



**VINH HA FOOD PROCESSING AND CONSTRUCTION
JOINT STOCK COMPANY**

REVIEWED INTERIM COMBINED FINANCIAL STATEMENTS

For the operating period from 01 January 2025 to 30 June 2025

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STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Vinh Ha Food Processing and Construction Joint Stock Company (the "Company") presents this report together with the Company's interim combined financial statements for the operating period from 01 January 2025 to 30 June 2025.

BOARD OF MANAGEMENT AND BOARD OF DIRECTORS

The Board of Management and the Board of Directors who held office during the period and up to the date of this report are as follows:

Board of Management

Mr. Le Van Thanh	Chairman
Mr. Nguyen Anh Dung	Member
Mrs. Luu Thi Tuyet Mai	Member
Mr. Nguyen Van Toan	Member
Mrs. Do Thi Hong Thuy	Member

Board of Directors

Mr. Nguyen Van Toan	Director
Mr. Nguyen Khac Quy	Deputy Director
Mr. Le Hai Long	Deputy Director

Legal representative

The legal representative of the Company during the period and up to the date of this report is as follows:

Full name	Position
Mr. Nguyen Van Toan	Director

BOARD OF DIRECTORS' STATEMENT OF RESPONSIBILITY

The Board of Directors of the Company is responsible for preparing the interim combined financial statements, which give a true and fair view of the financial position, its financial performance and its cash flows of the Company for the period, in accordance with the Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim combined financial statements. In preparing these interim combined financial statements, the Board of Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim combined financial statements;
- Prepare the interim combined financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim combined financial statements so as to minimize errors and frauds.

The Board of General Directors of the Company is responsible for ensuring that accounting records are properly maintained to give a reasonable presentation of the financial position of the Company at any time, and for ensuring that the combined financial statements comply with the Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim combined financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Directors confirms that they have complied with the above requirements in preparing the interim combined financial statements.

STATEMENT OF THE BOARD OF DIRECTORS (CONTINUED)

BOARD OF DIRECTORS' STATEMENT OF RESPONSIBILITY (CONTINUED)

In the Board of Directors' opinion, the interim combined financial statements give a true and fair view of the financial position of the Company as at 30 June 2025, as well as its financial performance and its cash flows for the operating period from 01 January 2025 to 30 June 2025 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim combined financial statements.

For and on behalf of the Board of Directors,



The stamp is a red circular seal. The outer ring contains the text "M.S.D.N: 0100102830-CÔNG TY CỔ PHẦN XÂY DỰNG VÀ CHẾ BIẾN LƯƠNG THỰC VINH HÀ" and "Đ. HAI BÀ TRUNG - TP. HÀ NỘI". A blue ink signature is written across the center of the stamp.

Nguyen Van Toan
Director
Hanoi, 18 August 2025

No: 285 /VACO/BCSX.NV2

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: Shareholders, the Board of Management and the Board of Directors
Vinh Ha Food Processing and Construction Joint Stock Company

We have reviewed the accompanying interim combined financial statements of Vinh Ha Food Processing and Construction Joint Stock Company (hereinafter referred to as the "Company"), which were prepared on 18 August 2025 as set out from pages 05 to 37, which comprise the interim combined balance sheet as at 30 June 2025, the interim combined income statement, the interim combined cash flow statement for the operating period from 01 January 2025 to 30 June 2025 and the notes to the interim combined financial statements (collectively referred to as the "interim combined financial statements").

Board of Directors' Responsibility

The Board of Directors is responsible for the true and fair preparation and presentation of these interim combined financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim combined financial statements and for such internal control as the Board of Directors determines as necessary to enable the preparation of interim combined financial statements that are free from material misstatement, whether due to frauds or errors.

Auditors' Responsibility

Our responsibility is to express a conclusion about the interim combined financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagement No. 2410 - Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information involves making inquiries primarily on people who are responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially narrower 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. Therefore, we shall not express an audit opinion.

Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim combined financial statements do not give a true and fair view, in all material aspects, the financial position of the Company as at 30 June 2025, its financial performance and its cash flows for the operating period from 01 January 2025 to 30 June 2025 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the interim combined financial statements.

Emphasis of Matter

As stated in Note 13 of the Notes to the interim combined financial statements - Increases, decreases in intangible fixed assets, the Company is recognizing an intangible fixed asset in the form of land use rights located at Tan Ba Hamlet, Thai Hoa Commune, Tan Uyen District, Binh Duong Province with a land area of 22,062 m² and a land use term of 30 years under the Sale and purchase agreement for land and attached assets between the Company and Tan Uyen Company Limited on 30 August 2010 with the cost of VND 5,558,625,000. All land use rights under this agreement are mortgaged at Vietnam Export Import Commercial Joint Stock Bank (the representative mortgagee) and Asia Commercial Joint Stock Bank - Head Office. At the time of issuing this combined report, the Company has not been granted a Land Use Rights Certificate because the related counterparty has not provided sufficient documents required for the transfer registration procedure.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (CONTINUED)

Emphasis of Matter (Continued)

As disclosed in Note 35 of the Notes to the interim combined financial statements - Other Information, the Company has not received an amount of VND 59.95 billion from Dai Phuoc Trading and Service Company Limited under the Business Cooperation Contract No. 01-2016/HDHTKD-VHF-DP dated 22 December 2016 due to land-related matters, and therefore the project has not been implemented. The Company has not recorded any adjustments related to this transaction in the interim combined financial statements. Our conclusion is not modified in respect of this matter.

Other Matter

The Company's interim combined financial statements for the operating period from 01 January 2024 to 30 June 2024 and the combined financial statements for the year ended 31 December 2024 were reviewed and audited by another independent auditing company. Review Report No. 004/2024/BCTC-FACHN dated 28 August 2024 and Audit Report No. 021/2024/BCKT-FACHN dated 10 March 2025 expressed an unqualified conclusion/opinion.



Nguyễn Phương Lan

Deputy General Director

Audit Practising Registration Certificate

No. 0917-2023-156-1

For and on behalf of

VACO AUDITING COMPANY LIMITED

Hanoi, 18 August 2025

INTERIM COMBINED BALANCE SHEET

As at 30 June 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A - CURRENT ASSETS	100		350,767,142,732	321,905,238,624
I. Cash and cash equivalents	110	4	6,187,312,708	9,966,980,910
1. Cash	111		6,187,312,708	9,966,980,910
II. Short-term financial investments	120	5	173,600,000,000	176,600,000,000
1. Held-to-maturity investments	123		173,600,000,000	176,600,000,000
III. Short-term receivables	130		66,112,327,039	54,905,673,242
1. Short-term trade receivables	131	6	76,056,734,245	75,143,732,008
2. Short-term advances to suppliers	132	7	5,966,732,497	7,746,421,406
3. Other short-term receivables	136	8	18,741,278,422	6,687,937,953
4. Provision for short-term doubtful debts	137	9	(34,652,418,125)	(34,672,418,125)
IV. Inventories	140		100,938,034,223	76,464,909,574
1. Inventories	141	10	105,071,854,623	77,754,814,562
2. Provision for devaluation of inventories	149		(4,133,820,400)	(1,289,904,988)
V. Other current assets	150		3,929,468,762	3,967,674,898
1. Short-term prepayments	151	11	178,642,538	171,441,254
2. Value added tax deductibles	152		2,582,023,992	2,627,472,063
3. Taxes and amounts receivable from the State budget	153	18	1,168,802,232	1,168,761,581
B - NON-CURRENT ASSETS	200		35,086,068,874	36,588,383,456
I. Long-term receivables	210		846,661,458	866,661,458
1. Long-term advances to suppliers	212		109,239,458	129,239,458
2. Other long-term receivables	216	8	737,422,000	737,422,000
II. Fixed assets	220		2,449,122,825	2,948,189,116
1. Tangible fixed assets	221	12	2,351,473,704	2,670,419,714
- Cost	222		24,416,548,159	24,416,548,159
- Accumulated depreciation	223		(22,065,074,455)	(21,746,128,445)
2. Intangible fixed assets	227	13	97,649,121	277,769,402
- Cost	228		5,786,890,000	5,786,890,000
- Accumulated depreciation	229		(5,689,240,879)	(5,509,120,598)
III. Investment property	230	14	3,848,320,816	4,331,279,674
- Cost	231		31,169,032,576	31,169,032,576
- Accumulated depreciation	232		(27,320,711,760)	(26,837,752,902)
IV. Long-term assets in progress	240		6,512,265,424	6,512,265,424
1. Construction in progress	242	15	6,512,265,424	6,512,265,424
V. Long-term financial investments	250	5	15,141,369,600	15,141,369,600
1. Investments in joint-ventures, associates	252		15,141,369,600	15,141,369,600
VI. Other non-current assets	260		6,288,328,751	6,788,618,184
1. Long-term prepayments	261	11	6,288,328,751	6,788,618,184
TOTAL ASSETS (270 = 100 + 200)	270		385,853,211,606	358,493,622,080

The accompanying notes are an integral part of these interim combined financial statements

INTERIM COMBINED BALANCE SHEET (CONTINUED)

As at 30 June 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C - LIABILITIES	300		157,612,994,155	129,768,810,738
I. Current liabilities	310		156,546,613,840	128,313,339,513
1. Short-term trade payables	311	16	27,659,587,812	37,526,133,054
2. Short-term advances from customers	312	17	5,679,958,499	1,100,000,000
3. Taxes and amounts payable to the State budget	313	18	5,341,285,297	1,072,010,458
4. Payables to employees	314		130,064,859	51,632,228
5. Short-term accrued expenses	315		316,406,924	115,879,081
6. Short-term unearned revenue	318	19	4,973,109,911	5,545,577,633
7. Other short-term payables	319	20	4,811,295,188	394,315,850
8. Short-term loans and obligations under finance leases	320	21	107,447,565,126	82,386,481,051
9. Bonus and welfare funds	322		187,340,224	121,310,158
II. Non-current liabilities	330		1,066,380,315	1,455,471,225
1. Long-term advances from customers	332		47,380,320	47,380,320
2. Long-term unearned revenue	336	19	749,999,995	1,159,090,905
3. Other long-term payables	337	20	269,000,000	249,000,000
D - EQUITY	400		228,240,217,451	228,724,811,342
I. Owner's equity	410	22	228,240,217,451	228,724,811,342
1. Owner's contributed capital	411		215,000,000,000	215,000,000,000
- Ordinary shares carrying voting rights	411a		215,000,000,000	215,000,000,000
2. Investment and development fund	418		9,026,623,088	8,779,350,022
3. Retained earnings	421		4,213,594,363	4,945,461,320
- Retained earnings accumulated to the prior year end	421a		-	4,945,461,320
- Retained earnings/ (loss) of the current period	421b		4,213,594,363	-
TOTAL RESOURCES (440 = 300 + 400)	440		385,853,211,606	358,493,622,080

Nguyen Van Toan
 Director
 Hanoi, 18 August 2025

Bui Thi Thu Hien
 Chief Accountant

Bui Thi Thu Hien
 Preparer

INTERIM COMBINED INCOME STATEMENT
 For the period from 01 January 2025 to 30 June 2025

Unit: VND

ITEMS	Codes	Notes	Current period	Prior period
1. Revenue from goods sold and services rendered	01	24	284,715,133,876	294,196,706,514
2. Deductions	02		4,093,200,836	3,943,878,925
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		280,621,933,040	290,252,827,589
4. Cost of goods sold and services rendered	11	25	267,728,568,708	275,997,084,765
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		12,893,364,332	14,255,742,824
6. Financial income	21	26	16,959,590,459	11,009,221,266
7. Financial expenses	22	27	2,636,574,311	2,241,209,295
- In which: Interest expense	23		2,145,607,680	1,943,502,808
8. Selling expenses	25	28	11,163,093,393	9,141,229,428
9. General and administration expenses	26	29	12,082,450,165	10,892,743,539
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		3,970,836,922	2,989,781,828
11. Other income	31		250,690,606	134,050,125
12. Other expenses	32		7,933,165	17,463,980
13. Profit from other activities (40 = 31 - 32)	40		242,757,441	116,586,145
14. Accounting profit before tax (50 = 30 + 40)	50		4,213,594,363	3,106,367,973
15. Current corporate income tax expense	51	31	-	-
16. Net profit after corporate income tax (60 = 50 - 51)	60		4,213,594,363	3,106,367,973
17. Basic earnings per share	70	33	196	144

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Nguyen Van Toan
 Director
 Hanoi, 18 August 2025

Bui Thi Thu Hien
 Chief Accountant

Bui Thi Thu Hien
 Preparer

INTERIM COMBINED CASH FLOW STATEMENT
(Indirect method)
For the period from 01 January 2025 to 30 June 2025

Unit: VND

ITEMS	Codes	Current period	Prior period
I. Cash flows from operating activities			
1. Profit before tax	01	4,213,594,363	3,106,367,973
2. Adjustments for:			
- Depreciation and amortisation of fixed assets and investment properties	02	982,025,149	1,024,659,032
- Provisions	03	2,823,915,412	(94,548,844)
- Gain/loss from investing activities	05	(16,044,287,414)	(10,225,764,166)
- Interest expense	06	2,145,607,680	1,943,502,808
3. Operating profit before movements in working capital	08	(5,879,144,810)	(4,245,783,197)
- Increase, decrease in receivables	09	1,012,352,177	1,842,272,861
- Increase, decrease in inventories	10	(27,317,040,061)	(14,108,212,724)
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(1,607,154,307)	(30,369,635,370)
- Increase, decrease in prepayments	12	493,088,149	310,985,490
- Interest paid	14	(2,162,700,799)	(1,911,450,069)
- Other cash inflows	16	121,000,000	116,000,000
- Other cash outflows	17	(302,243,000)	(321,116,000)
Net cash generated by/(used in) operating activities	20	(35,641,842,651)	(48,686,939,009)
II. Cash flows from investing activities			
1. Acquisition and construction of fixed assets and other long-term assets	21	-	(584,459,821)
2. Cash outflow for lending, buying debt instruments of other entities	23	(51,500,000,000)	(48,500,000,000)
3. Cash recovered from lending, selling debt instruments of other entities	24	54,500,000,000	51,000,000,000
4. Interest earned, dividends and profits received	27	3,801,090,374	4,319,968,518
Net cash generated by/ (used in) investing activities	30	6,801,090,374	6,235,508,697
III. Cash flows from financing activities			
1. Proceeds from borrowings	33	205,244,350,664	201,902,211,551
2. Repayment of borrowings	34	(180,183,266,589)	(164,422,937,734)
Net cash generated by/(used in) financing activities	40	25,061,084,075	37,479,273,817
Net increase/(decrease) in cash (50 = 20 + 30 + 40)	50	(3,779,668,202)	(4,972,156,495)
Cash and cash equivalents at the beginning of the period	60	9,966,980,910	9,399,330,008
Cash and cash equivalents at the end of the period (70 = 50 + 60)	70	6,187,312,708	4,427,173,513



Nguyen Van Toan
Director
Hanoi, 18 August 2025

Bui Thi Thu Hien
Chief Accountant

Bui Thi Thu Hien
Preparer

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

1. GENERAL INFORMATION

Structure of ownership

Vinh Ha Food Processing and Construction Joint Stock Company was equitized from a State-owned enterprise under Decision No. 3528/QĐ-BNN-DMDN dated 16 May 2005 of the Minister of Agriculture and Rural Development. The Company was granted the first Business Registration Certificate No. 0103014682 dated 23 November 2006 issued by Hanoi Authority for Planning and Investment, and the 7th amended Business Registration Certificate No. 0100102830 dated 06 May 2022.

The Company's charter capital according to the most recent Business Registration Certificate is VND 215,000,000,000.

The number of employees as at 30 June 2025 was 118 (as at 31 December 2024: 117).

Operating industry and principal activities

The Company's operating industry includes:

- ✓ Wholesale of household electrical appliances, lamps and lighting sets; Wholesale of bamboo, rattan, logs, and processed wood;
- ✓ Wholesale of cement; Wholesale of bricks, stones, sand, and gravel; Wholesale of construction glass; Wholesale of paints and varnishes;
- ✓ Wholesale of tiles and sanitary equipment; Wholesale of hardware;
- ✓ Retail of hardware in specialized stores; Retail of paints, pigments, and varnishes in specialized stores; Retail of cement, bricks, tiles, stones, sand, gravel, and other construction materials in specialized stores; Retail of tiles, sanitary equipment in specialized stores;
- ✓ Wholesale of office machinery, equipment, and spare parts;
- ✓ Cargo handling; Road transport; Construction of civil engineering works and other infrastructure such as waterways, ports and river structures, tourist ports, sluice gates, dams, and dikes;
- ✓ Completion of construction works; Installation of water supply and drainage systems, heating and air-conditioning systems; Other specialized construction activities such as waterproofing for civil and industrial works;
- ✓ Processing of agricultural products, foodstuffs, and food; Wholesale and retail trading of food, agricultural products, and agricultural materials (excluding pesticides and veterinary drugs), and general trading;
- ✓ Manufacture of beverages; Wholesale and retail agency of gas and fuels; Trading and manufacturing of food packaging; Real estate business (excluding land price appraisal services);
- ✓ Wholesale, retail, and agency of steel, steel pipes, and non-ferrous metal pipes;
- ✓ Direct import and export of food and foodstuffs; Construction of civil works and industrial project components; Manufacture of construction materials; Aquaculture;
- ✓ Vocational training services for technical workers and job placement services; Food and restaurant services;
- ✓ Lease of real estate, houses, and warehouses; Road and waterway transportation business and agency services.

The Company's main activities are:

- ✓ Processing of agricultural products, foodstuffs, and food; Wholesale and retail trading of food, agricultural products, and agricultural materials (excluding pesticides and veterinary drugs), and general trading;
- ✓ Lease of real estate, houses, and warehouses.

Normal production and business cycle

The normal production and business cycle of the Company is carried out for a period of 12 months or less.

Declaration on comparability of information in the interim combined financial statements

The information in the Company's interim combined financial statements is comparable.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

1. GENERAL INFORMATION (CONTINUED)

Company's structure

At the end of the period, the Company has the following affiliated and dependent accounting units:

No	Name of the unit	Address
1	Import and Export Enterprise 1	Group 1, Ba Dinh Quarter, Tan Dong Hiep Ward, Ho Chi Minh City
2	Products and Catering Services Introductory Center Vinh Ha	No. 9A, Vinh Tuy Street, Vinh Tuy Ward, Hanoi
3	Agriculture and Food Processing Enterprise Vinh Tuy	No. 9A, Vinh Tuy Street, Vinh Tuy Ward, Hanoi
4	Construction Enterprise 2	No. 9A, Vinh Tuy Street, Vinh Tuy Ward, Hanoi
5	Center for Food Business Gia Lam	No. 1, Alley 100, Sai Dong Street, Phuc Loi Ward, Hanoi
6	Center for Food Business Thanh Tri	No. 2, Nguyen Bo Street, Thanh Tri Commune, Hanoi

At the end of the period, the Company had the following joint ventures:

Unit	Head office	Ownership rate	Proportion of voting rights held	Activities
FTC- TungShing Company Limited	Hanoi	30%	30%	Office rental business organization, office services.

2. ACCOUNTING PERIOD, APPLIED ACCOUNTING STANDARDS AND REGIME

Accounting period

The Company's financial year begins on 01 January and ends on 31 December of the calendar year.

The interim combined financial statements for this period is prepared for the period from 01 January 2025 to 30 June 2025.

Applied accounting regime

The Company applied Vietnamese Accounting Standards, accounting regime for enterprises issued under Circular No. 53/2016/TT-BTC dated 21 March 2016, Circular No. 200/2014/TT-BTC dated 22 December 2014, and circulars guiding the implementation of Accounting standards of the Ministry of Finance for the preparation and presentation of interim combined financial statements.

Declaration of compliance with accounting standards and accounting regime

The Board of Directors ensures to comply with the requirements of the Vietnamese Accounting Standards, accounting regime for enterprises issued under Circular No. 53/2016/TT-BTC dated 21 March 2016, Circular No. 200/2014/TT-BTC dated 22 December 2014, as well as circulars guiding the implementation of accounting standards of the Ministry of Finance for the preparation and presentation of interim combined financial statements.

The accompanying interim combined financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Accounting convention

The interim combined financial statements are prepared on an accrual basis (except for information relating to cash flows).

The accompanying interim combined financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim combined financial statements.

Estimates

The preparation of interim combined financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim combined financial statements requires the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the interim combined financial statements and the reported amounts of revenues and expenses during the operating period. Although these accounting estimates are based on the Board of Directors' best knowledge, actual results may differ from those estimates.

Evaluation and recognition at fair value

The Law on Accounting has come into effect since 01 January 2017, which includes regulations on evaluation and recognition at fair value. However, there is no specific guidance for this issue. Accordingly, the Board of Directors has considered applying as follows:

- a) *Financial instruments are recognized and revaluated at fair value based on historical cost less provisions (if any) in accordance with current regulations;*
- b) *Monetary items denominated in foreign currencies are revalued at the actual transaction exchange rates;*
- c) *Investment properties whose fair values can be determined are presented in detail in Note 14;*
- d) *For assets and liabilities (except item a, b, and c as mentioned above), the Company does not have any basis to determine the reliable value; therefore, the Company records at historical cost.*

Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash and cash equivalents, trade and other receivables, deposits and financial investments.

Financial liabilities: At the date of initial recognition, financial liabilities are recognised at cost less transaction costs that are directly attributable to the issuance of the financial liabilities. Financial liabilities of the Company comprise trade and other payables, accrued expenses, obligations under finance leases, borrowings.

Subsequent measurement after initial recognition

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

Cash

Cash includes cash on hand and demand deposits.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investment

Held-to-maturity investments

Held-to-maturity investments are term deposits at banks that the Company intends and is able to hold until maturity.

Held-to-maturity investments are recognised from the purchase date and initially measured at purchase price plus transaction costs related to the acquisition of such investments. Interest income from held-to-maturity investments after the purchase date is recognised in the interim combined income statement on an accrual basis. Interest received in advance prior to the Company's holding is deducted from the purchase price at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Investments in joint ventures and associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Interests in associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the interim combined income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Provision for loss of investments in associates is made when the associates are incurred the loss as equal as the difference between the actual contributed capital of parties in subsidiaries, joint ventures, and associates and the actual equity multiplied by the percentage of capital contribution between controlling company and its parties.

Increases or decreases in provision for loss of investments in associates should be quoted at the balance sheet date and recognized in financial expenses.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realizable value. The cost of inventories comprises direct materials, direct labour, and manufacturing overheads, if any, incurred to bring the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories (Continued)

The evaluation of necessary provision for inventory obsolescence follows prevailing accounting regulations, which allow provisions to be made for obsolete, damaged, or sub-standard inventories which have a book value higher than net realizable value as at the balance sheet date.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	Estimated useful lives (Years)
Buildings and structures	10 - 30
Machinery and equipment	03 - 08
Motor vehicles and transmission	06 - 10
Management equipment	03
Other tangible fixed assets	04 - 06

Intangible fixed assets and amortiation

Land use rights

Intangible fixed assets represent the value of land use rights and are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method over the lease term of the land.

Other intangible fixed assets are accounting software, initially recognised at purchase price and amortised using the straight-line method over the estimated useful life.

Investment properties

Investment properties are warehouses and factories held by the Company to earn rental income and are stated at cost less accumulated depreciation. The cost of purchased investment properties comprises the purchase price and directly attributable costs such as legal advisory service fees, registration fees, and other related transaction costs. The cost of self-constructed investment properties is the settled value of the construction or other directly attributable costs of the investment properties.

Investment properties are depreciated on a straight-line basis over their estimated useful lives, as follows:

	Estimated useful lives (Years)
Buildings and structures	10 - 25
Warehouses	07 - 20

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Construction in progress

Properties in the course of construction for production, rental and administrative purposes or for other purposes are carried at cost. The cost includes any costs that are necessary to form the asset including construction cost, equipment cost, other directly attributable costs in accordance with the Company's accounting policy. Such costs will be included in the estimated costs of the fixed assets (if the final settlement has not yet been approved) when they are put into use.

Long-term prepayments

Prepayments are expenses which have already been paid but related to results of operations of multiple accounting periods, including:

Business cooperation expenses at 231 Cau Giay: Including project construction costs at 231 Cau Giay, which are allocated using the straight-line method from 2009 over an estimated period of 50 years.

Tools and supplies: Tools and supplies already put into use are allocated to expenses using the straight-line method with an allocation period not exceeding 36 months.

Renovation and repair expenses of assets: Are costs used to repair and improve fixed assets to restore the function of fixed assets, not to increase productivity or function of assets, allocated to expenses using the straight-line method with an allocation period not exceeding 36 months.

Other expenses: Other expenses include painting costs, freight, service fees,... the Company plans to allocate using the straight-line method for no more than 36 months.

Payables and accrued expenses

Payables and accrued expenses are recognized for future amounts payable related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of payables into trade payables, accrued expenses, and other payables are made on the following principles:

- Trade payables reflect payables arising from purchases of goods, services, assets and sellers are independent units to the Company, including accounts payable upon importation through consignee.
- Accrued expenses reflect amounts payable for goods or services received from the seller or provided to the buyer but not be paid due to lack of invoices or incomplete accounting records and documents, payments to employees for leave and prepaid production and business expenses.
- Other payables reflect non-trade payables and does not relate to the purchase, sale or supply of goods or services.

Revenue from the sale of goods

Revenue from the sale of goods is recognized when all of the following five (5) conditions are met:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the product or goods;
- (b) The Company no longer retains control over the goods as if it were the owner, nor does it have management rights over the goods;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Service revenue

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. In case a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the interim combined balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the interim combined balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the service transaction can be reliably measured.

Interest income from deposits is recognized on an accrual basis, based on the balance of the deposit accounts and the applicable interest rate.

Interest income from investments is recognised when the Company is entitled to receive such interest.

Construction contracts

When the outcome of a construction contract can be estimated reliably, contract revenue and contract costs associated with the contract are recognised by reference to the stage of completion at the balance sheet date. The stage of completion is determined based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs, except where such costs are not representative of the stage of completion. These costs may include variations, claims and incentive payments under the contract terms agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, revenue is recognised to the extent of contract costs incurred that it is probable of recovery.

Borrowing costs

Other borrowing costs are recognised in the interim combined income statement when incurred.

Taxation

Corporate income tax represents the total value of tax currently payable and deferred tax.

The tax currently payable is calculated based on taxable income for the year. Taxable income differs from the net profit presented in the interim combined income statement as taxable income does not include income or expenses that are taxable or deductible in other periods (including loss carried forward, if any) and it also excludes items that are not taxable or deductible.

Deferred tax is calculated on the differences between the book value of assets based on the combined balance sheet method. Deferred tax liabilities must be recognized for all temporary differences, while deferred tax assets are only recognized when it is probable that there will be sufficient future taxable income to offset the temporary differences.

Deferred tax is determined using the tax rate expected to apply in the year when the assets are recovered or the liabilities are settled. Deferred tax is recognized in the interim combined income statement, and is only recorded in equity if it relates to items that are directly credited to equity.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation (Continued)

Deferred tax assets and deferred tax liabilities are offset when the company has a legal right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relating to income taxes levied by the same taxation authority and the Company intends to settle on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

As at 30 June 2025, the Company had an accumulated loss (not yet finalized for tax purposes) of VND 24,060,521,226 which could be used to offset against profits in the future (not exceeding 5 years incurred losses). However, the Company has not recognized the deferred tax for these assessable losses due to the uncertainty about the future profit stream.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Related Parties

Parties are considered to be related parties if one party has the ability to control or has significant influence over the other party in making financial and operational decisions. Parties are also considered to be related parties when they bare the same control or significant influence.

When considering the relationship of related parties, it is more focused on the nature of the relationship than the legal form.

List of the Company's related parties:

Related parties	Relationship
Vietnam Northern Food Corporation	Parent company
Ha Bac Food Joint Stock Company	Same Parent company
Son La Food Joint Stock Company	Same Parent company
HTB Construction Co., Ltd	Major shareholder
Board of Management, Board of Directors, Board of Supervisors, Chief Accountant	Key leaders

4. CASH

	Closing balance	Opening balance
	VND	VND
Cash on hand	685,499,128	584,230,980
Demand deposits	5,501,813,580	9,382,749,930
Total	6,187,312,708	9,966,980,910

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***5. FINANCIAL INVESTMENTS**

	Closing balance		Opening balance	
	Cost	Carrying amount	Cost	Carrying amount
	VND	VND	VND	VND
a) Held-to-maturity investments	173,600,000,000	173,600,000,000	176,600,000,000	176,600,000,000
- Term deposit:	173,600,000,000	173,600,000,000	176,600,000,000	176,600,000,000
Lien Viet Post Joint Stock Commercial Bank - Dong Do Branch	51,100,000,000	51,100,000,000	48,600,000,000	48,600,000,000
Military Commercial Joint Stock Bank - Thang Long Branch	22,000,000,000	22,000,000,000	22,000,000,000	22,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch	43,000,000,000	43,000,000,000	40,500,000,000	40,500,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Trang Tien Branch	9,500,000,000	9,500,000,000	18,500,000,000	18,500,000,000
Vietnam Bank for Agriculture and Rural Development - Hanoi Branch	40,000,000,000	40,000,000,000	40,000,000,000	40,000,000,000
Vietnam Bank for Agriculture and Rural Development - Ha Thanh Branch	5,000,000,000	5,000,000,000	5,000,000,000	5,000,000,000
Vietnam Thuong Tin Commercial Joint Stock Bank - Lo Duc Branch	3,000,000,000	3,000,000,000	2,000,000,000	2,000,000,000

Note:

- (i) Deposits at commercial banks with an original term exceeding 3 months and with a remaining term not exceeding 12 months from the reporting date, bearing interest rates ranging from 4.31% to 5.54% per annum.

The term deposit at Vietnam Bank for Agriculture and Rural Development - Hanoi Branch is used as collateral for the loan disclosed in Note 21.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***5. FINANCIAL INVESTMENT (CONTINUED)**

	Closing balance		Fair value	Opening balance		Fair value
	Cost	Provision		Cost	Provision	
	VND	VND	VND	VND	VND	VND
b) Investments in joint-ventures	15,141,369,600	-	(i)	15,141,369,600	-	(i)
FTC - Tungshing Co., Ltd	15,141,369,600	-	-	15,141,369,600	-	-

Note:*Details of investments in joint ventures as at 30 June 2025 are as follows:*

According to the joint venture contract dated 5 March 1994 and the joint venture contract dated 16 June 2008 signed between the Company and Tungshing Development INC, the two parties agreed to establish FTC - Tungshing Co., Ltd for the purpose of constructing an office building for lease and providing office services on an area of over 2,448 m2 at No. 2 - 4 Ngo Quyen, Hoan Kiem Ward, Hanoi. Details are as follows:

- The Company contributed USD 1,370,880 with a capital contribution ratio of 30% equal to the value of land use rights for an area of 2,448 m2 (located at No. 2 - 4 Ngo Quyen, Hoan Kiem Ward, Hanoi) for 45 years and 5 months. Tungshing Development INC contributed USD 3,198,720 with a capital contribution ratio of 70% in cash;
- FTC - Tungshing Co., Ltd may pay all or part of the Company's profits to the Parties every six months after paying all taxes, fees and debts, and allocate a portion of the profits to funds in accordance with the provisions of law. According to the joint venture contract, the profits of the joint venture will be decided by the Members' Council and paid to the Company at the following rates: From year 01 to year 10 is 30%; From year 11 to year 20 is 35%; From year 21 to year 30 is 40%; From year 31 to the expiration of the license is 45%.
- Upon the expiration of the Project term as stated in the Investment Certificate, all fixed assets of FTC - Tungshing Co., Ltd will be transferred to the Company and the Company shall not be required to make any further payment to Tungshing Development INC.

(i) Determination of fair value of long-term financial investments:

As the prevailing regulations do not provide specific guidance on the determination of fair value of financial investments, the figures presented under the fair value item are calculated as follows:

- For investments in unlisted joint ventures: The fair value of these investments cannot be determined due to the unavailability of sufficient information to assess their fair value.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

6. SHORT-TERM TRADE RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Duc Loi Agriculture Products Trading Joint Stock Company	20,421,354,200	20,421,354,200
Anico International Investment Company	13,378,618,000	12,271,192,000
Viet Duc International Company Limited	7,053,116,000	5,886,000,000
Hieu Nam Company Limited	6,365,889,175	5,093,572,380
Tan Thanh Development Joint Stock Company	5,170,284,533	5,170,284,533
Minh An Private Enterprise	3,537,595,843	3,537,595,843
Cavico Cau Ham Joint Stock Company	1,754,014,091	1,754,014,091
Ha Thi Trading Development Company Limited	2,696,641,600	
Others	15,679,220,803	21,009,718,961
Total	76,056,734,245	75,143,732,008

7. SHORT-TERM ADVANCES TO SUPPLIERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Hoang Anh Electric Equipment And Trading Joint Stock Company	1,497,574,500	-
Mills Bros. International, INC	684,994,283	-
International Feed Corporation	689,074,600	-
Sao Mai Audio Joint Stock Company	562,391,940	-
Le Gia Trading And Contruction Services Company Limited	443,141,780	-
Kimberly Clark Viet Nam Co., Ltd	-	3,044,237,832
Prairie Creek Grain Company	-	2,687,139,784
Enerfo Pte. Ltd	-	1,025,748,360
Others	2,089,555,394	989,295,430
Total	5,966,732,497	7,746,421,406

8. OTHER RECEIVABLES

	<u>Closing balance</u>		<u>Opening balance</u>	
	<u>Cost</u>	<u>Provision</u>	<u>Cost</u>	<u>Provision</u>
	VND	VND	VND	VND
a) Short - term	18,741,278,422	-	6,687,937,953	-
- Advances	153,100,000	-	-	-
- Deposits and collaterals	3,265,600,000	-	3,754,800,000	-
- Provisional tax payment for asset purchase in Binh Duong	880,952,382	-	880,952,382	-
- Branch of Kimberly - Clark Vietnam Co., Ltd.	1,654,119,695	-	1,461,566,107	-
- Interest on deposits (i)	685,060,274	-	533,860,275	-
- Profit sharing	11,982,398,555	-	-	-
- Others	120,047,516	-	56,759,189	-
b) Long - term	737,422,000	-	737,422,000	-
- Advances (ii)	737,422,000	-	737,422,000	-

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

8. OTHER RECEIVABLES (CONTINUED)

Note:

- (i) Represents the 2024 profit paid by FTC - Tungshing Co., Ltd to the Company under the joint venture contract dated 5 March 1994 and the joint venture contract dated 16 June 2008 (see Note 5).
- (ii) This is an advance to Mrs. Nguyen Kim Thanh (who took over the debt from Mr. Nguyen Van Toan) to carry out procedures related to the project implementation as disclosed in Note 15.

9. BAD DEBTS

	Closing balance			Opening balance		
	Cost	Provision	Overdue time	Cost	Provision	Overdue time
	VND	VND	Year	VND	VND	Year
Duc Loi Agriculture Products Trading Joint Stock Company	20,421,354,200	-	Over 3 years	20,421,354,200	-	Over 3 years
Tan Thanh Development Joint Stock Company	5,170,284,533	-	Over 3 years	5,170,284,533	-	Over 3 years
Minh An Private Enterprise	3,537,595,843	-	Over 3 years	3,537,595,843	-	Over 3 years
Copper Green Ha Noi Joint Stock Company	1,979,930,000	-	Over 3 years	1,979,930,000	-	Over 3 years
Phuc Thinh Company Limited	1,680,000,000	-	Over 3 years	1,680,000,000	-	Over 3 years
Cavico Cau Ham Joint Stock Company	1,754,014,091	-	Over 3 years	1,754,014,091	-	Over 3 years
Thao Yen Company Limited	109,239,458	-	Over 3 years	129,239,458	-	Over 3 years
Total	34,652,418,125	-	-	34,672,418,125	-	-

10. INVENTORIES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Goods in transit	8,833,814,388	-	24,628,018,719	-
Work in progress	515,473,086	-	1,719,687,696	-
Merchandise	95,722,567,149	(4,133,820,400)	51,407,108,147	(1,289,904,988)
Total	105,071,854,623	(4,133,820,400)	77,754,814,562	(1,289,904,988)

During the period, the Company reversed the provision for decline in value of inventories as at 31 December 2024 for goods sold in the first six months of 2025 amounting to VND 1,289,904,988. At the same time, the Company made a provision for decline in value of inventories for goods with reduced value amounting to VND 4,133,820,400.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

11. PREPAYMENTS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a) Short-term	178,642,538	171,441,254
Tools and supplies awaiting allocation	117,649,680	140,737,169
Others	60,992,858	30,704,085
b) Long-term	6,288,328,751	6,788,618,184
Tools and supplies awaiting allocation	1,043,546,582	1,190,734,893
Business cooperation expenses at 231 Cau Giay (i)	2,862,778,762	2,905,506,804
Renovation and repair expenses of long-term assets	2,099,555,308	2,557,678,504
Others	282,448,099	134,697,983

Note:

- (i) Business cooperation expenses at 231 Cau Giay include expenses incurred in the process of converting land use purposes to sign a business cooperation contract with Dai Phuoc Trading and Service Company Limited.
- (ii) According to the contract, the cooperation period with Dai Phuoc Trading and Service Company Limited is 42 years from 1 December 2016 (previously, the Company cooperated with A.C.B Real Estate Joint Stock Company for a period of 50 years from the date of receiving the land plot handover and being granted an investment license and construction license). For details on business cooperation information, see Note 35.

The Company allocates costs over the duration of the partnership.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***12. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS**

	Buildings, structures	Machinery, equipment	Motor vehicles, transmission	Management equipment	Other tangible fixed assets	Total
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	13,807,499,189	1,065,169,029	9,032,814,553	45,636,364	465,429,024	24,416,548,159
Closing balance	13,807,499,189	1,065,169,029	9,032,814,553	45,636,364	465,429,024	24,416,548,159
ACCUMULATED DEPRECIATION						
Opening balance	13,250,510,017	976,731,711	7,201,926,988	44,006,502	272,953,227	21,746,128,445
Charges for the period	104,825,733	8,857,140	190,657,381	1,629,862	12,975,894	318,946,010
Closing balance	13,355,335,750	985,588,851	7,392,584,369	45,636,364	285,929,121	22,065,074,455
NET BOOK VALUE						
Opening balance	556,989,172	88,437,318	1,830,887,565	1,629,862	192,475,797	2,670,419,714
Closing balance	452,163,439	79,580,178	1,640,230,184	-	179,499,903	2,351,473,704

The cost of tangible fixed assets which have been fully depreciated but are still in use as at 30 June 2025 is VND 14,612,690,646 (as at 31 December 2024: VND 13,644,439,255).

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

13. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
COST			
Opening balance	5,686,890,000	100,000,000	5,786,890,000
Closing balance	5,686,890,000	100,000,000	5,786,890,000
ACCUMULATED AMORTISATION			
Opening balance	5,409,120,598	100,000,000	5,509,120,598
Charges for the period	180,120,281	-	180,120,281
Closing balance	5,589,240,879	100,000,000	5,689,240,879
NET BOOK VALUE			
Opening balance	277,769,402	-	277,769,402
Closing balance	97,649,121	-	97,649,121

The cost of intangible fixed assets which have been fully amortised but are still in use as at 30 June 2025 is VND 100,000,000 (as at 31 December 2024: VND 100,000,000).

The Company is recording intangible fixed assets as land use rights at Tan Ba Hamlet, Thai Hoa Commune, Tan Uyen District, Binh Duong Province with a land use area of 22,062 m², land use term of 30 years according to the Sale and purchase agreement for land and attached assets signed between the Company and Tan Uyen Company Limited on 30 August 2010 with the cost of VND 5,558,625,000. All land use rights under this agreement are mortgaged at Vietnam Export Import Commercial Joint Stock Bank (the representative mortgagee) and Asia Commercial Joint Stock Bank - Head Office. At the time of issuing this combined report, the Company has not been granted a Land Use Rights Certificate because the related counterparty has not provided sufficient documents required for the transfer registration procedure.

14. INCREASE, DECREASE IN INVESTMENT PROPERTIES

	Warehouses	Buildings, structures	Total
	VND	VND	VND
COST			
Opening balance	27,095,692,802	4,073,339,774	31,169,032,576
Closing balance	27,095,692,802	4,073,339,774	31,169,032,576
ACCUMULATED DEPRECIATION			
Opening balance	23,423,558,004	3,414,194,898	26,837,752,902
Charges for the period	393,146,444	89,812,414	482,958,858
Closing balance	23,816,704,448	3,504,007,312	27,320,711,760
NET BOOK VALUE			
Opening balance	3,672,134,798	659,144,876	4,331,279,674
Closing balance	3,278,988,354	569,332,462	3,848,320,816

According to Vietnamese Accounting Standard No. 05 - *Investment properties*, the fair value of investment properties as at 30 June 2025 should be disclosed. However, the Company has not been able to obtain appropriate comparable property information and, therefore, has not determined this fair value; accordingly, the fair value of investment properties as at 30 June 2025 has not been disclosed. Currently, the Company is still seeking a suitable independent consulting firm to appraise the fair value of the investment properties.

The cost of investment properties which have been fully depreciated but are still in use as at 30 June 2025 is VND 11,815,039,906 (as at 31 December 2024: VND 11,815,039,906).

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

15. CONSTRUCTION IN PROGRESS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Construction project at 9A Vinh Tuy + 780 Minh Khai	4,825,661,186	4,825,661,186
Construction project at No. 10, Van Dien Town	1,686,604,238	1,686,604,238
Total	6,512,265,424	6,512,265,424

According to Decision No. 3621/QĐ-UBND dated 1 July 2025 of the Hanoi People's Committee on approving the updated list of housing and urban area construction investment projects in the City's housing development plans for the period 2021-2025, two projects of the Company have been included in this list. Currently, the Company is waiting for the competent authorities to review and decide on project implementation.

16. SHORT-TERM TRADE PAYABLES

	<u>Closing balance</u>		<u>Opening balance</u>	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
<i>a) Short-term payables to others</i>	27,593,587,812	27,593,587,812	37,526,133,054	37,526,133,054
Cao Phu Thinh Company Limited	8,729,490,800	8,729,490,800	-	-
Meraki Commodities Inc	4,768,695,083	4,768,695,083	-	-
International Feed Corporation	2,514,196,467	2,514,196,467	-	-
Vietnam Export Import Commercial Joint - Stock Bank	3,250,000,000	3,250,000,000	3,250,000,000	3,250,000,000
Branch of Kimberly - Clark Vietnam Ltd in Hanoi	2,641,376,150	2,641,376,150	2,275,650,254	2,275,650,254
Coca-Cola Vietnam Beverage Company Limited	724,616,555	724,616,555	-	-
ENERFO PTE. Ltd	-	-	7,149,340,082	7,149,340,082
Prairie Creek Grain Company	-	-	6,234,327,350	6,234,327,350
Others	4,965,212,757	4,965,212,757	18,616,815,368	18,616,815,368
<i>b) Short-term trade payables to related party</i>	66,000,000	66,000,000	-	-
Son La Vinafood 1 Joint Stock Company	66,000,000	66,000,000	-	-

17. SHORT-TERM ADVANCES FROM CUSTOMERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Tin Phu Production, Trade, Service and Export Company Limited	5,300,000,000	-
Others	379,958,499	1,100,000,000
Total	5,679,958,499	1,100,000,000

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

18. TAXES AND AMOUNTS RECEIVABLE FROM/PAYABLE TO THE STATE BUDGET

	Opening balance	Payable/Receivable during the period	Paid/Received during the period	Closing balance
	VND	VND	VND	VND
a) Payables				
Value added tax	900,814,168	557,115,228	1,277,488,703	180,440,693
Personal income tax	171,196,290	296,783,974	452,616,370	15,363,894
Real estate tax, land rent and non-agricultural land use tax	-	7,384,208,810	2,238,728,100	5,145,480,710
Others	-	10,902,286	10,902,286	-
Total	1,072,010,458	8,249,010,298	3,979,735,459	5,341,285,297
b) Receivables				
Corporate income tax	1,166,151,759	-	-	1,166,151,759
Personal income tax	2,609,822	40,651	-	2,650,473
Total	1,168,761,581	40,651	-	1,168,802,232

19. UNEARNED REVENUE

	Closing balance	Opening balance
	VND	VND
a) Short-term	4,973,109,911	5,545,577,633
Unearned revenue from warehouse leasing	1,450,413,635	1,642,320,455
Unearned revenue from interest on term deposits (i)	3,341,608,011	3,232,009,525
Revenue from business cooperation contracts (ii)	181,088,265	671,247,653
b) Long-term	749,999,995	1,159,090,905
Unearned revenue from warehouse leasing	749,999,995	1,159,090,905

Note:

- (i) Represents interest received in advance from fixed-term bank deposit contracts.
- (ii) Represents the advance payment of cooperation profits of Dai Phuoc Trading and Service Company Limited to the Company (see Note 35).

20. OTHER PAYABLES

	Closing balance	Opening balance
	VND	VND
a) Short-term	4,811,295,188	394,315,850
Deposits received	214,480,000	370,380,000
Dividends payable (i)	4,450,915,188	-
Others	145,900,000	23,935,850
b) Long-term	269,000,000	249,000,000
Deposits received	269,000,000	249,000,000

Note:

- (i) Dividends payable to shareholders in accordance with Resolution of the 2025 Annual General Meeting of Shareholders No. 01/NQ-DHDCD19/VHF dated 16 April 2025.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***21. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES**

	Closing balance		Arising during the period		Opening balance	
	Value	Amount able to be paid off	Increase	Decrease	Value	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Short-term loans	107,447,565,126	107,447,565,126	180,183,266,589	205,244,350,664	82,386,481,051	82,386,481,051
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch (i)	45,048,828,124	45,048,828,124	141,212,842,476	118,536,623,569	67,725,047,031	67,725,047,031
Joint Stock Commercial Bank for Investment and Development of Vietnam - Trang Tien Branch (ii)	9,763,185,584	9,763,185,584	4,227,729,200	13,990,914,784	-	-
Vietnam Bank for Agriculture and Rural Development - Hanoi Branch (iii)	46,435,551,418	46,435,551,418	32,242,694,913	64,016,812,311	14,661,434,020	14,661,434,020
Personal loans (iv)	6,200,000,000	6,200,000,000	2,500,000,000	8,700,000,000	-	-

Note:

(i) Credit line agreement No. 03/2024/6022503/HDTD dated 21 August 2024 between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch, with a granted credit limit of VND 90 billion, valid from the signing date of the credit line agreement until 15 August 2025. The purpose is to supplement working capital, provide guarantees, and issue L/Cs. The loan term/guarantee term/L/C term, interest rate, and fees are determined under each specific credit agreement, specific guarantee issuance agreement, or issued L/C. The loan has no collateral.

Overdraft facility agreement No. 01/2024/6022503/HDTD dated 15 July 2024 between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch, with an overdraft limit of VND 22 billion, valid from the signing date of the overdraft facility agreement until 2 July 2025. The purpose is to temporarily supplement short-term capital shortages in production and business activities and must not be used for capital needs prohibited under the overdraft facility agreement. The in-term interest rate is 4.5%/year (applicable until 15 August 2024) and is thereafter adjusted monthly according to the Bank's notification. The loan is secured by term deposit contract No. 06/2024/6022503/HDTG valued at VND 24 billion dated 2 July 2024.

(ii) Credit line agreement No. 01/2024/6022503/HDTD dated 31 October 2024 between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - Trang Tien Branch, with a granted credit limit of VND 40 billion, valid from the signing date of the credit line agreement until 15 August 2025. The purpose is to supplement working capital (including short-term loans, issuance of guarantees, and opening of L/Cs) to serve the Company's business activities. The loan term/guarantee term/L/C term, interest rate, and fees are determined under each specific credit agreement, specific guarantee issuance agreement, or issued L/C. The loan has no collateral.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

21. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

Note (Continued):

- (iii) Credit agreement No. 1500LAV202402951 dated 10 December 2024 between the Company and Vietnam Bank for Agriculture and Rural Development - Hanoi Branch, with a granted credit limit of VND 56 billion, valid for 12 months from the signing date of the credit agreement. The purpose is to supplement working capital for the Company's 2024-2025 business plan. The loan term is determined under each specific debt acknowledgment note, with the interest rate specified in each note. The loan is secured by term deposit contract No. 01/2021/HDTG/NHN0-LTVH valued at VND 40 billion dated 2 February 2021.
- (iv) Personal loans to supplement working capital with an interest rate of 4% per annum, a term of 2-3 months, and without collateral.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***22. OWNER'S EQUITY****a) Movement in owner's equity**

	Owner's contributed capital	Investment and development fund	Retained earnings	Total
	VND	VND	VND	VND
Opening balance of prior year	215,000,000,000	8,367,715,643	8,232,687,584	231,600,403,227
Profit during the year	-	-	4,945,461,320	4,945,461,320
Profit distribution	-	411,634,379	(8,232,687,584)	(7,821,053,205)
Opening balance of current period	215,000,000,000	8,779,350,022	4,945,461,320	228,724,811,342
Profit for the period	-	-	4,213,594,363	4,213,594,363
Profit distribution (i)	-	247,273,066	(4,945,461,320)	(4,698,188,254)
Closing balance of current period	215,000,000,000	9,026,623,088	4,213,594,363	228,240,217,451

Note:

(i) The Resolution of the 2025 Annual General Meeting of Shareholders No. 01/NQ-DHDCD19/VHF dated 16 April 2025 on profit distribution is as follows:

- Investment and development fund: VND 247,273,066
- Bonus and welfare fund: VND 247,273,066
- Dividend distribution to shareholders: VND 4,450,915,188

b) Details of owners' equity capital

	Closing balance		Opening balance	
	Amount (VND)	Rate (%)	Amount (VND)	Rate (%)
Vietnam Northern Food Corporation	109,650,000,000	51.00%	109,650,000,000	51.00%
HTB Construction Company Limited	51,520,000,000	23.96%	51,520,000,000	23.96%
Mrs. Thai Thi My Sang	41,999,000,000	19.53%	41,999,000,000	19.53%
Others	11,831,000,000	5.51%	11,831,000,000	5.51%
Total	215,000,000,000	100.01%	215,000,000,000	100.01%

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

	Current period	Prior period
	VND	VND
- Contributed capital at the beginning of the period	215,000,000,000	215,000,000,000
- Increase in capital during the period	-	-
- Contributed capital at the end of the period	215,000,000,000	215,000,000,000

d) Shares

	Closing balance	Opening balance
	Share	Share
Number of shares registered to issue	21,500,000	21,500,000
Number of shares sold to the public	21,500,000	21,500,000
- Common shares	21,500,000	21,500,000
Number of shares in circulation	21,500,000	21,500,000
- Common shares	21,500,000	21,500,000
Face value per share (VND)	10,000	10,000

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***23. OFF-COMBINED BALANCE SHEET ITEMS**

<i>Foreign currencies</i>	<u>Closing balance</u>	<u>Opening balance</u>
USD	5,743.75	6,719.48

24. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	<u>Current period</u>	<u>Prior period</u>
	VND	VND
Revenue from goods sold	249,999,284,053	273,126,977,578
Revenue from services rendered	18,166,817,709	17,552,643,751
Revenue from construction contracts	16,549,032,114	3,517,085,185
Total	284,715,133,876	294,196,706,514
Deductions	4,093,200,836	3,943,878,925
<i>In which:</i>		
- Trade discounts	4,093,200,836	3,943,878,925
Net revenue	280,621,933,040	290,252,827,589

25. COST OF GOODS SOLD AND SERVICES RENDERED

	<u>Current period</u>	<u>Prior period</u>
	VND	VND
Cost of goods sold	239,239,113,028	261,802,252,347
Cost of services rendered	9,486,240,079	10,839,080,313
Cost of construction contracts	16,159,300,189	3,400,300,949
Provision/(reversal of provision) for devaluation of inventories	2,843,915,412	(44,548,844)
Total	267,728,568,708	275,997,084,765

26. FINANCIAL INCOME

	<u>Current period</u>	<u>Prior period</u>
	VND	VND
Interest income	4,061,888,859	4,725,764,166
Profit from investing activities	11,982,398,555	5,500,000,000
Foreign exchange	526,596,883	269,226,943
Other financial income	388,706,162	514,230,157
Total	16,959,590,459	11,009,221,266

27. FINANCIAL EXPENSES

	<u>Current period</u>	<u>Prior period</u>
	VND	VND
Interest expenses	2,145,607,680	1,943,502,808
Foreign exchange loss	490,966,631	297,706,487
Total	2,636,574,311	2,241,209,295

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***28. SELLING EXPENSES**

	Current period	Prior period
	VND	VND
Employees	4,618,336,714	3,786,304,255
Depreciation and amortisation	127,308,708	112,204,979
Out-sourced services	3,592,840,933	3,549,363,329
Other monetary expenses	2,824,607,038	1,693,356,865
Total	11,163,093,393	9,141,229,428

29. GENERAL AND ADMINISTRATION EXPENSES

	Current period	Prior period
	VND	VND
Employees	6,181,088,852	5,308,313,012
Tools, supplies, and materials	542,797,789	804,578,713
Depreciation and amortisation	153,738,198	218,441,928
Taxes, charges and fees	189,953,947	220,556,743
(Reversal of) provision	(20,000,000)	(50,000,000)
Out-sourced services	1,808,837,527	1,079,690,887
Other monetary expenses	3,226,033,852	3,311,162,256
Total	12,082,450,165	10,892,743,539

30. PRODUCTION COST BY NATURE

	Current period	Prior period
	VND	VND
Employees	10,799,425,566	9,211,002,489
Tools, supplies, and materials	17,181,760,941	1,244,804,358
Depreciation and amortisation	982,025,149	1,024,659,032
Out-sourced services	10,169,190,265	8,127,653,176
Other monetary expenses	13,634,026,011	14,661,470,116
Provision expenses	(20,000,000)	-
Total	52,746,427,932	34,269,589,171

31. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period	Prior period
	VND	VND
Profit before tax	4,213,594,363	3,106,367,973
Adjustment for taxable income	(11,797,005,390)	(5,500,000,000)
<i>Less: Non-taxable income</i>	<i>11,982,398,555</i>	<i>5,500,000,000</i>
<i>Add: Non-deductible expenses</i>	<i>185,393,165</i>	-
Taxable income	(7,583,411,027)	(2,393,632,027)
Corporate income tax rate	20%	20%
Corporate income tax payable	-	-

In addition to the above non-deductible expenses, the Company has determined corporate income tax for the period based on the assessment that accounting profit is no longer significantly different from profit for corporate income tax purposes. The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***32. LOSS AND LOSS TRANSFER**

The Company has the following corporate income tax losses that can be used to offset future profits:

	<u>Opening balance</u>	<u>Closing balance</u>
	VND	VND
Accumulated losses	(24,060,521,226)	(16,477,110,199)
Accumulated losses to be carried forward in the future	<u>(24,060,521,226)</u>	<u>(16,477,110,199)</u>

The plan to carry forward accumulated losses up to 30 June 2025 for corporate income tax calculation depends on the Company's future business performance. Since the Company has not yet estimated when it will have profits to carry forward losses in the future, the Company has not recorded the corresponding deferred income tax payable in this financial statement. These losses (if not carried forward annually) will mature according to the following schedule:

<u>Year of loss</u>	<u>Year of expiry</u>	<u>Status</u>	<u>Arising loss</u>	<u>Carried-forward loss</u>	<u>Remaining loss to be carried forward</u>
			VND	VND	VND
2020	2025	Not settled yet	(1,650,091,604)	-	(1,650,091,604)
2021	2026	Not settled yet	(3,790,856,148)	-	(3,790,856,148)
2022	2027	Not settled yet	(3,148,822,119)	-	(3,148,822,119)
2023	2028	Not settled yet	(2,100,592,173)	-	(2,100,592,173)
2024	2029	Not settled yet	(5,786,748,155)	-	(5,786,748,155)
6 tháng 2025	2030	Not settled yet	(7,583,411,027)	-	(7,583,411,027)
Total			<u>(24,060,521,226)</u>	-	<u>(24,060,521,226)</u>

33. BASICS EARNINGS PER SHARE

The calculation of basic earnings per share attributable to the ordinary shareholders of the Company is based on the following figures:

	<u>Current period</u>	<u>Prior period</u>
	VND	VND
Profit after corporate income tax	4,213,594,363	3,106,367,973
Profit attributable to ordinary shareholders	4,213,594,363	3,106,367,973
Weighted average number of ordinary shares outstanding during the period	21,500,000	21,500,000
Basic earning per share	<u>196</u>	<u>144</u>

At the date of issuing these financial statements, the Company has no profit distribution plan for the six-month period of 2025; therefore, there is no basis to determine any adjustments to earnings attributable to ordinary shareholders.

The 2024 bonus and welfare fund was appropriated in accordance with Resolution of the 2025 Annual General Meeting of Shareholders No. 01/NQ-DHDCD19/VHF dated 16 April 2025. The impact of this distribution on basic earnings per share will be adjusted in the comparative information of the combined financial statements for the year ended 31 December 2025, as the Company was unable to determine the distribution amount for the six-month period of 2024.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***34. TRANSACTIONS AND BALANCE WITH RELATED PARTIES**

During the period, in addition to those presented in Note 16, the Company has significant transactions with related parties as follows:

	Relationship	Current period VND	Prior period VND
Sales of goods		6,607,920,000	20,911,580,000
Vietnam Northern Food Corporation	Parent company	6,607,920,000	20,911,580,000
Proceeds from sales of goods		6,657,955,000	20,911,580,000
Vietnam Northern Food Corporation	Parent company	6,657,955,000	20,911,580,000
Purchase of goods, services		6,642,890,000	34,265,286,000
Son La Vinafood 1 Joint Stock Company	Same parent company	60,000,000	13,413,750,000
Ha Bac Food Joint Stock Company - Dong Thap Branch	Same parent company	6,582,890,000	20,851,536,000
Payment for purchase of goods, services		6,582,890,000	34,265,286,000
Son La Vinafood 1 Joint Stock Company	Same parent company	-	13,413,750,000
Ha Bac Food Joint Stock Company - Dong Thap Branch	Same parent company	6,582,890,000	20,851,536,000
Dividends		4,221,496,388	7,026,972,196
Vietnam Northern Food Corporation	Same parent company	2,269,966,746	3,778,803,601
HTB Construction Company Limited	Major shareholder	1,066,563,491	1,775,296,751
Mrs. Thai Thi My Sang	Major shareholder	869,460,405	1,447,059,497
Mr. Le Van Thanh	Chairman	207,019	344,624
Mr. Nguyen Anh Dung	Member	683,164	1,137,260
Mr. Nguyen Van Toan	Member and Director	1,925,280	3,205,004
Mr. Nguyen Khac Quy	Deputy Director	1,138,606	1,895,433
Mr. Le Hai Long	Deputy Director	7,618,311	12,682,168
Mrs. Bui Thi Thu Hien	Chief Accountant	3,933,367	6,547,858

Remuneration of the Board of Management, income of the Board of Directors, Board of Supervisors, and Chief Accountant

Income of Board of Management, Board of Directors and Chief Accountant	Position	Current period VND	Prior period VND
Mr. Le Van Thanh	Chairman	223,418,128	317,148,260
Mr. Nguyen Anh Dung	Member	160,833,282	196,017,276
Mrs. Luu Thi Tuyet Mai	Member	18,000,000	18,000,000
Mrs. Do Thi Hong Thuy	Member	18,000,000	18,000,000
Mr. Nguyen Van Toan	Member and Director	194,215,534	275,198,509
Mr. Nguyen Khac Quy	Deputy Director	158,475,214	211,757,254
Mr. Le Hai Long	Deputy Director	168,684,000	220,836,899
Mrs. Bui Thi Thu Hien	Chief Accountant	128,852,280	195,483,271
Total		1,070,478,438	1,452,441,469
Income of Board of Supervisors			
Mrs. Nguyen Thi Trang	Head of Board of Supervisors	12,000,000	4,000,000
Mrs. Vu Dieu Thuy	Member	101,965,255	114,954,377
Mr. Hoang Hung	Member	12,000,000	12,000,000
Total		125,965,255	130,954,377

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

35. OTHER INFORMATION**Business cooperation contract does not form a legal entity:**

- i. According to the Business Cooperation Contract No. 114/HDHTKD dated 16 July 2009, the Company and A.C.B Real Estate Joint Stock Company cooperate in the construction of an office building at 231 Cau Giay, the cooperation term is 50 years from the date of receiving the land plot handover and being granted an investment license and construction license. The Company contributes the land use rights at 231 Cau Giay, A.C.B Real Estate Joint Stock Company invests in the construction of the project. A.C.B Real Estate Joint Stock Company has the right to decide on investment, construction, exploitation and business activities within the framework of the Project; has the right to manage, use, exploit and make other decisions related to the project. On 21 July 2017, the Company and A.C.B Real Estate Joint Stock Company terminated the above contract and handed over the entire project to the transferee, Dai Phuoc Trading and Service Company Limited.
- ii. On 22 December 2016, the Company and Dai Phuoc Trading and Service Company Limited signed a business cooperation contract No. 01-2016/HDHTKD-VHF-DP dated 22 December 2016. Accordingly, the two parties cooperated in the construction of an office building at 231 Cau Giay, the cooperation term is 42 years from 1 December 2016 without forming a legal entity; The Company contributes land use rights at 231 Cau Giay, Dai Phuoc Trading and Service Company Limited invests in the construction of the project. The annual land rent is paid by Dai Phuoc Trading and Service Company Limited, the Company pays into the State budget. Dai Phuoc Trading and Service Company Limited has the right to decide on investment, construction, exploitation and business activities within the framework of the Project; has the right to manage, use, exploit as well as other decisions related to the project.

The Company is entitled to a fixed profit regardless of the business results and progress of the project construction with an amount of VND 1,960,637,552/year and the total profit during the cooperation period of about VND 76.5 billion will be paid by Dai Phuoc Trading and Service Company Limited before 30 December 2020. As of the date of issuing this report, the Company has not received the remaining payment of VND 59.95 billion. The Company has not recorded any adjustments related to this transaction in the interim combined financial statements.

Part of the project area was reclaimed by the State, so the two sides have not been able to implement the project.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements***36. OPERATING LEASE COMMITMENT**

The Company is allocated land and signs a number of land lease contracts with competent state agencies in Hanoi; the land lease term is from 10 to 50 years to serve production and business activities. Land rental is paid annually according to the unit price announced by the tax authorities; the total minimum land rental payable annually is about VND 13 billion.

In which:

- The land area at 231 Cau Giay is used by the Company for business cooperation with Dai Phuoc Trading and Service Company Limited according to Note 35 - Other information of the Notes to the interim combined financial statements. The minimum annual land rental payable is approximately VND 1 billion.

37. FINANCIAL INSTRUMENTS**Capital risk management**

The Company manages its capital to ensure that the Company will be able to continue as a going concern while maximising the return to owners through the optimisation of the equity and debt balance.

The capital structure of the Company consists of net debt (including borrowing less cash and cash equivalents) and shareholders' equity (including capital, reserves and retained earnings).

As at 30 June 2025, the Company's gearing ratio is as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Borrowings	107,447,565,126	82,386,481,051
Less: Cash and cash equivalents	6,187,312,708	9,966,980,910
Net debt	101,260,252,418	72,419,500,141
Equity	228,240,217,451	228,724,811,342
Net debt to equity ratio	<u>44.37%</u>	<u>31.66%</u>

Significant accounting policies

Details of significant accounting policies and methods adopted by the Company (including criterias for recognition, the basis for value determination and the basis for recognition of income and expenses) for each class of financial asset and financial liability are disclosed in Note 3.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

37. FINANCIAL INSTRUMENTS (CONTINUED)

Categories of financial instruments

	Carrying value		Fair value	
	Closing balance	Opening balance	Closing balance	Opening balance
	VND	VND	VND	VND
Financial assets				
Cash and cash equivalents	6,187,312,708	9,966,980,910	6,187,312,708	9,966,980,910
Trade receivables and other receivables	59,992,494,542	47,159,251,836	59,992,494,542	47,159,251,836
Financial investments	188,741,369,600	191,741,369,600	188,741,369,600	191,741,369,600
Total	254,921,176,850	248,867,602,346	254,921,176,850	248,867,602,346
Financial liabilities				
Borrowings	107,447,565,126	82,386,481,051	107,447,565,126	82,386,481,051
Trade payables and other payables	32,739,883,000	38,169,448,904	32,739,883,000	38,169,448,904
Accrued expenses	316,406,924	115,879,081	316,406,924	115,879,081
Total	140,503,855,050	120,671,809,036	140,503,855,050	120,671,809,036

The Company has not assessed fair value of its financial assets and liabilities as at the balance sheet date since there is no comprehensive guidance under Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on 6 November 2009 ("Circular 210") and other relevant prevailing regulations to determine fair value of these financial assets and liabilities. While Circular 210 refers to the application of International Financial Reporting Standards ("IFRS") on presentation and disclosures of financial instruments, it did not adopt the equivalent guidance for the measurement and recognition of financial instruments, including application of fair value, in accordance with IFRS.

Financial risk management objectives

The Company has set up risk management system to identify and assess the risks exposed by the Company and designed control policies and procedures to manage those risks at an acceptable level. Risk management system is reviewed on a regular basis to reflect changes in market conditions and the Company's operations.

Financial risks include market risk, credit risk and liquidity risk.

Market risk

The Company's activities expose it primarily to the financial risks of changes in foreign currency exchange rates, interest rates and prices.

Interest rate risk

The Company is exposed to interest rate risk arising from its signed interest-bearing loans. This risk will be managed by the Company by maintaining a reasonable level of loans and analyzing the competitive situation in the market to obtain favorable interest rates for the Company from appropriate lending sources.

Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has a credit policy in place and the exposure to credit risk is monitored on an on-going basis. The Company does not have any significant credit risk exposure to any

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

counterparty because receivables consist of a large number of customers, spread across diverse industries and geographical areas.

37. FINANCIAL INSTRUMENTS (CONTINUED)***Liquidity risk management***

The purpose of liquidity risk management is to ensure the availability of funds to meet present and future financial obligations. Liquidity is also managed by ensuring that the excess of maturing liabilities over maturing assets in any period is kept to manageable levels relative to the amount of funds that the Company believes can generate within that period. The Company's policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and adequate committed funding from its owners to meet its liquidity requirements in the short and longer term.

The following tables detail the Company's remaining contractual maturity for its non-derivative financial assets and financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Less than 1 year	More than 5 years	Total
	VND	VND	VND
Closing balance			
Cash and cash equivalents	6,187,312,708	-	6,187,312,708
Trade receivables and other receivables	59,992,494,542	-	59,992,494,542
Financial investments	173,600,000,000	15,141,369,600	188,741,369,600
Total	239,779,807,250	15,141,369,600	254,921,176,850
Closing balance			
Borrowings	107,447,565,126	-	107,447,565,126
Trade payables and other payables	32,470,883,000	269,000,000	32,739,883,000
Accrued expenses	316,406,924	-	316,406,924
Total	140,234,855,050	269,000,000	140,503,855,050
Net liquidity gap	99,544,952,200	14,872,369,600	114,417,321,800
	Less than 1 year	More than 5 years	Total
	VND	VND	VND
Opening balance			
Cash and cash equivalents	9,966,980,910	-	9,966,980,910
Trade receivables and other receivables	47,159,251,836	-	47,159,251,836
Financial investments	176,600,000,000	15,141,369,600	191,741,369,600
Total	233,726,232,746	15,141,369,600	248,867,602,346
Opening balance			
Borrowings	82,386,481,051	-	82,386,481,051
Trade payables and other payables	37,920,448,904	249,000,000	38,169,448,904
Accrued expenses	115,879,081	-	115,879,081
Total	120,422,809,036	249,000,000	120,671,809,036
Net liquidity gap	113,303,423,710	14,892,369,600	128,195,793,310

The Board of Directors assessed the liquidity risk at low level. The Board of Directors believes that the Company will be able to generate sufficient cash flows to meet its financial obligations as they fall due.

NOTES TO THE INTERIM COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statements

38. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION**Supplemental non-cash disclosures**

Interest earned, dividends and profits received during the period (Code 27) exclude an amount of VND 12,133,598,554, representing the difference between the opening balance and closing balance of accrued interest and unreceived dividends. Consequently, changes in accounts payable (Code 09) have been adjusted by the same amount in the interim combined cash flow statement.

39. COMPARATIVE FIGURES

Comparative figures in the intersim combined balance sheet are those on the audited combined financial statements for the year ended 31 December 2024. Comparative figures in the interim combined income statement and interim combined cash flow statement are those on the reviewed interim combined financial statements for the period from 01 January 2024 to 30 June 2024. These statements have been audited and reviewed by another independent auditing company.



Nguyen Van Toan
Director
Hanoi, 18 August 2025

Bui Thi Thu Hien
Chief Accountant

Bui Thi Thu Hien
Preparer