

DUC QUAN INVESTMENT AND DEVELOPMENT
JOINT STOCK COMPANY

AUDITED FINANCIAL STATEMENTS
For the reporting period from January 1, 2025, to June 30, 2025
(Audited)



DUC QUAN INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street, Thai Binh Ward, Hung Yen Province, Viet Nam

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DUC QUAN INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street, Thai Binh Ward, Hung Yen Province, Viet Nam

BOARD OF GENERAL DIRECTORS' REPORT

The Board of General Directors of Duc Quan Investment and Development Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the Company's financial statements for the reporting period from January 1, 2025, to June 30, 2025.

THE COMPANY

Duc Quan Investment and Development Joint Stock Company was established under the first Business Registration Certificate for a joint stock company No. 1000400095 dated October 30, 2006, and the 12th amended Business Registration Certificate dated November 7, 2023, issued by the Department of Planning and Investment of Thai Binh Province.

The Company's business activities include: manufacturing and trading various types of yarn; manufacturing woven fabrics; finishing textile products; manufacturing knitted, crocheted, and other non-woven fabrics; manufacturing apparel except fur apparel; tailoring apparel except those made of fur; manufacturing fur products; manufacturing knitted or crocheted apparel; wholesale of fabrics, apparel, and footwear; construction of all types of houses; construction of railways and roads; other specialized wholesale not elsewhere classified (specifically: wholesale of yarn); construction of other civil engineering works (specifically: construction of infrastructure for residential areas and industrial parks); demolition; site preparation; installation of electrical systems; installation of water supply and drainage systems, heating systems, and air-conditioning systems; completion of construction works; wholesale of other construction materials and installation equipment; retail of hardware, paints, glass, and other installation equipment in specialized stores; freight transport by road; and warehouse and factory leasing.

The Company's head office is located at Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street, Thai Binh Ward, Hung Yen Province, Viet Nam.

BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of the Board of Directors and the Board of Management who have managed the Company during the period and up to the date of this Report are as follows:

Board of Directors

The members of the Board of Management during the period and as at the date of this financial statement include:

| | |
|------------------------|----------|
| Mr. Le Manh Thuong | Chairman |
| Mr. Nguyen Hoang Giang | Member |
| Mr. Do Van Sinh | Member |
| Mr. Tran Xuan Tien | Member |
| Ms. Dao Thi Hue | Member |

Internal Audit Committee

The member of the Internal Audit Committee during the period and as at the date of this financial statement include:

| | |
|------------------------|--------|
| Mr. Nguyen Hoang Giang | Head |
| Ms. Dao Thi Hue | Member |

Board of Management

The member of the Board of Management during the period and as at the date of this financial statement include:

| | |
|--------------------|-------------------------|
| Mr. Do Van Sinh | General Director |
| Mr. Tran Xuan Tien | Deputy General Director |
| Mr. Dao Van Nam | Deputy General Director |

AUDITOR

Vietnam Auditing and Valuation Co., Ltd. ("AVA") has conducted a review of the Company's financial statements for the period from 1 January 2025 to 30 June 2025.

DUC QUAN INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street, Thai Binh Ward, Hung Yen Province, Viet Nam

RESPONSIBILITIES OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Company is responsible for preparing the interim financial statements that fairly and reasonably reflect the financial position, business performance, and cash flow of the Company for the year, in accordance with accounting standards, the accounting regime for Vietnamese enterprises, and relevant legal regulations related to the preparation and presentation of interim financial statements. In preparing these interim financial statements, the Board of General Directors is required to:

- Develop and maintain internal controls that the Board of General Directors and the Board of Directors deem necessary to ensure that the preparation and presentation of the interim financial statements are free from material misstatements due to fraud or error;
- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- Clearly state whether the appropriate accounting principles have been followed, and disclose and explain any material deviations in the interim financial statements;
- Prepare the interim financial statements on a going concern basis, unless it is not possible to assume that the Company will continue its business operations; and
- Design and implement an effective internal control system for the purpose of preparing and presenting the interim financial statements reasonably to minimize risks and fraud.

The Board of General Directors of the Company ensures that the accounting records are maintained to reflect the financial position of the Company, with accuracy and fairness at any given time, and ensures that the interim financial statements comply with the current regulations of the State. At the same time, the Board is responsible for ensuring the safety of the Company's assets and implementing appropriate measures to prevent and detect fraudulent activities and other violations.

The Board of General Directors of the Company affirms that the interim financial statements fairly and reasonably reflect the financial position of the Company as of 31 December 2024, the results of its operations, and its cash flow for the reporting period ending on the same date, in accordance with Vietnamese accounting standards and regulations, and comply with the relevant current legal provisions.

Other Commitments

The Board of General Directors commits that the Company has not violated its disclosure obligations under the provisions of Circular No. 96/2020/TT-BTC, dated 16 November 2020, issued by the Ministry of Finance, guiding information disclosure on the Securities Market.

On behalf of and representing the Board of General



Do Van Sinh
General Director
Hung Yen, Viet Nam
August 13, 2025



No: 540/BCSX-TC/AVA.NV9

Vietnam Auditing and Valuation Company Limited

Address: 14th Floor, SUDICO Building, Me Tri Street
My Dinh 1 Ward, South Tu Liem District, Hanoi, Viet Nam
T: (+84 24) 3868 9566 (+84 24) 3868 9588
F: (+84 24) 3868 6248 W: www.kiemtoanava.com.vn

INDEPENDENT INTERIM AUDITOR'S REPORT

To: Shareholders
The Board of Directors and the Board of Management
Duc Quan Investment and Development Joint Stock Company

We have audited the accompanying interim financial statements of Duc Quan Investment and Development Joint Stock Company (the "Company"), prepared on 13 August 2025, from page 5 to page 29, which comprise the Interim Balance Sheet as at 30 June 2025, the Interim Income Statement, the Interim Cash Flow Statement for the reporting period ended on the same date, and the Interim Notes to the Financial Statements (collectively referred to as the "Financial Statements").

Responsibilities of the Board of General Directors

The Board of Management of the Company is responsible for the preparation and the fair and truthful presentation of the financial statements for the period from January 1, 2025 to June 30, 2025 in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System, and all relevant legal regulations governing the preparation and presentation of interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of the Auditor

Our responsibility is to express an opinion on the accompanying financial statements. However, because of the matter described in the "Basis for Disclaimer of Opinion" section, we were unable to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on the financial statements.

Basis for disclaimer of opinion

Going concern assumption

As disclosed in Note 2.1, the accompanying financial statements have been prepared on a going concern basis. However, as at 30 June 2025, the Company's total liabilities exceeded its total assets by VND 918,900,251,187 and it recorded a net loss of VND 84,659,650,667 for the period.

In addition, overdue bank borrowings amounted to VND 770,550,405,070 as disclosed in Note23, and overdue interest on bank borrowings that has not been rescheduled amounted to VND 627,039,652,814 as disclosed in Note20.

These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. We have not obtained sufficient appropriate audit evidence to assess the appropriateness of the going concern assumption used in the preparation of these financial statements. Accordingly, we are unable to determine whether any adjustments to these financial statements might be necessary should the Company be unable to continue as a going concern.

Disclaimer of Opinion

Due to the significance of the matters described in the "Basis for Disclaimer of Opinion" section, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on the financial statements. Accordingly, we do not express an opinion on these financial statements.

**VIETNAM AUDITING AND VALUATION
COMPANY LIMITED**



Mai Quang Hiep
Deputy General Director
Audit Practicing Certificate
No. 1320-2023-126-1
August 14, 2025

Form B01 - DN

INTERIM BALANCE SHEET

As at 30/06/2025

Unit: VND

| | Code | Note | 30/06/2025 | 01/01/2025 |
|---|------------|-----------|------------------------|------------------------|
| A. CURRENT ASSETS | 100 | | 358,868,885,795 | 359,391,703,020 |
| I. Cash and cash equivalents | 110 | 5 | 861,156,708 | 8,733,737,152 |
| 1. Cash | 111 | | 861,156,708 | 8,733,737,152 |
| II. Short-term financial investments | 120 | 6 | 1,500,000,000 | 1,500,000,000 |
| 1. Held to maturity investments | 123 | | 1,500,000,000 | 1,500,000,000 |
| III. Short-term receivables | 130 | | 196,288,320,145 | 198,214,581,624 |
| 1. Short-term receivables from customers | 131 | 7 | 388,613,097,435 | 389,629,220,935 |
| 2. Short-term advances to suppliers | 132 | 8 | 218,304,326,079 | 219,232,159,404 |
| 3. Other short-term receivables | 136 | 10 | 55,061,514,847 | 55,043,819,501 |
| 4. Provisions for short-term doubtful debts | 137 | 11 | (465,690,618,216) | (465,690,618,216) |
| IV. Inventories | 140 | 12 | 159,564,708,021 | 149,990,368,362 |
| 1. Inventories | 141 | | 159,564,708,021 | 149,990,368,362 |
| V. Other short-term assets | 150 | | 654,700,921 | 953,015,882 |
| 1. Short-term prepaid expenses | 151 | 13 | 583,831,440 | 692,217,115 |
| 2. Value added tax deductibles | 152 | | 70,869,481 | 260,798,767 |
| B. NON-CURRENT ASSETS | 200 | | 247,721,706,638 | 280,045,231,203 |
| I. Long-term receivables | 210 | | 15,307,970,818 | 24,166,370,318 |
| 1. Long-term loan receivables | 215 | 9 | 15,307,970,818 | 24,166,370,318 |
| II. Fixed assets | 220 | | 165,944,358,085 | 189,568,222,288 |
| 1. Tangible fixed assets | 221 | 15 | 164,564,973,738 | 187,729,043,169 |
| - Cost | 222 | | 1,010,421,130,106 | 1,010,421,130,106 |
| - Accumulated depreciation | 223 | | (845,856,156,368) | (822,692,086,937) |
| 2. Intangible fixed assets | 227 | 16 | 1,379,384,347 | 1,839,179,119 |
| - Cost | 228 | | 7,944,995,383 | 7,944,995,383 |
| - Accumulated depreciation | 229 | | (6,565,611,036) | (6,105,816,264) |
| III. Long-term asset in progress | 240 | 17 | 64,098,399,230 | 64,048,708,230 |
| 1. Construction in progress | 242 | | 64,098,399,230 | 64,048,708,230 |
| IV. Other long-term assets | 260 | | 2,370,978,505 | 2,261,930,367 |
| 1. Long-term prepaid expenses | 261 | 13 | 2,370,978,505 | 2,261,930,367 |
| TOTAL ASSETS (270=100+200) | 270 | | 606,590,592,433 | 639,436,934,223 |

Form B01 - DN

INTERIM BALANCE SHEET

As at 30/06/2025

(continued)

Unit: VND

| RESOURCES | Code | Note | 30/06/2025 | 01/01/2025 |
|--|------------|------|--------------------------|--------------------------|
| C. LIABILITIES (300=310+330) | 300 | | 1,525,490,843,620 | 1,473,677,534,743 |
| I. Current liabilities | 310 | | 1,525,490,843,620 | 1,465,973,007,743 |
| 1. Short-term account payable to suppliers | 311 | 18 | 51,216,341,228 | 49,041,942,433 |
| 2. Advances from customers (short-term) | 312 | 19 | 19,370,506,251 | 13,203,737,507 |
| 3. Taxes and payable to state budget | 313 | 14 | 416,507,292 | 21,808,877 |
| 4. Payables to employees | 314 | | 2,576,421,000 | 3,063,601,000 |
| 5. Short-term accrued expenses | 315 | 20 | 627,039,652,814 | 587,099,485,624 |
| 6. Short term unearned revenue | 318 | 21 | - | 525,609,091 |
| 7. Other short-term payables | 319 | 22 | 27,393,721,854 | 27,621,426,600 |
| 8. Short-term borrowings and financial lease | 320 | 23 | 797,354,546,893 | 785,272,250,323 |
| 9. Bonus and welfare funds | 322 | | 123,146,288 | 123,146,288 |
| II. Long-term liabilities | 330 | | - | 7,704,527,000 |
| 1. Long-term borrowings and financial lease | 338 | 23 | - | 7,704,527,000 |
| D. EQUITY (400=410) | 400 | | (918,900,251,187) | (834,240,600,520) |
| I. Owners' equity | 410 | 24 | (918,900,251,187) | (834,240,600,520) |
| 1. Owner's contributed capital | 411 | | 500,000,000,000 | 500,000,000,000 |
| - Ordinary shares with voting rights | 411a | | 500,000,000,000 | 500,000,000,000 |
| 2. Investment and development fund | 418 | | 9,142,927,632 | 9,142,927,632 |
| 3. Undistributed earnings | 421 | | (1,428,043,178,819) | (1,343,383,528,152) |
| - Accumulated undistributed earnings | 421a | | (1,343,383,528,152) | (1,216,094,637,430) |
| - Undistributed earnings | 421b | | (84,659,650,667) | (127,288,890,722) |
| TOTAL LIABILITIES AN EQUITY (440=300+400) | 440 | | 606,590,592,433 | 639,436,934,223 |

Tran Thi Quy
Preparer
Hung Yen, Viet Nam
August 13, 2025

Dao Van Nam
Chief Accountant

Do Van Sinh
General Director




Form B02 - DN


INTERIM INCOME STATEMENT

For the reporting period from January 1, 2025, to June 30, 2025


Unit: VND

| ITEM | Note | Code | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|--|------|------|--|--|
| 1. Revenue from sale of goods and rendering of services | 26 | 01 | 88,823,919,401 | 86,516,476,808 |
| 2. Deductions | | 02 | - | - |
| 3. Net revenue from sale of goods and rendering of services (10=01-02) | 27 | 10 | 88,823,919,401 | 86,516,476,808 |
| 4. Costs of goods sold | 28 | 11 | 120,091,875,704 | 84,461,529,442 |
| 5. Gross profit from sale of goods and rendering of services | | 20 | (31,267,956,303) | 2,054,947,366 |
| 6. Income from financial activities | 29 | 21 | 222,795,026 | 231,892,699 |
| 7. Expenses from financial activities | 30 | 22 | 44,687,258,219 | 46,194,350,503 |
| - In which: Interest expenses | | 23 | 38,417,367,136 | 37,542,205,740 |
| 8. Selling expenses | 31 | 25 | 399,879,919 | 746,109,629 |
| 9. General and administrative expenses | 31 | 26 | 5,831,857,144 | 81,608,639,919 |
| 10. Operating profit (30=20+(21-22)-(25+26)) | | 30 | (81,964,156,559) | (126,262,259,986) |
| 11. Other income | 32 | 31 | 259,123,695 | 108,336,669,334 |
| 12. Other expenses | 33 | 32 | 2,954,617,803 | 33,881,695,738 |
| 13. Other profit (40=31-32) | | 40 | (2,695,494,108) | 74,454,973,596 |
| 14. Net profit before tax (50=30+40) | | 50 | (84,659,650,667) | (51,807,286,390) |
| 15. Current corporate income tax expense | | 51 | - | - |
| 17. Net profit after tax (60=50-51-52) | | 60 | (84,659,650,667) | (51,807,286,390) |
| 18. Basic earnings per share | 34 | 70 | (1,693) | (1,036) |


Tran Thi Quy
Preparer
Hung Yen, Viet Nam
August 13, 2025


Dao Van Nam
Chief Accountant




Do Van Sinh
General Director

DUC QUAN INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street,
Thai Binh Ward, Hung Yen Province, Viet Nam

Financial statements

For the reporting period from
January 1, 2025, to June 30, 2025

Form B03 - DN

INTERIM CASH FLOWS STATEMENTS

(Indirect method)

For the reporting period from January 1, 2025, to June 30, 2025

Unit: VND

| ITEM | Code | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|--|------|--|--|
| I. Cash flow from operating activities | | | |
| 1. Profit before tax | 01 | (84,659,650,667) | (51,807,286,390) |
| 2. Adjustments for | | - | - |
| - Depreciation and amortisation | 02 | 23,623,864,203 | 24,244,827,373 |
| - Allowances and provisions | 03 | - | 74,381,288,110 |
| - Exchange losses/(gains) arising from revaluation of monetary items denominated in foreign currencies | 04 | (6,128,737,454) | (8,534,605,752) |
| - Profits/Losses from investing activities | 05 | (81,641,397) | (114,353,688) |
| - Interest expense | 06 | (38,417,367,136) | (37,542,205,740) |
| 3. Operating profit before changes in working capital | 08 | (105,663,532,451) | 627,663,913 |
| - Increase/ Decrease in receivables | 09 | 2,116,190,765 | (1,336,632,724) |
| - Increase/ Decrease in inventories | 10 | (9,574,339,659) | (13,103,551,214) |
| - Increase/ Decrease in payables | 11 | 47,435,539,307 | (13,673,155,518) |
| - Increase/ Decrease in prepaid expenses | 12 | (662,463) | 841,331,069 |
| - Other payments for operating activities | 17 | 44,496,413,590 | 61,227,231 |
| Net cash flows from operating activities | 20 | (21,190,390,911) | (26,583,117,243) |
| II. Cash flow from investing activities | | | |
| 1. Collections from borrowers and proceeds from sale of debt instrustments of other entities | 24 | 8,858,399,500 | 26,816,426,400 |
| 2. Interest and dividends received | 27 | 81,641,397 | 114,353,688 |
| Net cash flow from investing activities | 30 | 8,940,040,897 | 26,930,780,088 |
| III. Cash flows from financing activities | | | |
| 1. Short-term and long-term loans received | 33 | 4,617,769,570 | - |
| 2. Payments of loan | 34 | (240,000,000) | (645,000,000) |
| Net cash flows from financing activities | 40 | 4,377,769,570 | (645,000,000) |
| Net cash flows during the year | 50 | (7,872,580,444) | (297,337,155) |
| Cash and cash equivalents at the beginning of the year | 60 | 8,733,737,152 | 1,086,976,013 |
| Cash and cash equivalents at the end of the year | 70 | 861,156,708 | 789,638,858 |

Tran Thi Quy
Preparer
Hung Yen, Viet Nam
August 13, 2025

Dao Van Nam
Chief Accountant

Do Van Sinh
General Director



INTERIM NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of the accompanying financial statements.

1. GENERAL INFORMATION

Ownership structure

The Company's head office is located at Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street, Thai Binh Ward, Hung Yen Province, Viet Nam.

The Company's charter capital, as stated in its Business Registration Certificate, is VND 500,000,000,000; The total number of shares is 50,000,000, each with a par value of VND 10,000

Business activities and main operations

The company's business activities include: Manufacturing and trading various types of yarn; Weaving fabric production; Textile product finishing; Production of knitted fabric, crocheted fabric, and other non-woven fabrics; Manufacturing ready-made garments (except apparel); Garment manufacturing (except fur clothing); Manufacturing products from fur; Manufacturing knitted and crocheted apparel; Wholesale of fabrics, garments, and footwear; Construction of all types of houses; Construction of railway and road projects; Other specialized wholesale not classified elsewhere (specifically: wholesale of yarn); Construction of other civil engineering projects (specifically: construction of residential and industrial infrastructure); Demolition; Site preparation; Installation of electrical systems; Installation of water supply, drainage, heating, and air conditioning systems; Completion of construction works; Wholesale of materials and other installation equipment in construction; Retail of hardware, paint, glass, and other installation equipment in construction at specialized stores; road freight transport;...

The normal production and business cycle.

The Company's normal production and business cycle is carried out within a period not exceeding 12 months.

The Company's workforce

As at June 30, 2025, the Company had a total of 392 employees (As at December 31, 2024, the Company also had a total of 392 employees).

2. BASIS OF FINANCIAL STATEMENT PREPARATION

2.1. Basis of preparation of Financial Statements

The accompanying interim financial statements are presented in Vietnamese Dong (VND), based on the historical cost principle and in accordance with Vietnamese accounting standards, the enterprise accounting regime, and relevant legal regulations on the preparation and presentation of interim financial statements on a going concern basis.

The accompanying interim financial statements are not intended to reflect the financial position, business performance, and cash flows in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

2.2. Accounting Period and Reporting Currency

The Company's financial year starts on January 1 and ends on December 31 each year.
The currency unit used in accounting records is the Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

3.1. Accounting Regulations Applied

The Company applies the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance, which amends and supplements certain provisions of Circular No. 200/2014/TT-BTC.

3.2. Statement of Compliance with Accounting Standards and Regulations

The Company has applied the Vietnamese Accounting Standards and the relevant guidance documents issued by the State. The interim financial statements have been prepared and presented in full compliance with all applicable accounting standards, circulars guiding the implementation of accounting standards, and the currently applied Enterprise Accounting System.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Currently, there are no regulations regarding the revaluation of financial instruments after initial recognition.

4.1. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of no more than 3 months, which are highly liquid, easily convertible into cash, and subject to minimal risk of changes in value.

4.2. Loans Receivable

Loans receivable are based on agreements between parties but are not traded in the market, like securities. Depending on the contract, loans may be repaid in full at maturity or repaid in installments over time.

For loans receivable, if no provision for bad debts has been made according to the legal requirements, the accounting department will assess the recoverability. If there is clear evidence that part or all of the loan may not be recoverable, the accounting department will recognize the loss in financial expenses for the period. If the amount of loss cannot be reliably determined, the accounting department will disclose the recoverability of the loan in the interim financial statements.

4.3. Receivables

Receivables are presented on the interim financial statements at their book value, which is the total amount of receivables from customers and other receivables after deducting provisions made for doubtful debts.

The determination of receivables requiring provision for doubtful debts is based on the classification of these receivables as short-term or long-term items on the Balance Sheet. The provision for doubtful debts is calculated for each receivable based on the aging of overdue debts or the estimated level of loss that may occur.

4.4. Inventory

Inventory is valued at cost. If the net realizable value is lower than the cost, the inventory is valued at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

The value of inventory is determined using the weighted average method.

Work-in-progress valuation method: Costs incurred for unfinished production are accumulated based on actual expenses for each production stage in the process.

Inventory is recorded using the periodic inventory system.

Provision for inventory obsolescence is made at the end of the year and is the difference between the cost of inventory and its net realizable value.

4.5. Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the results of business operations over multiple accounting periods. Prepaid expenses include costs and other prepaid items.

Other prepaid expenses include the value of small tools, instruments, components used, advertising expenses, and training costs incurred during the phase before the company officially starts its operations. These expenses are capitalized as prepaid items and are allocated to the income statement using the straight-line method according to current accounting regulations.

4.6. Tangible Fixed Assets and Depreciation

Tangible fixed assets and intangible fixed assets are recorded at cost. During their use, tangible and intangible fixed assets are recorded at original cost, accumulated depreciation, and carrying value.

Depreciation is calculated using the straight-line method. The depreciation period is applied in accordance with Circular 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, which provides guidelines on the management, use, and depreciation of fixed assets. The estimated depreciation periods are as follows:

| | 2025 |
|-----------------------------------|---------|
| | Years |
| Buildings and structure | 6 – 20 |
| Machinery and equipment | 10 – 15 |
| Vehicles | 5 – 10 |
| Management tools and other assets | 3 – 10 |

The difference between the net proceeds from disposal or sale and the remaining value of fixed assets is recognized as income or expense in the Income Statement.

4.7. Construction in progress

Assets that are under construction for production, leasing, management, or any other purposes are recognized at cost. This cost includes service costs and related interest expenses in accordance with the company's accounting policies. The depreciation of these assets is applied similarly to other assets, starting when the asset is ready for use.

4.8. Accrued expenses

Accrued expenses are actual costs that have not yet occurred but are anticipated and recorded as expenses in the current period to ensure that when the actual costs arise, they do not cause significant fluctuations in production and business expenses, based on the matching principle between revenue and expenses. When these expenses occur, if there is a difference from the accrued amount, accounting will make an adjustment by increasing or decreasing the expense accordingly.

4.9. Principle of accounting for liabilities

Liabilities are monitored in detail by their due date, the party to whom payment is owed, the type of currency payable, and other factors based on the company's management needs.

When preparing the interim financial statements, accounting classifies liabilities as current or non-current based on their remaining term.

When there is evidence indicating that a loss is likely to occur, accounting immediately recognizes the liability in accordance with the prudence principle.

4.10. Principle of recognizing loans and financial lease liabilities

Loans and financial lease liabilities with repayment terms exceeding 12 months from the date of the interim financial statements are presented as long-term loans and financial lease liabilities. Amounts due for repayment within the next 12 months from the financial statement date are presented as short-term loans and financial lease liabilities to ensure proper payment planning.

When preparing the interim financial statements, the balances of loans and financial lease liabilities in foreign currency are revalued according to the actual exchange rate at the time the interim financial statements are prepared.

The exchange rate differences arising from the settlement and revaluation of foreign currency loans and financial lease liabilities at the end of the period are recorded as income or financial expenses.

4.11. Principle of recognizing and capitalizing borrowing costs

Borrowing costs are recognized as production and business expenses in the period when incurred, except for borrowing costs directly related to the construction investment or production of assets under construction, which are capitalized into the value of those assets (capitalized) when the conditions specified in Vietnam Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the investment in the construction or production of assets under construction that require a significant amount of time (more than 12 months) before they can be used for their intended purpose or sold, are capitalized into the value of those assets. This includes interest on loans, amortization of discounts or premiums on bond issuance, and any ancillary costs incurred during the borrowing process.

4.12. Principle of recognizing equity

Recognition of owners' contributions, share capital surplus, convertible bond options, and other equity from owners

The owners' investment is recognized according to the actual amount contributed by the owners.

Share capital surplus is recognized based on the difference, either greater or smaller, between the actual issue price and the par value of shares when the shares are issued for the first time, issued additionally, or reissued from treasury stock. Direct costs related to issuing additional shares or reissuing treasury stock are deducted from share capital surplus.

Recognition of undistributed profit

Undistributed after-tax profit is the profit from the Company's operations after deducting (-) adjustments due to retrospective application of accounting policy changes and retrospective correction of material prior period errors. The undistributed after-tax profit can be distributed to investors based on their shareholding ratio, following approval by the Board of Directors and after making provisions for reserves as per the Company's charter and the regulations of Vietnamese law.

4.13. Revenue Recognition

Sales Revenue

Sales revenue is recognized when all five (5) of the following conditions are simultaneously satisfied:

- (a) The company has transferred most of the risks and rewards associated with the ownership of the product or goods to the buyer;
- (b) The company no longer retains control over the goods as the owner or has management rights over the goods;
- (c) The revenue can be reliably determined;
- (d) The company will receive the economic benefits from the sales transaction;
- (e) The costs related to the sales transaction can be reliably determined.

Financial Revenue

Revenue arising from interest, royalties, dividends, profit-sharing, and other financial income is recognized when both of the following two (2) conditions are met simultaneously:

- It is probable that economic benefits will be obtained from the transaction.
- Revenue can be reliably measured.

Interest income on deposits is recognized on an accrual basis, determined based on deposit balances and applicable interest rates (if any, and if interest income is deemed significant).

Interest from investments is recognized when the Company has the right to receive the interest (if any, and if interest income is deemed significant).

Dividends and profit-sharing are recognized when the Company has the right to receive the dividend or profit from its capital contribution.

Other Income

This reflects income arising from activities outside the core production and business operations of the company, including:

- Income from the sale or liquidation of fixed assets (TSCD);
- Fines received from customers for breach of contract;
- Compensation received from third parties to cover losses to assets (e.g., insurance compensation, compensation for relocating business facilities, and similar items);
- Income from bad debts that have been written off;
- Income from liabilities that cannot be identified with a creditor;
- Other income not covered by the categories above.

4.14. Accounting principles for Cost of Goods Sold

This reflects the cost of products, goods, services, and the production cost of construction products sold during the period.

Provision for inventory write-downs is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value being lower than the original cost of the inventory.

When selling products or goods with accompanying equipment or spare parts, the value of the equipment and spare parts is recorded in the cost of goods sold.

For inventory losses or damages, the cost is immediately included in the cost of goods sold (after deducting any compensation, if applicable).

For direct material consumption costs exceeding the normal level, labor costs, and fixed production overhead costs not allocated to the product cost in stock, these costs are immediately included in the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been recognized as sold.

Import taxes, special consumption taxes, and environmental protection taxes that are included in the purchase value of goods, when refunded upon the sale of the goods, are deducted from the cost of goods sold.

Cost of goods sold expenses are not considered deductible for corporate income tax (CIT) purposes according to tax laws. However, if they are fully supported by invoices and receipts and have been accounted for correctly according to the company's accounting policies, they are not reduced from accounting costs but are adjusted during the CIT settlement to increase the amount of CIT payable.

4.15. Accounting principles for financial expenses

Financial expenses reflect costs or losses related to financial activities, including expenses or losses related to financial investments, borrowing and lending costs, joint venture and affiliate contributions, losses from the sale of short-term securities, securities transaction costs; provision for the decline in the value of trading securities, provision for investment loss in other entities, losses incurred from the sale of foreign currencies, and foreign exchange losses, etc.

Financial expenses are not considered deductible expenses for corporate income tax (CIT) purposes according to tax laws. However, if they are fully supported by invoices and receipts and have been accounted for correctly according to the company's accounting policies, they are not reduced from accounting costs but are adjusted during the CIT settlement to increase the amount of CIT payable.

4.16. Accounting principles for selling expenses and general administrative expenses

Selling expenses include actual costs incurred in the process of selling products, goods, or providing services, including costs related to sales promotions, product introductions, advertising, sales commissions, product warranties (excluding construction activities), storage, packaging, transportation, etc.

General administrative expenses include costs related to the salaries of employees in the company's management department (wages, salaries, allowances, etc.); social insurance, health insurance, union fees, and unemployment insurance for management employees; office materials, tools and equipment, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other expenses (entertainment, customer meetings, etc.).

Selling expenses and general administrative expenses are not considered deductible expenses for corporate income tax (CIT) purposes according to tax laws. However, if they are fully supported by invoices and receipts and have been accounted for correctly according to the company's accounting policies, they are not reduced from accounting costs but are adjusted during the CIT settlement to increase the amount of CIT payable.

4.17. Principles and methods for recognizing current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expense

Current corporate income tax expense is the amount of corporate income tax payable based on taxable income for the year and the applicable corporate income tax rate.

Tax assets and liabilities for the current year and previous years are determined by the amounts expected to be payable to (or recoverable from) the tax authorities, based on the tax rates and tax laws in effect at the end of the fiscal year.

Deferred income tax expense

Deferred corporate income tax expense is the amount of corporate income tax that will be payable in the future arising from:

- The recognition of deferred tax liabilities in the year;
- The reversal of deferred tax assets previously recognized from prior years.

4.18. Other accounting principles and methods

4.18.1. Basis of financial statements preparation

The interim financial statements are presented based on the historical cost principle.

The interim financial statements of the Company are prepared based on the aggregation of transactions and events that have occurred and are recorded in the accounting books at the Company's office.

4.18.2. Related parties

Entities, individuals, either directly or indirectly through one or more intermediaries, that have control over the Company or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries, and associates, are considered related parties. Related parties also include entities or individuals, either directly or indirectly holding voting rights in the Company that significantly influence the Company, key management personnel such as directors and officers of the Company, close family members of these individuals or related entities, or companies associated with these individuals.

In considering each relationship with related parties, attention should be paid to the nature of the relationship, not just the legal form of these relationships.

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JOINT STOCK COMPANY**

Lot A3, Nguyen Duc Canh Industrial Park, Tran Thai Tong Street,
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5. CASH AND CASH EQUIVALENTS

| | 30/06/2025 | 01/01/2025 |
|--------------|--------------------|----------------------|
| | VND | VND |
| Cash on hand | 812,329,010 | 7,852,596,810 |
| Cash at bank | 48,827,698 | 881,140,342 |
| | 861,156,708 | 8,733,737,152 |

6. FINANCIAL INVESTMENTS

| | 30/06/2025 | | 01/01/2025 | |
|---|----------------------|----------------------|----------------------|----------------------|
| | Original price | Book price | Original price | Book price |
| | VND | VND | VND | VND |
| Held-to-maturity investments | 1,500,000,000 | 1,500,000,000 | 1,500,000,000 | 1,500,000,000 |
| Development Commercial Joint Stock Bank of Ho Chi Minh - Hai Phong Branch (*) | 1,500,000,000 | 1,500,000,000 | 1,500,000,000 | 1,500,000,000 |
| | 1,500,000,000 | 1,500,000,000 | 1,500,000,000 | 1,500,000,000 |

(*) Time deposit contract No. 203704060000177 dated June 23, 2023 with Ho Chi Minh City Development Joint Stock Commercial Bank – Hai Phong Branch – Hai Dang Transaction Office. The deposit term is 12 months from June 23, 2024 to June 23, 2025, with an annual interest rate of 5.4%. The time deposit serves as collateral for the performance guarantee letter No. 0006/24PGDHĐa/HĐCBL/BL-HDB01 dated June 24, 2024 issued to Thai Binh Power Company – Branch of Northern Power Corporation.

7. SHORT-TERM RECEIVABLES FROM CUSTOMERS

| | 30/06/2025 | 01/01/2025 |
|---|------------------------|------------------------|
| | VND | VND |
| a. Receivables from customers | 377,845,767,842 | 378,861,891,342 |
| Tan An Joint Stock Company | 134,225,113,612 | 134,225,113,612 |
| Phu Viet Investment and Development Jsc. | 138,920,055,754 | 138,920,055,754 |
| Phu Hoang Phat Construction Trading Service Co., Ltd. | 101,730,497,200 | 101,730,497,200 |
| Trinh Chung Private Enterprise | 417,990,936 | - |
| Other receivables | 2,552,110,340 | 3,986,224,776 |
| b. Receivables from related parties | 10,767,329,593 | 10,767,329,593 |
| 3GR Investment Joint Stock Company | 10,767,329,593 | 10,767,329,593 |
| | 388,613,097,435 | 389,629,220,935 |

8. SHORT-TERM ADVANCES TO SUPPLIERS

| | 30/06/2025 | 01/01/2025 |
|---|------------------------|------------------------|
| | VND | VND |
| a. Advances to suppliers | 218,304,326,079 | 219,232,159,404 |
| Tongkook International Trading Co., Limited | 138,716,007,074 | 138,716,007,074 |
| Other suppliers | 7,369,070,895 | 8,296,904,220 |
| b. Advances to related party suppliers | 72,219,248,110 | 72,219,248,110 |
| 3GR Investment Joint Stock Company | 72,219,248,110 | 72,219,248,110 |
| | 218,304,326,079 | 219,232,159,404 |

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9. LOAN RECEIVABLES

| | 30/06/2025 | | 01/01/2025 | |
|--|-----------------------|-----------|-----------------------|-----------|
| | Value | Provision | Value | Provision |
| | VND | VND | VND | VND |
| Long-term | 15,307,970,818 | - | 24,166,370,318 | - |
| Dai Cuong Group Joint Stock Company (*) | 15,307,970,818 | - | 24,166,370,318 | - |
| | 15,307,970,818 | - | 24,166,370,318 | - |

(*) Loan to Dai Cuong Group Joint Stock Company under contract No. TC18032021/HDVT dated 18/03/2021 in the amount of VND 70,000,000,000. The loan term is 12 months from the date the borrower receives the money, the loan interest rate is 9%/year. The loan has no collateral, the purpose of the loan is to serve business activities. On 17/03/2022, the Company signed an addendum to the contract No. 01/TC18032021/HDVT/PL with the borrower, changing the loan term to 60 months.

10. OTHER SHORT-TERM RECEIVABLES

| | 30/06/2025 | 01/01/2025 |
|--|-----------------------|-----------------------|
| | VND | VND |
| Short-term | | |
| Advances | 186,547,787 | 200,547,787 |
| Receivables from interest on loans | 3,276,970,543 | 3,276,970,543 |
| New City Real Estate Joint Stock Company (*) | 50,000,000,000 | 50,000,000,000 |
| Other receivables | 1,597,996,517 | 1,566,301,171 |
| | 55,061,514,847 | 55,043,819,501 |

(*) Accounts receivable from New City Real Estate Joint Stock Company under Investment Cooperation Contract No. 06/2019 between Duc Quan Investment and Development Joint Stock Company (Investor) and New City Real Estate Joint Stock Company (Company), signed on June 5, 2019, regarding the investment and construction project of a residential area in accordance with the urban planning standards issued in Decision No. 3249/QĐ-UBND dated December 31, 2014, approving the adjustment of the 1/500-scale detailed planning for the Southern Urban Area of Thai Binh City, Thai Binh Province. The land area for the entire project is 490,185.3 square meters to build subdivided houses, commercial buildings, parks, roads, and technical infrastructure. Accordingly, the Investor agrees to contribute capital to develop the project with an amount of VND 50,000,000,000, to be contributed before December 31, 2019; the Investor will transfer the capital contribution to the contribution account; the implementation of the investment cooperation contract will be completed within 24 months from the effective date of the contract. After the project is successfully completed, the Company is responsible for handing over 15 villa plots with an area of 6,000 m² to the Investor for exploitation and use, or the Company must repay the full capital contribution along with interest at an annual rate of 7%, calculated on the total amount the Investor has contributed, from the date the Investor transferred the contribution to the contribution account until the Company has fully repaid.

11. BAD DEBT

| | 30/06/2025 | | 01/01/2025 | |
|---|------------------------|-------------------|------------------------|-------------------|
| | Original price | Recoverable value | Original price | Recoverable value |
| | VND | VND | VND | VND |
| Overdue receivables | | | | |
| Phu Hoang Phat Trading and Service Construction Co., Ltd. | 101,730,497,200 | - | 101,730,497,200 | - |
| Tan An Joint Stock Company | 134,225,113,612 | - | 134,225,113,612 | - |
| Phu Viet Investment and Development Joint Stock Company | 138,920,055,754 | - | 138,920,055,754 | - |
| 3GR Investment Joint Stock Company | 82,986,577,703 | - | 82,986,577,703 | - |
| Other | 7,828,373,947 | - | 7,828,373,947 | - |
| | 465,690,618,216 | - | 465,690,618,216 | - |

12. INVENTORY

| | 30/06/2025 | | 01/01/2025 | |
|---------------------|------------------------|-----------|------------------------|-----------|
| | Original price | Provision | Original price | Provision |
| | VND | VND | VND | VND |
| Raw materials | 119,659,098,966 | - | 100,514,255,627 | - |
| Tools and equipment | 549,262,589 | - | 727,325,938 | - |
| Finished goods | 39,356,346,466 | - | 48,748,786,797 | - |
| | 159,564,708,021 | - | 149,990,368,362 | - |

13. PREPAID EXPENSES

| | 30/06/2025 | 01/01/2025 |
|----------------------------------|----------------------|----------------------|
| | VND | VND |
| a. Short-term | 583,831,440 | 692,217,115 |
| Tool and equipment | 583,831,440 | 692,217,115 |
| b. Long-term | 2,370,978,505 | 2,261,930,367 |
| Tools and equipment | 2,147,405,670 | 2,074,147,163 |
| Other long-term prepaid expenses | 223,572,835 | 187,783,204 |
| Total | 2,954,809,945 | 2,954,147,482 |

14. TAXES AND RECEIVABLES/PAYABLE TO THE STATE

| | 30/06/2025 | Amount incurred during the period | Amount paid during the period | 01/01/2025 |
|---|--------------------|--------------------------------------|----------------------------------|-------------------|
| | VND | | VND | VND |
| Payable amount | | | | |
| VAT: | - | 14,826,640,367 | 14,826,640,367 | - |
| - <i>Output VAT</i> | - | 8,596,629,618 | 8,596,629,618 | - |
| - <i>VAT on imported goods</i> | - | 6,230,010,749 | 6,230,010,749 | - |
| Personal Income Tax | 23,513,217 | 50,734,477 | 49,030,137 | 21,808,877 |
| Land Lease Tax | 377,684,706 | 527,412,900 | 149,728,194 | - |
| Environmental protection tax and other taxes | 3,309,369 | 6,309,369 | 3,000,000 | - |
| Fees, fees and other payables | 12,000,000 | 326,167,841 | 314,167,841 | - |
| | <u>416,507,292</u> | <u>15,737,264,954</u> | <u>15,342,566,539</u> | <u>21,808,877</u> |

15. TANGIBLE FIXED ASSETS (Appendix 1)

16. INTANGIBLE FIXED ASSETS

| | Computer Software | Total |
|---------------------------------|----------------------|----------------------|
| | VND | VND |
| ORIGINAL COST | - | - |
| As at 01/01/2025 | 7,944,995,383 | 7,944,995,383 |
| Buy in Period | - | - |
| As at 30/06/2025 | <u>7,944,995,383</u> | <u>7,944,995,383</u> |
| ACCUMULATED DEPRECIATION | - | - |
| As at 01/01/2025 | 6,105,816,264 | 6,105,816,264 |
| Depreciation in the period | 459,794,772 | 459,794,772 |
| As at 30/06/2025 | <u>6,565,611,036</u> | <u>6,565,611,036</u> |
| NET VALUE | - | - |
| As at 01/01/2025 | <u>1,839,179,119</u> | <u>1,839,179,119</u> |
| As at 30/06/2025 | <u>1,379,384,347</u> | <u>1,379,384,347</u> |

The original cost of the fully depreciated intangible fixed assets still in use as of 30/06/2025 is: 588,279,000 VND

17. NON-CURRENT CONSTRUCTION IN PROGRESS

| | 30/06/2025 | 01/01/2025 |
|-------------------------------------|-----------------------|-----------------------|
| | VND | VND |
| Construction in progress | | |
| Duc Quan 6 Spinning Factory Project | 64,098,399,230 | 64,048,708,230 |
| | <u>64,098,399,230</u> | <u>64,048,708,230</u> |

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18. PAYABLE TO SHORT-TERM SELLERS

| | 30/06/2025 | 01/01/2025 |
|---|-----------------------|-----------------------|
| | VND | VND |
| Other | 51,216,341,228 | 49,041,942,433 |
| Trinh Trung L.A Co., Ltd. | 17,350,601,784 | 20,870,601,784 |
| Hai Duong Paper Tube Packaging Joint Stock Company | 1,134,461,696 | 1,083,185,632 |
| Central Seafood Import and Export Joint Stock Company | 19,180,435,650 | 19,180,435,650 |
| Must be paid to other objects | 13,550,842,098 | 7,907,719,367 |
| | 51,216,341,228 | 49,041,942,433 |

19. ADVANCES FROM CUSTOMERS

| | 30/06/2025 | 01/01/2025 |
|-----------------------------|-----------------------|-----------------------|
| | VND | VND |
| Other | 19,370,506,251 | 13,203,737,507 |
| Hoang Quan Textile Co., Ltd | 1,566,901,351 | 1,590,868,337 |
| Nam Trung Co., Ltd | 2,401,539,991 | - |
| Duc Hieu Co., Ltd | 10,026,353,937 | 4,492,824,404 |
| Tien Anh Textile Co., Ltd | 1,531,846,278 | 2,697,474,506 |
| Other customers | 3,843,864,694 | 4,422,570,260 |
| | 19,370,506,251 | 13,203,737,507 |

20. ACCRUED EXPENSES

| | 30/06/2025 | 01/01/2025 |
|--|------------------------|------------------------|
| | VND | VND |
| Short-term | 627,039,652,814 | 587,099,485,624 |
| Interest expense on Vietnam Development Bank - Thai Binh Branch (*) | 386,809,948,433 | 368,471,721,315 |
| Interest expense on Vietnam Joint Stock Commercial Bank for Investment and Development | 240,229,704,381 | 218,627,764,309 |
| | 627,039,652,814 | 587,099,485,624 |

(*) According to Supplementary Contract No. 01A/2014/HDODA-NHPT dated December 31, 2014 and Supplementary Contract No. 03/2014/HDTDDT-NHPT dated December 31, 2014 signed with the Vietnam Development Bank – Thai Binh Branch, the total amount of interest expenses incurred but unpaid as of November 30, 2014 was VND 46,898,504,116. This interest amount is scheduled for payment according to the detailed repayment plan in the contract from 2016 to January 2023. Interest expenses incurred from December 1, 2014 shall be paid monthly.

According to the contract for the transfer of rights and obligations under the credit contract No. 05/2015/HĐTD-NHPT dated December 31, 2015 with the Vietnam Development Bank – Thai Binh Branch, the total interest incurred but unpaid as of September 30, 2014 was VND 82,522,519,923. This interest amount is scheduled for payment according to the detailed repayment plan in the contract from 2016 to the first quarter of 2025. Interest expenses incurred from December 1, 2014 shall be paid monthly.

As of June 30, 2025, the overdue loan interest payable to the Vietnam Development Bank – Thai Binh Branch that has not yet been rescheduled amounted to VND 386,809,948,433.

21. UNEARNED REVENUE

| | 30/06/2025 | 01/01/2025 |
|--|------------|--------------------|
| | VND | VND |
| Short-term | - | 525,609,091 |
| Revenue received in advance for factory rental | - | 525,609,091 |
| | - | 525,609,091 |

22. OTHER PAYABLES AND ACCRUED EXPENSES

| | 30/06/2025 | 01/01/2025 |
|---|-----------------------|-----------------------|
| | VND | VND |
| Short-term | | |
| Trade union fees | 112,590,000 | 236,223,000 |
| Social Insurance, Health Insurance, Unemployment Insurance | 17,004,681,330 | 17,082,473,965 |
| Short-term collateral, deposits | 7,981,043,524 | 7,819,043,524 |
| Other Payables | 2,295,407,000 | 2,483,686,111 |
| Total | 27,393,721,854 | 27,621,426,600 |

23. LOANS AND FINANCIAL LEASE DEBTS (Appendix 2)

24. OWNERS' EQUITY

a. Statement of Changes in Shareholders' Equity (Appendix 3)

b. Capital transactions with owners

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|---|--|--|
| | VND | VND |
| Owners' capital contribution | | |
| - Capital contribution at the beginning of the year | 500,000,000,000 | 500,000,000,000 |
| - Capital contribution at the end of the period | 500,000,000,000 | 500,000,000,000 |

c. Shares

| | 30/06/2025 | 01/01/2025 |
|--|------------|------------|
| | Shares | Shares |
| Number of shares registered for issuance | 50,000,000 | 50,000,000 |
| Number of shares sold to the public | | |
| - Common shares | 50,000,000 | 50,000,000 |
| Number of shares repurchased | | |
| - Common shares | | |
| Number of shares outstanding | | |
| - Common shares | 50,000,000 | 50,000,000 |
| Par value of outstanding shares (10,000 VND per share) | | |

25. ITEMS OFF THE BALANCE SHEET

| | 30/06/2025 | 01/01/2025 |
|----------------------------------|------------|------------|
| Foreign currencies of all kinds: | | |
| - US Dollar | 8.385,29 | 796,49 |

26. REVENUE

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|-------------------------------------|--|--|
| | VND | VND |
| Revenue from sale of finished goods | 88,823,919,401 | 86,516,476,808 |
| | 88,823,919,401 | 86,516,476,808 |

27. NET REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|-------------------------------------|--|--|
| | VND | VND |
| Revenue from sale of finished goods | 88,823,919,401 | 86,516,476,808 |
| | 88,823,919,401 | 86,516,476,808 |

28. COST OF GOODS SOLD

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|--|--|--|
| | VND | VND |
| Cost of goods sold (finished products) | 120,091,875,704 | 84,461,529,442 |
| | 120,091,875,704 | 84,461,529,442 |

29. FINANCIAL REVENUE

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|---------------------------|--|--|
| | VND | VND |
| Interest on bank deposits | 81,641,397 | 114,353,688 |
| Foreign exchange gain | 141,153,629 | 117,539,011 |
| | 222,795,026 | 231,892,699 |

30. FINANCIAL EXPENSES

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|-----------------------|--|--|
| | VND | VND |
| Interest expense | 38,417,367,136 | 37,542,205,740 |
| Foreign exchange loss | 6,269,891,083 | 8,652,144,763 |
| | 44,687,258,219 | 46,194,350,503 |

31. SELLING AND ADMINISTRATIVE EXPENSES

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|--|--|--|
| | VND | VND |
| Business management expenses incurred | 5,831,857,144 | 81,608,639,919 |
| Management expenses | 2,713,202,000 | 3,590,913,721 |
| Tools and equipment expenses | 3,516,261 | 22,237,500 |
| Fixed asset depreciation costs | 1,168,296,840 | 1,238,287,524 |
| Other monetary expenses | 1,946,842,043 | 2,375,913,064 |
| Provision expense | - | 74,381,288,110 |
| Selling expenses incurred | 399,879,919 | 746,109,629 |
| Other expenses in cash | 399,879,919 | 746,109,629 |
| | 6,231,737,063 | 82,354,749,548 |

32. OTHER INCOME

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|---|--|--|
| | VND | VND |
| Gain from waiver of late payment interest | - | 106,274,092,278 |
| Income from leasing infrastructure. | - | 1,964,687,300 |
| Other incomes | 259,123,695 | 97,889,756 |
| | 259,123,695 | 108,336,669,334 |

33. OTHER EXPENSES

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|--|--|--|
| | VND | VND |
| Late payment penalties for insurance | 375,164,345 | 441,031,606 |
| Depreciation of fixed assets in excess of the norm | - | 18,201,295,785 |
| Salary depreciation in excess of the norm | - | 2,010,373,000 |
| Infrastructure leasing expenses | - | 446,869,925 |
| Other expenses | 2,579,453,458 | 12,782,125,422 |
| | <u>2,954,617,803</u> | <u>33,881,695,738</u> |

34. BASIC EARNINGS PER SHARE

Profit to calculate the basic profit per share

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|---|--|--|
| | VND | VND |
| Profit for basic earnings per share calculation | (84,659,650,667) | (51,807,286,390) |
| Profit for basic earnings per share calculation | <u>(84,659,650,667)</u> | <u>(51,807,286,390)</u> |

Shares

| | From 01/01/2025 until 30/06/2025 | From 01/01/2024 until 30/06/2024 |
|--|-------------------------------------|-------------------------------------|
| | Shares | Shares |
| Weighted average number of common shares outstanding for basic earnings per share calculation | 50,000,000 | 50,000,000 |
| Basic earnings per share (VND/Share) | <u>(1,693)</u> | <u>(1,036)</u> |

35. COSTS OF PRODUCTION AND BUSINESS BY NATURE

| | From January 1, 2025 to June 30, 2025 | From January 1, 2024 to June 30, 2024 |
|--------------------------------|--|--|
| | VND | VND |
| Cost of materials and supplies | 49,816,755,450 | 50,213,115,224 |
| Labor costs | 19,309,177,063 | 13,573,534,035 |
| Depreciation of fixed assets | 23,623,864,203 | 24,244,827,373 |
| Outsourced service costs | 21,559,943,764 | 13,311,849,051 |
| Other cash expenses | 2,962,386,251 | 3,255,118,325 |
| | <u>117,272,126,731</u> | <u>104,598,444,008</u> |

36. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Related Parties

3GR Investment Joint Stock Company

Relationship

Related company

The balance of related parties at the end of the fiscal year

Related party balances as at 30 June 2025 are presented in Notes 7 and 8.

37. REMUNERATION OF THE BOARD OF DIRECTORS AND COMPANY MANAGEMENT


| No. | FULL NAME | POSITION | INCOME UNTIL 30/06/2025 | |
|------------|---------------------------|---|-------------------------|--------------------|
| | | | Salary | Remuneration |
| I | BOARD OF DIRECTORS | | - | 180.000.000 |
| 1 | | Le Manh Thuong - Chairman | - | 48.000.000 |
| 2 | | Do Van Sinh - Member; General Director | - | 30.000.000 |
| 3 | | Nguyen Hoang Giang - Member | - | 30.000.000 |
| 4 | | Tran Xuan Tien - Member, Deputy General Director | - | 30.000.000 |
| 5 | | Dao Thi Hue - Member | - | 30.000.000 |
| 6 | | Luu Thi Thuy Minh - Secretary of the Board of Directors | - | 12.000.000 |
| II | AUDIT COMMITTEE | | - | 30.000.000 |
| 1 | | Nguyen Hoang Giang - Head of | - | 18.000.000 |
| 2 | | Dao Thi Hue - Member | - | 12.000.000 |
| III | MANAGEMENT BOARD | | 390.000.000 | - |
| 1 | | Do Van Sinh - General Director | 150.000.000 | - |
| 2 | | Tran Xuan Tien - Deputy General Director | 120.000.000 | - |
| 3 | | Dao Van Nam - Chief Accountant | 120.000.000 | - |
| | TOTAL | | 390.000.000 | 210.000.000 |


38. EVENTS AFTER THE END OF THE REPORTING PERIOD


There are no significant events occurring after the end of the reporting period that require adjustment or disclosure in this financial statement.

39. COMPARATIVE FIGURES

The comparative figures are those presented in the financial statements for the financial year ended December 31, 2024, and the financial statements for the period from January 1, 2024 to June 30, 2024 of Duc Quan Investment and Development Joint Stock Company, which were audited and reviewed by Vietnam Auditing and Valuation Company Limited.


Tran Thi Quy
Preparer
Hung Yen, Viet Nam
August 13, 2025


Dao Van Nam
Chief Accountant


Do Van Sinh
General Director



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APPENDIX 01: STATEMENT OF CHANGES IN TANGIBLE FIXED ASSETS

| | Buildings and structures VND | Machinery and Equipment VND | Transportation vehicles VND | Office Equipment VND | Total VND |
|---------------------------------|------------------------------------|-----------------------------------|-----------------------------------|----------------------------|-------------------|
| ORIGINAL COST | | | | | |
| As at 01/01/2025 | 165,713,598,201 | 838,745,570,998 | 2,003,636,364 | 3,958,324,543 | 1,010,421,130,106 |
| As at 30/06/2025 | 165,713,598,201 | 838,745,570,998 | 2,003,636,364 | 3,958,324,543 | 1,010,421,130,106 |
| ACCUMULATED DEPRECIATION | | | | | |
| As at 01/01/2025 | 85,929,943,902 | 732,097,349,793 | 1,652,153,876 | 3,012,639,366 | 822,692,086,937 |
| Depreciation in the period | 3,610,812,468 | 19,249,795,947 | 67,039,632 | 236,421,384 | 23,164,069,431 |
| As at 30/06/2025 | 89,540,756,370 | 751,347,145,740 | 1,719,193,508 | 3,249,060,750 | 845,856,156,368 |
| NET VALUE | | | | | |
| As at 01/01/2025 | 79,783,654,299 | 106,648,221,205 | 351,482,488 | 945,685,177 | 187,729,043,169 |
| As at 30/06/2025 | 76,172,841,831 | 87,398,425,258 | 284,442,856 | 709,263,793 | 164,564,973,738 |

In which:

The original cost of the fully depreciated fixed assets still in use as of 30/06/2025 is: 395.315.618,450 VND
As of 30/06/2025, all fixed assets have been used as collateral for bank loans.

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APPENDIX 02: LOANS AND FINANCIAL LEASE DEBTS

| | 30/06/2025 | | During the period | | 01/01/2025 | |
|---|-----------------|--------------------|-------------------|-------------|-----------------|--------------------|
| | Value | Recoverable amount | Increase | Decrease | Value | Recoverable amount |
| | VND | VND | VND | VND | VND | VND |
| a. Short-term loans | | | | | | |
| Borrow in VND | | | | | | |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (1)</i> | 298,070,551,358 | 298,070,551,358 | - | 240,000,000 | 298,310,551,358 | 298,310,551,358 |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (1)</i> | 298,070,551,358 | 298,070,551,358 | - | 240,000,000 | 298,310,551,358 | 298,310,551,358 |
| Borrow in USD | | | | | | |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (1)</i> | 144,553,302,000 | 144,553,302,000 | 3,956,369,400 | - | 140,596,932,600 | 140,596,932,600 |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (1)</i> | 144,553,302,000 | 144,553,302,000 | 3,956,369,400 | - | 140,596,932,600 | 140,596,932,600 |
| Plus long-term loan due (Presentation of explanation of long-term loan) | 354,730,693,535 | 354,730,693,535 | 8,365,927,170 | - | 346,364,766,365 | 346,364,766,365 |
| Total | 797,354,546,893 | 797,354,546,893 | 12,322,296,570 | 240,000,000 | 785,272,250,323 | 785,272,250,323 |

(*) Details of Payday Loans:

(1) Short-term loan from Bank for Investment and Development of Vietnam (BIDV) - Bac Hanoi Branch under the credit line agreement No. 01/2019/1497403/HĐTD dated 30/07/2019. The short-term loan and Letter of Credit (LC) limit is VND 570 billion, of which the maximum short-term loan outstanding is VND 270 billion. The discount limit is VND 100 billion. The loan purpose is to supplement working capital, provide guarantees, and open L/Cs. The credit line period is 6 months from the date of signing the contract but no later than 31/01/2020. The loan term and interest rate are determined based on each specific credit agreement. Collateral includes machinery assets in the production line of 1,740 tons, auxiliary material warehouse, mortgage agreement for the ownership of an apartment signed on 13/06/2016, between Mr. Le Manh Thuong, Mrs. Bui Thi Hang, and the bank, pledge agreement No. 01/2017/1497403/CC/HĐBĐ dated 20/02/2017, signed between the Company and the bank, stitching machines, baling machines, rough carding machines, fiber strength testing machines, server system, and other supporting assets.

Amendment document to the credit agreement No. 01.3/2019/1497403/HĐTD dated 09/06/2020, extending the validity of the short-term credit limit for 2019-2020 under the above credit limit agreement until 30/09/2020.



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APPENDIX 02: LOANS AND FINANCIAL LEASE DEBTS

(Continued)

| | 30/06/2025 | | During the | | | 01/01/2025 | |
|--|-------------------|--------------------|-----------------|----------|-------------------|--------------------|-----|
| | Value | Recoverable amount | Increase | Diminish | Value | Recoverable amount | |
| | VND | VND | VND | VND | VND | VND | VND |
| b. Long-term loans | 354,730,693,535 | 354,730,693,535 | 661,400,170 | - | 354,069,293,365 | 354,069,293,365 | |
| Long-term loans of the company | 94,759,313,687 | 94,759,313,687 | 261,636,170 | - | 94,497,677,517 | 94,497,677,517 | |
| Borrow in VND | 85,199,950,445 | 85,199,950,445 | - | - | 85,199,950,445 | 85,199,950,445 | |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (2) | 57,030,751,685 | 57,030,751,685 | - | - | 57,030,751,685 | 57,030,751,685 | |
| Vietnam Development Bank (VDB) - Thai Binh Branch (3) | 28,169,198,760 | 28,169,198,760 | - | - | 28,169,198,760 | 28,169,198,760 | |
| Borrow in USD | 9,559,363,242 | 9,559,363,242 | 261,636,170 | - | 9,297,727,072 | 9,297,727,072 | |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (2) | 9,559,363,242 | 9,559,363,242 | 261,636,170 | - | 9,297,727,072 | 9,297,727,072 | |
| Inherited loans from Dai Cuong Group Joint Stock Company | 259,971,379,848 | 259,971,379,848 | 399,764,000 | - | 259,571,615,848 | 259,571,615,848 | |
| Borrow in VND | 245,365,259,848 | 245,365,259,848 | - | - | 245,365,259,848 | 245,365,259,848 | |
| Vietnam Development Bank (VDB) - Thai Binh Branch (4) | 237,605,259,848 | 237,605,259,848 | 0 | - | 237,605,259,848 | 237,605,259,848 | |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (5) | 7,760,000,000 | 7,760,000,000 | 0 | - | 7,760,000,000 | 7,760,000,000 | |
| Borrow in USD | 14,606,120,000 | 14,606,120,000 | 399,764,000 | - | 14,206,356,000 | 14,206,356,000 | |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch (5) | 14,606,120,000 | 14,606,120,000 | 399,764,000 | - | 14,206,356,000 | 14,206,356,000 | |
| Except for long-term debts due (Presented in the section on Loans and short-term debts) | (354,730,693,535) | (354,730,693,535) | (8,365,927,170) | - | (346,364,766,365) | (346,364,766,365) | |
| Total | - | - | (7,704,527,000) | - | 7,704,527,000 | 7,704,527,000 | |

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APPENDIX 02: LOANS AND FINANCIAL LEASE DEBTS

| | 30/06/2025 | | 01/01/2025 | |
|--|-----------------|--------------------|-----------------|--------------------|
| | Value | Recoverable amount | Value | Recoverable amount |
| | VND | VND | VND | VND |
| c. Details of long-term debts due | | | | |
| Deduction: Long-term loans due | | | | |
| (Presented in the section on Loans and short-term liabilities) | | | | |
| Corporate loans | | | | |
| Borrow in VND | | | | |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi</i> | | | | |
| <i>Vietnam Development Bank (VDB) - Thai Binh Branch (3)</i> | 354,730,693,535 | 354,730,693,535 | 346,364,766,365 | 346,364,766,365 |
| Borrow in USD | | | | |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi</i> | 94,759,304,023 | 94,759,304,023 | 94,497,667,853 | 94,497,667,853 |
| Inherited loans from Dai Cuong Group Joint Stock Company | | | | |
| Borrow in VND | | | | |
| <i>Vietnam Development Bank (VDB) - Thai Binh Branch (4)</i> | 85,199,940,781 | 85,199,940,781 | 85,199,940,781 | 85,199,940,781 |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi</i> | 34,604,379,432 | 34,604,379,432 | 34,604,379,432 | 34,604,379,432 |
| Borrow in USD | | | | |
| <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi</i> | 50,595,561,349 | 50,595,561,349 | 50,595,561,349 | 50,595,561,349 |
| Total | 9,559,363,242 | 9,559,363,242 | 9,297,727,072 | 9,297,727,072 |
| | 9,559,363,242 | 9,559,363,242 | 9,297,727,072 | 9,297,727,072 |
| | 259,971,389,512 | 259,971,389,512 | 251,867,098,512 | 251,867,098,512 |
| | 245,365,269,512 | 245,365,269,512 | 237,660,742,512 | 237,660,742,512 |
| | 237,605,269,512 | 237,605,269,512 | 229,900,742,512 | 229,900,742,512 |
| | 7,760,000,000 | 7,760,000,000 | 7,760,000,000 | 7,760,000,000 |
| | 14,606,120,000 | 14,606,120,000 | 14,206,356,000 | 14,206,356,000 |
| | 14,606,120,000 | 14,606,120,000 | 14,206,356,000 | 14,206,356,000 |
| | 354,730,693,535 | 354,730,693,535 | 346,364,766,365 | 346,364,766,365 |

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(*) Long-term loan details:

(2) Contract No. 150/2007/0320 dated March 6, 2007 and Supplementary Document of Long-term Credit Contract No. 150/2007/0320/PL dated October 6, 2016, with a total loan amount of VND 49 billion including foreign currency conversion and not exceeding 70% of the total actual investment capital of the project. The purpose of the loan is to finance the machinery and equipment and build a factory for the investment project to build Dai Cuong Thai Binh textile factory with a capacity of 4,500 tons/year. The loan term is 84 months from the date of receipt of the first loan, the last principal repayment term is Q4 2021. Floating lending rates. The form of loan guarantee is all assets formed after investment from own capital and loans of Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch, including Duc Quan 2 Factory (capacity of 4,500 tons/year) and other assets owned by the Company and third parties; revenues from economic contracts for which the Company is the beneficiary of the entire balance of the Company's account at the Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch and other credit institutions.

Long-term loan contract No. 15082000222569 amount of VND 20,696,920,000, disbursed on 28/09/2018. The loan term is 10 years. The purpose of the loan is to invest in Duc Quan 6 factory.

(3) The Company's long-term loan with Vietnam Development Bank (VDB) - Thai Binh Branch includes the following loan contracts:

(3.1) The State's development investment credit loan contract No. 03/2007/HDTDT dated January 10, 2007 and the amending and supplementing contract No. 03/2014/HDTDDT - NHPT dated December 31, 2014. The total loan amount from the State's development investment credit capital is up to VND 90,400,000,000, but the total loan amount of both capital sources does not exceed 70% of the total fixed asset investment capital. The purpose of the loan is still to implement the investment project to build Dai Cuong Thai Binh textile spinning factory (Duc Quan 2 factory). The loan term is 15 years from the date of receipt of the first loan, the term of repayment of principal and interest accrued monthly from December 2014 onwards. For the interest payable but not paid by the end of November 30, 2014, it will be repaid according to the detailed debt repayment schedule in the amended and supplemented contract from January 2016 to January 2023. The interest rate for the term is 7.8%/year, the overdue interest rate is 150% of the interest for the term. The form of loan guarantee is assets formed from own capital and loans of VDB Bank - Thai Binh Branch, including Duc Quan 2 Factory (capacity of 4,500 tons/year) of the Company; other collateral of the Company equivalent to at least 10% of the total loan capital to secure the loan.

(3.2) ODA loan contract KFW No. 01/2007/HDTDT dated January 10, 2007 and the amending and supplementing contract No. 01A/2014/HDODA-NHPT dated December 31, 2014. The maximum total loan amount from ODA is VND 34,600,000,000, but the total loan amount of both sources does not exceed 70% of the total fixed asset investment capital. The purpose of the loan is to implement the investment project to build Dai Cuong Thai Binh textile spinning factory (Duc Quan 2 factory). The loan term is 15 years from February 2008, and the monthly principal and interest repayment term is from December 2014 onwards. For the interest payable but not paid by the end of November 30, 2014, it will be repaid according to the detailed debt repayment schedule in the amended and supplemented contract from January 2016 to January 2023. The interest rate for the term is 9%/year, the overdue interest rate is 150% of the interest for the term. The form of loan guarantee includes assets formed after investment from own capital and loans of VDB Bank - Thai Binh Branch, which is Duc Quan 2 Factory (capacity of 4,500 tons/year) of the Company; other collateral of the Company equivalent to at least 10% of the total loan capital to secure the loan.

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(4) According to the contract of inheritance of rights and obligations of the credit contract No. 05/2015/HDTD-NHPT dated December 31, 2015, the Company receives the transfer of all loans (including principal and unpaid interest) corresponding to the assets contributed by capital from Dai Cuong Group Joint Stock Company. The loan is inherited under the following original contracts:

(4.1) Contract No. 08/2008/HDTD dated March 26, 2008. The loan term is 15 years from the date of receiving the first loan. The interest rate on the term loan is 6.9%/year; the overdue interest rate is equal to 150% of the interest on the term. The loan balance at the time of inheritance is 205,304,527,000 VND. The form of guarantee is the system of machinery and equipment formed after investment (including loans and own capital) of the investment project to build Dai Cuong 5 factory (capacity of 8,700 tons/year); Yield and yield on collateral.

(4.2) Contract No. 01/2011/HDTDDT-NHPT dated January 28, 2008. The loan term is 14 years from the date of receiving the first loan. The interest rate on loans in terms of term is 9.6%/year, and the overdue interest rate is equal to 150% of interest in terms of term. The loan balance at the time of inheritance is VND 82,700,000,000. The form of guarantee is the system of machinery and equipment formed after investment (including loans and own capital) of the investment project to build Dai Cuong 5 factory (capacity of 8,700 tons/year), yield and income from collateral.

(5) According to the long-term debt obligation transfer contract No. 150/1497403/HD/01 dated December 31, 2015, the Company receives the transfer of all loans (including unpaid principal and interest) corresponding to the assets contributed capital from Dai Cuong Group Joint Stock Company. The loan is transferred under the original contract No. 150/2006/151 dated February 13, 2006. The total amount of principal is 27,500,000,000 VND and 556,000 USD. The principal repayment term is quarterly, the last principal repayment period is the 4th quarter of 2020. Floating interest rates. The form of collateral is assets formed from loans, including factories and machinery and equipment of the PE workshop (belonging to Dai Cuong 1 factory) of the Company; deposit accounts at the Bank, receivables from arising economic contracts of which the Company is the beneficiary.

As of June 30, 2025, overdue loans are VND 770,550,405,070. In which, BIDV Bank - North Hanoi Branch is overdue for payment of VND 504,775,946,462; Overdue payment of Vietnam Development Bank - Thai Binh Branch is VND 265,774,458,608

APPENDIX 03: STATEMENT OF CHANGES IN EQUITY

| | Investment capital of the owner | Investment Funds develop | Undistributed after-tax profit | Total |
|--------------------------|------------------------------------|-----------------------------|-----------------------------------|-------------------|
| | VND | VND | VND | VND |
| Balance as of 01/01/2024 | 500,000,000,000 | 9,142,927,632 | (1,216,094,637,430) | (706,951,709,798) |
| Profit in the period | - | - | (127,288,890,722) | (127,288,890,722) |
| Balance as of 01/01/2025 | 500,000,000,000 | 9,142,927,632 | (1,343,383,528,152) | (834,240,600,520) |
| Profit in the period | - | - | (84,659,650,667) | (84,659,650,667) |
| Balance as of 30/06/2025 | 500,000,000,000 | 9,142,927,632 | (1,428,043,178,819) | (918,900,251,187) |

