10 July 2026, PISICO An Gia Phat One Member Limited Company was granted its first Enterprise Registration Certificate No. 4101693076 by the Department of Finance of Gia Lai Province.

In addition to the above event, The Board of Directors of the Corporation hereby ensures that there have been no events from 30 June 2026 to the date of this report which has not been considered for adjustments on the figures the disclosures in the interim consolidated financial statements.

Gia Lai, 25 August 2026

M.S.D.N:4100258987-C.T.C.P.
TỔNG CÔNG TY PISICO BÌNH ĐỊNH CÔNG TY CỔ PHẦN
T.P QUY NHƠN-T.BÌNH ĐỊNH

Vo Minh Ban	Nguyen Hoang Lam	Dong Thi Anh
Prepared	**Chief Accountant**	**Chairman of the Boards of Directors**