

SUNSTAR INVESTMENT JOINT STOCK COMPANY

Reviewed interim separate financial statements

For the six-month period ended 30 June 2025

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Sunstar Investment Joint Stock Company (hereinafter called "the Company") presents this report together with the interim separate financial statements of the Company for the six-month period ended 30 June 2025.

GENERAL INFORMATION

The company operates under the Joint Stock Company Business Registration Certificate No. 0105806767, registered for the first time on 01 March 2012, registered for the 12th change on 24 June 2025, issued by the Hanoi Department of Finance.

Company headquarters: 8th Floor, Simco Song Da Building, Van Phuc Urban Area, Ha Dong Ward, Ha Noi City.

THE MEMBERS OF THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS, AND THE BOARD OF MANAGEMENT

The members of the Board of Directors, the Board of Supervisors, and the Board of Management of the Company during the period and to the date of this statement are as follows:

The Board of Directors

Full name	Position
Mr. Nguyen Tri Thien	Chairman of BOD
Mr. Nguyen Xuan Nam	Member
Mr. Dang Van Hoa	Member
Mr. Nguyen Anh Tuan	Member
Mr. Nguyen Cong Khai	Member

The Board of Supervisors

Full name	Position
Ms. Nguyen Thi Minh	Head of BOS
Ms. Nguyen Thi Mai Huong	Member
Ms. Do Nhu Ngoc	Member

The Board of Management

Full name	Position
Mr. Nguyen Anh Tuan	General Director
Mr. Masayuki Takeuchi	Deputy General Director
Mr. Nguyen Xuan Nam	Deputy General Director

Legal representatives

The legal representative of the Company for the accounting period and to the date of this statement is Mr. Nguyen Tri Thien – Chairman of the Board of Directors.

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

AUDITORS

International Auditing and Valuation Company Limited has been appointed to review the interim separate financial statements of the Company for the six-month period ended 30 June 2025.

DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM SEPARATE FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the interim separate financial statements, which gives a true and fair view of the separate financial position of the Company as at 30 June 2025, and its financial performance and its cash flows for the six-month period ended 30 June 2025 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these interim financial statements, The Board of Management 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 financial statements;
- Prepare the 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 financial statements so as to minimize errors and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management 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 Management confirms that the Company has complied with the above requirements in preparing these interim financial statements.

APPROVAL OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The Board of Management approved the attached interim separate financial statements. The interim separate financial statements reflected truly and fairly the Company's separate financial position as at 30 June 2025, as well as the interim separate financial performance and interim separate cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

For and on behalf of The Board of Management,



Nguyen Tri Thien

Chairman of the Board of Directors

Ha Noi, 30 September 2025

No: 1209/2025/BCSX/IAV

INTERIM SEPARATE FINANCIAL INFORMATION REVIEWED REPORT

To: The shareholders
The Board of Directors, the Board of Supervisors, and the Board of Management
Sunstar Investment Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Sunstar Investment Joint Stock Company (hereinafter called "the Company") prepared on 30 September 2025, as set out from page 06 to page 31, which comprise the Interim Separate Financial Position as at 30 June 2025, the Interim Separate Statement of Income, and Interim Separate Statement of Cash flows for the six-month period then ended, and the Notes to the Interim Separate Financial Statements.

The Board of Management's Responsibility

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

Auditors' Responsibility

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

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

Basis for Disclaimer of Conclusion

As at 30 June 2025 and 01 January 2025, as stated in Note 4.10 – "Long-term Financial Investments", the Company assessed that its investment in Tona Construction And Investment Joint Stock Company with a carrying amount of VND 147,000,000,000 is unlikely to generate future economic benefits. Accordingly, the Company made a provision for impairment of 100% of this investment value. We were unable to obtain sufficient appropriate audit evidence to evaluate whether such provision for impairment is reasonable, as well as its impact on other items presented in the accompanying interim separate financial statements.

As at June 30, 2025 and January 1, 2025, the investment in the subsidiary StaBOO Invest Vietnam Joint Stock Company amounting to VND 200,000,000,000, we were unable to obtain sufficient appropriate audit evidence to assess whether an impairment provision is required for this investment, as well as its impact on other items presented in the accompanying interim separate financial statements.

INTERIM SEPARATE FINANCIAL INFORMATION REVIEWED REPORT

(Continued)

Basis for Disclaimer of Conclusion (Continued)

As stated in Note 4.2 – “Short-term Trade Receivables” on the interim separate balance sheet, as at 30 June 2025 and 01 January 2025, the Company prudently assessed that the short-term receivable from Dinh Vu Fertilizer Development Joint Stock Company, amounting to VND 59,740,825,000, is unlikely to be recoverable. Accordingly, the Company recorded a provision for doubtful debts in respect of the entire balance. We were unable to obtain sufficient appropriate audit evidence to evaluate the value of this receivable and the related provision for doubtful debts, or their impact on other items presented in the accompanying interim separate financial statements.

As at 30 June 2025, the items “Short-term Loans Receivable” and “Other Short-term Receivables” in the Company’s interim separate financial statements, there included an unsecured short-term loan to Cat Tuong Thien Tan Lac Joint Stock Company with an amount of VND 120,800,000,000 (as at 01 January 2025: VND 120,800,000,000) and the related accrued loan interest receivable as at the reporting date that has not yet been collected of VND 33,424,964,385 (as at 01 January 2025: VND 28,632,679,452). We were unable to obtain sufficient appropriate audit evidence to assess the recoverability of these balances and the necessity of any provision for doubtful debts, as well as their impact on other items presented in the accompanying interim separate financial statements.

As at 30 June 2025 and 01 January 2025, the item “Other Long-term Payables” there included deposits received for land use relating to the construction project “OSB Thanh Hoa Bamboo Panel Factory” and the project “Raw Material Area Development” amounting to VND 9,800,000,000. We were unable to obtain sufficient appropriate audit evidence to assess this payable and its impact on other items presented in the accompanying interim separate financial statements.

In 2024, the Company engaged in trading activities of construction materials without going through warehouses, with revenue and cost of goods sold amounting to VND 37,651,021,000 and VND 36,967,693,000, respectively, representing 98.9% of total revenue and 99.9% of total cost of goods sold of the year, generating a gross profit of VND 1,080,146,009. The outstanding balances of related trade receivables and trade payables arising from this transaction as at 30 June 2025 were VND 7,135,243,000 and VND 8,510,537,380, respectively (as at 01 January 2025: VND 7,135,243,000 and VND 9,400,537,380, respectively). Based on the documents provided and audit procedures performed, we were unable to provide an assessment of the revenue, cost of goods sold and gross profit recognized in 2024, the related receivable and payable balances as mentioned above, as well as their impact (if any) on the related items presented in the accompanying interim separate financial statements.

Disclaimer of Conclusion

Due to the significance of the matters described in the section “Basis for Disclaimer of Conclusion”, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit conclusion. Therefore, we do not express an audit conclusion on the accompanying interim separate financial statements.

Other Matter

The interim separate financial statements of the Company for the six-month period ended 30 June 2024 were reviewed by another auditor and audit firm. This auditor disclaimed an conclusion on these interim separate financial statements on 22 November 2024.

INTERIM FINANCIAL INFORMATION REVIEWED REPORT (Continued)

Other Matter (Continued)

The separate financial statements of the Company for the fiscal year ended 31 December 2024 were audited by another auditor and audit firm. The auditor disclaimed an opinion on these accompanying separate financial statements on 31 March 2025.

The basis for the auditors' disclaimer of conclusion on the Interim Separate Financial Statements for the six-month period ended 30 June 2024 and the auditors' disclaimer of opinion on The separate financial statements for the fiscal year ended 31 December 2024 were due to the impact of the following matters:

- The auditors were unable to assess the net realizable value of the investment in Tona Construction And Investment Joint Stock Company.
- The auditors were unable to assess the fair value or recoverability of the loan granted to Cat Tuong Thien Tan Lac Joint Stock Company and the related outstanding loan interest.
- The auditors were unable to assess the necessary level of provision for impairment and its impact on other items presented in the separate financial statements.
- The auditors were unable to assess the utilization of advances to employees for business and production activities.
- The auditors were unable to assess the net realizable value of the investment in the subsidiary Mai Chau BWG Joint Stock Company. The auditors did not evaluate the item "Other long-term payables" relating to land deposits received for the construction project "OSB Thanh Hoa Bamboo Panel Factory" and the project "Raw Material Area Development".
- In 2024, revenue and cost of goods sold from trading construction materials without going through warehouses accounted for 98.9% of the Company's total revenue and 99.9% of the Company's total cost of goods sold, respectively. The outstanding balances of related trade receivables and trade payables as at 01 January 2025 were VND 7,135,243,000 and VND 9,400,537,380, respectively. Based on the documents provided and the audit procedures performed, the auditors were unable to provide an assessment of the revenue, cost of goods sold recognized in 2024, the related receivable and payable balances as mentioned above, or their impact (if any) on the relevant items presented in the separate financial statements.



NGUYEN PHUONG THUY

Deputy Director

Audit Practising Registration Certificate

No. 4567-2022-283-1

For and on behalf of

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Ha Noi, 30 September 2025

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

ASSETS	Code	Note	Closing balance VND	Opening balance VND
A. SHORT-TERM ASSETS	100		162,217,794,941	160,998,658,472
I. Cash and cash equivalents	110	4.1	18,625,442	22,158,344
1. Cash	111		18,625,442	22,158,344
II. Short-term financial investments	120		-	-
III. Short-term receivables	130		160,467,443,393	159,197,219,654
1. Short-term trade receivables	131	4.2	67,902,463,996	67,561,152,289
2. Short-term advances to suppliers	132	4.3	438,301,736	2,161,101,736
3. Short-term loan receivables	135	4.4	120,800,000,000	120,800,000,000
4. Other short-term receivables	136	4.5	33,854,922,416	29,062,637,484
5. Short-term allowance for doubtful debts	137	4.6	(62,528,244,755)	(60,387,671,855)
IV. Inventories	140	4.7	592,828,345	607,038,345
1. Inventories	141		592,828,345	607,038,345
V. Other short-term assets	150		1,138,897,761	1,172,242,129
1. Value added tax deductibles	152		888,897,761	922,242,129
2. Taxes and other receivables from the State budget	153	4.15	250,000,000	250,000,000
B. LONG -TERM ASSETS	200		448,397,108,162	459,669,116,649
I. Long-term receivables	210		-	-
II. Fixed assets	220		1,107,485,530	1,362,704,821
1. Tangible fixed assets	221	4.8	1,107,485,530	1,362,704,821
- Cost	222		1,398,929,091	2,085,327,273
- Accumulated depreciation	223		(291,443,561)	(722,622,452)
III. Investment properties	230		-	-
IV. Long-term assets in progress	240		-	-
V. Long-term financial investments	250	4.10	439,917,690,232	450,821,785,845
1. Investments in subsidiaries	251		619,120,000,000	619,120,000,000
2. Investments in joint-ventures, associates	252		147,000,000,000	147,000,000,000
3. Equity investments in other entities	253		198,660,000	198,660,000
4. Allowances for impairment of long-term financial investments	254		(326,400,969,768)	(315,496,874,155)
VI. Other long-term assets	260		7,371,932,400	7,484,625,983
1. Long-term prepaid expenses	261	4.9	7,371,932,400	7,484,625,983
TOTAL ASSETS (270 = 100 + 200)	270		610,614,903,103	620,667,775,121

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2025

RESOURCES	Code	Note	Closing balance VND	Opening balance VND
C. LIABILITIES	300		130,948,825,007	117,608,595,697
I. Short-term liabilities	310		21,052,375,007	21,373,845,697
1. Short-term trade payables	311	4.11	9,388,324,267	10,610,459,527
2. Short-term advances from customers	312	4.12	25,245,210	1,575,245,210
3. Taxes and amounts payable to the State budget	313	4.15	-	148,766
4. Payables to employees	314		15,592,900	31,549,400
5. Short-term accrued expenses	315	4.13	2,419,998,230	2,423,022,817
6. Other short-term payables	319	4.14	18,614,400	25,619,977
7. Short-term borrowings and finance lease liabilities	320	4.16	9,184,600,000	6,707,800,000
II. Long-term liabilities	330		109,896,450,000	96,234,750,000
1. Other long-term payables	337	4.14	9,800,000,000	9,800,000,000
2. Long-term borrowings and finance lease liabilities	338	4.16	100,096,450,000	86,434,750,000
D. EQUITY	400		479,666,078,096	503,059,179,424
I. Owner's equity	410	4.17	479,666,078,096	503,059,179,424
1. Owner's contributed capital	411		792,000,000,000	792,000,000,000
- Ordinary shares with voting rights	411a		792,000,000,000	792,000,000,000
2. Retained earnings	421		(312,333,921,904)	(288,940,820,576)
- Retained earnings accumulated to the prior period	421a		(288,940,820,576)	(293,421,267,681)
- Retained earnings of the current period	421b		(23,393,101,328)	4,480,447,105
II. Other resources and funds	430		-	-
TOTAL RESOURCES (440=300+400)	440		610,614,903,103	620,667,775,121

Preparer

Bui Thi Ngoc Huyen

Chief Accountant

Bui Thi Ngoc Huyen

Chairman of the Board of Directors

Nguyen Tri Thien

Ha Noi, Viet Nam


30 September 2025




INTERIM SEPARATE STATEMENT OF INCOME*For the six-month period ended 30 June 2025*

ITEMS	Code	Note	Current period	Prior period
			VND	VND
1. Gross revenue from goods sold and services rendered	01	5.1	3,150,358,030	28,241,682,139
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered (10=01-02)	10		3,150,358,030	28,241,682,139
4. Cost of goods sold and services rendered	11	5.2	2,836,044,518	27,742,959,000
5. Gross profit/ (losses) from goods sold and services rendered (20=10-11)	20		314,313,512	498,723,139
6. Financial income	21	5.3	4,792,310,648	7,206,005,825
7. Financial expenses	22	5.4	25,970,679,980	19,057,878,988
- In which: Interest expense	23		45,473,064	1,423,031,663
8. Selling expenses	25		-	-
9. General and administration expenses	26	5.5	2,526,819,292	1,381,875,373
10. Net operating profit/ (losses) (30=20+(21-22)-(25+26))	30		(23,390,875,112)	(12,735,025,397)
11. Other income	31	5.6	-	46,408,353
12. Other expenses	32	5.7	2,226,216	267,500,000
13. Other profit/ (losses) (40=31-32)	40		(2,226,216)	(221,091,647)
14. Accounting profit/ (losses) before tax (50=30+40)	50		(23,393,101,328)	(12,956,117,044)
15. Current corporate income tax expense	51		-	-
16. Deferred corporate tax (income)/ expense	52		-	-
17. Net profit/ (losses) after corporate income tax (60=50-51-52)	60		(23,393,101,328)	(12,956,117,044)


 Preparer
 Bui Thi Ngoc Huyen


 Chief Accountant
 Bui Thi Ngoc Huyen


 Chairman of the Board of Directors
 Nguyen Tri Thien
 Ha Noi, Viet Nam
 30 September 2025

INTERIM SEPARATE STATEMENT OF CASH FLOWS*For the six-month period ended 30 June 2025**(Indirect method)*

ITEMS	Code	Note	Current period VND	Prior period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. <i>(Losses)/Profit before tax</i>	01		(23,393,101,328)	(12,956,117,044)
2. <i>Adjustments for:</i>				
- Depreciation and amortisation of fixed assets and investment properties	02		100,779,699	146,160,061
- Allowances and provisions	03		13,044,668,513	15,039,247,325
- Foreign exchange (gains)/losses arising from translating foreign currency items	04		15,021,111,303	2,595,600,000
- (Gains)/losses from investing activities	05		(4,792,310,648)	(7,252,414,178)
- Interest expense	06		45,473,064	1,423,031,663
3. <i>Operating profit before changes in working capital</i>	08		26,620,603	(1,004,492,173)
- Change in receivables	09		1,414,832,662	49,222,626,493
- Change in inventories	10		14,210,000	(26,636,000)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(3,167,246,103)	16,178,828,028
- Change in prepaid expenses	12		112,693,583	226,524,100
- Interest paid	14		(28,808,954)	(623,316,411)
Net cash flows from operating activities	20		(1,627,698,209)	63,973,534,037
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Proceeds from sale, disposal of fixed assets and other long-term assets	22		154,439,592	950,000,000
2. Cash outflow for lending, buying debt instruments of other entities	23		-	(100,900,000,000)
3. Cash recovered from lending, selling debt instruments of other entities	24		-	17,266,296,949
4. Interest earned, dividends and profits received	27		25,715	5,656,719,075
Net cash flows from investing activities	30		154,465,307	(77,026,983,976)

INTERIM SEPARATE STATEMENT OF CASH FLOWS (Continued)

For the six-month period ended 30 June 2025
(Indirect method)


ITEMS	Code	Note	Current period VND	Prior period VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	6.1	1,560,000,000	55,420,000,000
2. Repayment of borrowings	34	6.2	(90,300,000)	(42,087,104,138)
Net cash flows from financing activities	40		1,469,700,000	13,332,895,862
Net increase/(decrease) in cash for the period	50		(3,532,902)	279,445,923
Cash and cash equivalents at the beginning of the period	60		22,158,344	187,593,979
Cash and cash equivalents at the end of the period	70		18,625,442	467,039,902


Preparer

Bui Thi Ngoc Huyen


Chief Accountant

Bui Thi Ngoc Huyen


Chairman of the Board of Directors

Nguyen Tri Thien

Ha Noi, Viet Nam

30 September 2025

NOTES TO INTERIM SEPARATE FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

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

1. GENERAL INFORMATION**1.1 Structure of ownership**

The company operates under the Joint Stock Company Business Registration Certificate No. 0105806767, registered for the first time on 01 March 2012, registered for the 12th change on 24 June 2025, issued by the Hanoi Department of Finance.

The Company's charter capital according to the Business Registration Certificate is VND 792,000,000,000 (Seven hundred and ninety-two billion VND).

Company headquarters: 8th Floor, Simco Song Da Building, Van Phuc Urban Area, Ha Dong Ward, Ha Noi City.

The total number of employees of the Company as at 30 June 2025 was 5 employees (31 December 2024: 6 employees).

1.2 Business area

The Company's business activities include trading in electronic equipment, fertilizers, construction materials, and bamboo products.

1.3 Normal production and business cycle

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

1.4 Characteristics of the business activities in the period which have impact on the interim separate financial statements

During the six-month accounting period ended 30 June 2025, the Company did not focus on trading activities in goods (construction materials and bamboo products), resulting in a significant decrease in revenue for the first half of 2025 compared to the same period of the prior year.

1.5 The Company's structure

As at 30 June 2025, the Company has the following subsidiaries:

Company	Headquarter	Main business activities	Benefit ratio	Voting rights
Mai Chau BWG Joint Stock Company	Hoa Binh	Manufacturing of bamboo-based products, afforestation, and forest maintenance	96.54%	96.54%
Viet Nam Sunstar Ecotech Joint Stock Company	Ha Noi	Scientific research and technological development in the field of agricultural sciences	93.00%	93.00%
Staboo Invest Vietnam Joint Stock Company	Ha Noi	Investment in forestry and agricultural production, construction, and real estate business	84.75%	84.75%

As at 30 June 2025, the Company has the following associates:

Company	Headquarter	Main business activities	Benefit ratio	Voting rights
Tona Construction And Investment Joint Stock Company (ii)	Ha Noi	Interior and exterior design, architectural design, project consultancy, and urban infrastructure planning	49%	49%

1.6 Disclosure of information comparability in the interim separate financial statements

The data presented in the interim separate financial statements for the six-month period ended 30 June 2025 are comparable to the corresponding figures of the prior period.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Basis of preparation of interim separate financial statements

The accompanying interim separate financial statements, expressed in Vietnamese 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 financial reporting.

The accompanying interim separate 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.

2.2. Going concern assumption

There have been no events that cast significant doubt on its ability to continue as a going concern. The company neither intends nor is forced to cease operations, or significantly scale back its operations.

2.3. Financial year

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Estimates

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

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.3 Financial investments

Loan receivables

Loan receivables are measured at cost less allowances for doubtful debts. Allowance for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in subsidiaries, joint ventures, associates

Investment in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Investments in subsidiaries are carried in the Statement of Financial Position at cost less allowance for impairment of such investments (if any). Allowance for impairment of investments in subsidiaries are made when there is reliable evidence for declining in value of these investments at the atatement of financial position date.

Investments in 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.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the statement of income. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries, joint ventures and associates are carried in the Statement of Financial Position at cost less allowance for impairment of such investments (if any). Allowance for impairment of investments in subsidiaries, joint ventures and associates are made when there is reliable evidence for declining in value of these investments at the atatement of financial position date. [Probably modify in accordance with the Company/Corporation's accounting policy as appropriate if requested].

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less allowance for impairment.

3.4 Receivables

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

Allowance for doubtful debts is made for each doubtful debt based on the age of overdue debts or the expected level of possible loss, or debts that the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.5 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard

inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

3.6 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of acquired tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset to its intended use. For tangible fixed assets acquired through construction investment, either by contract or self-construction and production, the historical cost is determined based on the finalized construction cost in accordance with the prevailing investment and construction management regulations, along with other directly related costs and registration fees (if applicable). In cases where the project has been completed and put into use but the final settlement has not been approved, the historical cost of the fixed asset is initially recorded at a provisional amount based on actual costs incurred. The provisional cost will be adjusted according to the final settlement approved by the competent authorities.

Tangible fixed assets are depreciated using the straight-line method.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets, in accordance with the provisions of Circular No. 45/2013/TT-BTC dated 25 April 2013, as amended and supplemented by Circular No. 147/2016/TT-BTC dated 13 October 2016, and Circular No. 28/2017/TT-BTC dated 12 April 2017, which provide guidance on the management, use, and depreciation of fixed assets. Details are as follows:

	<u>(Years)</u>
Motor vehicles	08 – 10

Gains or losses arising from the disposal or sale of fixed assets are determined as the difference between the proceeds from disposal and the carrying amount of the asset, and are recognized in the Statement of Income.

3.7 Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

Office rent

Prepaid land lease represents the land rental paid for the land currently used by the Company. The prepaid land lease is amortized to expenses on a straight-line basis over the lease term of 29 years.

3.8 Accounts payable and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient supporting accounting documentation. They also include amounts payable to employees for accrued leave and other production and business expenses that need to be recognized in advance. When these expenses are incurred in reality, any differences between the actual amount and the accrued amount are adjusted accordingly by recognizing additional expenses or reversing previously accrued expenses to reflect the variance.
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

3.9 Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

3.10 Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.11 Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

Share Premium represents the difference between the par value and the issue price of shares (including the re-issuance of treasury shares). It can be either a positive premium (if the issue price exceeds the par value) or a negative premium (if the issue price is lower than the par value).

3.12 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and there is a list of shareholders entitled to receive dividends.

3.13 Revenue and earnings

Revenue from sales of goods

Revenue from sales of goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where 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 statement of financial position date of that period. The outcome of a transaction can be measured reliably when all 4 following conditions are satisfied:

- The amount of revenue can be measured reliably.

- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest

Interest is recognized on an accrual basis; are determined on the balance of cash in bank and the actual interest rate for each period.

3.14 Cost of goods sold and service rendered

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year and the principle of prudence.

3.15 General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

3.16 Corporate income tax

Income tax expense represents the sum of the tax currently payable.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are not taxable or deductible.

The Company's income tax determination is based on the current tax regulations. However, these regulations are subject to change from time to time and the ultimate determination of corporate income tax depends on the results of the tax authorities' examination.

3.17 Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash on hand	1,240,421	7,678,940
Demand deposits in banks	17,385,021	14,479,404
	18,625,442	22,158,344

4.2 Short-term trade receivables

	Closing balance VND	Opening balance VND
Dinh Vu Fertilizer Development Joint Stock Company	59,740,825,000	59,740,825,000
Xuan Huy Investment Joint Stock Company	7,135,243,000	7,135,243,000
Others	1,026,395,996	685,084,289
	67,902,463,996	67,561,152,289

4.3 Short-term advances to suppliers

	Closing balance VND	Opening balance VND
HAFA Investment Joint Stock Company	248,979,300	1,798,979,300
Others	189,322,436	362,122,436
	438,301,736	2,161,101,736

4.4 Short-term loans receivables

	Closing balance VND	Opening balance VND
Cat Tuong Thien Tan Lac Joint Stock Company (i)	120,800,000,000	120,800,000,000
	120,800,000,000	120,800,000,000

(i) Loan under Contract No. 01/HDV/STD-CTT dated 16 December 2021 and Appendix No. 01 dated 16 December 2022 between Sunstar Investment Joint Stock Company (Party A) and Cat Tuong Thien Tan Lac Joint Stock Company (Party B). The loan term is 12 months from the signing date of the loan agreement, with an interest rate of 8%/year, and is unsecured. Party A has the right to convert the loan amount into equity in Party B in the event of an increase in its charter capital. The loan was approved under the Board of Directors' Resolution No. 12/2021/NQHĐQT/SJF dated 15 December 2021.

According to Appendix to Loan Contract No. 01/PLHĐV/SJF-CTT dated 01 January 2023 between the two parties, Sunstar Investment Joint Stock Company (Party A) agreed to extend the loan to Cat Tuong Thien Tan Lac Joint Stock Company (Party B) until 31 December 2024. According to Appendix to Loan Contract No. 02/PLHĐV/SJF-CTT dated 01 January 2025 between the two parties, Party A further agreed to extend the loan to Party B until 31 December 2025.

4.5 Other short-term receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Mortgage	36,538,000	-	36,538,000	-
Interest receivable from Cat Tuong Thien Tan Lac Joint Stock Company	33,424,964,385	-	28,632,679,452	-
Others	393,420,031	(362,944,000)	393,420,032	(362,944,000)
	33,854,922,416	(362,944,000)	29,062,637,484	(362,944,000)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4.6 Bad debts

	Closing balance			Opening balance		
	Overdue	Cost VND	Allowance VND	Overdue	Cost VND	Allowance VND
Dinh Vu Fertilizer Development Joint Stock Company	> 3 years	59,740,825,000	(59,740,825,000)	> 3 years	59,740,825,000	(59,740,825,000)
PhucMinh HAWINCO Joint Stock Company	> 3 years	148,980,053	(148,980,053)	> 3 years	148,980,053	(148,980,053)
Minh Nga Ha Noi Trading Development And Investment Company Limited	> 3 years	84,922,802	(84,922,802)	> 3 years	84,922,802	(84,922,802)
ABBS Vietnam Mechanical & Electrical Company Limited	> 3 years	50,000,000	(50,000,000)	> 3 years	50,000,000	(50,000,000)
Xuan Huy Investment Joint Stock Company	6 months-1 year	7,135,243,000	(2,140,572,900)		7,135,243,000	-
Others	> 3 years	362,944,000	(362,944,000)	> 3 years	362,944,000	(362,944,000)
		67,522,914,855	(62,528,244,755)		67,522,914,855	(60,387,671,855)

4.7 Inventories

	Closing balance		Opening balance	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Merchandise	592,828,345		607,038,345	-
	592,828,345	-	607,038,345	-

4.8 Increases, decreases in tangible fixed assets

	Motor vehicles VND	Total VND
COST		
Opening balance	2,085,327,273	2,085,327,273
Decrease during the period	(686,398,182)	(686,398,182)
- Liquidation	(686,398,182)	(686,398,182)
Closing balance	1,398,929,091	1,398,929,091
ACCUMULATED DEPRECIATION		
Opening balance	722,622,452	722,622,452
Increases in the period	100,779,699	100,779,699
- Depreciation charged	100,779,699	100,779,699
Decrease during the period	(531,958,590)	(531,958,590)
- Liquidation	(531,958,590)	(531,958,590)
Closing balance	291,443,561	291,443,561
NET BOOK VALUE		
Opening balance	1,362,704,821	1,362,704,821
Closing balance	1,107,485,530	1,107,485,530

- The cost of fully depreciated tangible fixed assets that are still in use as at 30 June 2025 is VND 0, and as at 01 January 2025 is VND 0;

- The remaining value of tangible fixed assets used as mortgage or pledge to secure loans as at 30 June 2025 is VND 1,107,485,533, and as at 01 January 2025 is VND 1,194,918,601.

4.9 Long-term prepaid expenses

	Closing balance VND	Opening balance VND
Office rental expenses (i)	7,371,932,400	7,484,625,983
	7,371,932,400	7,484,625,983

(i) Office lease contract No. 2012/2019/HĐTVP dated 20 December 2019 between Simco SongDa Joint Stock Company and Sunstar Investment Joint Stock Company with a total leased area of 436.08 m². The lease term is 25 years from 01 January 2020 to 31 December 2044. Appendix to the contract No. 01/2021/PLHĐ dated 10 November 2021 between Simco SongDa Joint Stock Company and Sunstar Investment Joint Stock Company extended the lease term by 5 years, from 01 January 2045 to 31 December 2049.

4.10 Investments in subsidiaries

	Closing balance			Opening balance		
	Cost VND	Allowance VND	Fair value VND	Cost VND	Allowance VND	Fair value VND
<i>Investments in subsidiaries</i>						
Mai Chau BWG Joint Stock Company	619,120,000,000	(179,202,309,768)	-	619,120,000,000	(168,298,214,155)	-
	270,320,000,000	(90,271,464,032)	(i)	270,320,000,000	(79,409,832,219)	(i)
Viet Nam Sunstar Ecotech Joint Stock Company	148,800,000,000	(88,930,845,736)	(i)	148,800,000,000	(88,888,381,936)	(i)
Staboo Invest Vietnam Joint Stock Company	200,000,000,000	-	(i)	200,000,000,000	-	(i)
<i>Investments in joint ventures, associates</i>						
Tona Construction And Investment Joint Stock Company (ii)	147,000,000,000	(147,000,000,000)	-	147,000,000,000	(147,000,000,000)	-
	147,000,000,000	(147,000,000,000)	(i)	147,000,000,000	(147,000,000,000)	(i)
<i>Investments in others entities</i>						
Jarcel Viet Nam Joint Stock Company	198,660,000	(198,660,000)	-	198,660,000	(198,660,000)	-
	198,660,000	(198,660,000)	(i)	198,660,000	(198,660,000)	(i)
Fair value	766,318,660,000	(326,400,969,768)	-	766,318,660,000	(315,496,874,155)	-

Fair value

(i) The Company has not determined the fair value of the investments because there is no specific guidance on determining fair value.

(ii) The Board of Directors and the Board of Management of the Company assessed that Tona Construction And Investment Joint Stock Company is facing difficulties in its business operations and financial situation, which has severely affected the recoverability of this investment in the future, and the timing of any improvement in business and financial conditions remains uncertain. As a prudent measure, the Board of Directors and the Board of Management decided to make a 100% provision for this investment starting from 2023. In 2024, the Company issued a resolution on divestment of this investment; however, as of the reporting date, the Company has not yet found a counterparty for the transfer.

4.11 Short-term trade payables

	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Binh Minh Viet Investment And Trade Joint Stock Company	8,510,537,380	8,510,537,380	9,400,537,380	9,400,537,380
Others	877,786,887	877,786,887	1,209,922,147	1,209,922,147
	9,388,324,267	9,388,324,267	10,610,459,527	10,610,459,527

4.12 Short-term advances from customers

	Closing balance VND	Opening balance VND
HAFA Investment Joint Stock Company	-	1,550,000,000
Others	25,245,210	25,245,210
	25,245,210	1,575,245,210

4.13 Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued interest expenses	2,419,998,230	2,051,022,817
Board of Directors' Remuneration	-	372,000,000
	2,419,998,230	2,423,022,817

4.14 Other payables

4.14.1 Other short-term payables

	Closing balance VND	Opening balance VND
Insurance fee	18,614,400	9,619,977
Others	-	16,000,000
	18,614,400	25,619,977

4.14.2 Other long-term payables

	Closing balance VND	Opening balance VND
Mr. Doan Van Lap (i)	4,300,000,000	4,300,000,000
Mr. Lo Van Ninh (i)	3,000,000,000	3,000,000,000
Mr. Vi Van Duong (i)	2,500,000,000	2,500,000,000
	9,800,000,000	9,800,000,000

(i) This amount represents cash deposits made by individuals for the purchase of land in Chieng Chau Commune, Mai Chau District, Hoa Binh Province.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4.15	Taxes and amounts receivables, payables to the State budget	Closing balance		During the period		Opening balance	
		Taxes Receivable VND	Taxes Payable VND	Paid VND	Amount Payable VND	Taxes Receivable VND	Taxes Payable VND
	Value added tax	-	-	2,226,216	2,077,450	-	148,766
	Corporate income tax	250,000,000	-	-	-	250,000,000	-
	License tax	-	-	3,000,000	3,000,000	-	-
		250,000,000	-	5,226,216	5,077,450	250,000,000	148,766
4.16	Borrowings and finance lease liabilities						
4.16.1	Short-term borrowings and finance lease liabilities	Opening balance		During the period		Closing balance	
		Amount VND	Amount able to be paid off VND	Increases VND	Decreases VND	Amount VND	Amount able to be paid off VND
	Short-term borrowings	6,527,200,000	6,527,200,000	2,476,800,000	-	9,004,000,000	9,004,000,000
	Borrowings from individuals	6,527,200,000	6,527,200,000	2,476,800,000	-	9,004,000,000	9,004,000,000
	StaBOO Holding AG (i)	5,727,200,000	5,727,200,000	916,800,000	-	6,644,000,000	6,644,000,000
	Mr. Do Duc Giang (ii)	800,000,000	800,000,000	-	-	800,000,000	800,000,000
	Mr. Mac Van Nhat (iii)	-	-	700,000,000	-	700,000,000	700,000,000
	Mr. Le Dinh Vu (iv)	-	-	860,000,000	-	860,000,000	860,000,000
	Current portion of long-term borrowings	180,600,000	180,600,000	90,300,000	90,300,000	180,600,000	180,600,000
	Joint Stock Commercial Bank For Investment And Development Of Viet Nam - Gia Lam Branch (v)	180,600,000	180,600,000	90,300,000	90,300,000	180,600,000	180,600,000
	Short-term borrowings and finance lease liabilities	6,707,800,000	6,707,800,000	2,567,100,000	90,300,000	9,184,600,000	9,184,600,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4.16.2 Long-term borrowings and finance lease liabilities

	Opening balance		During the period		Closing balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Long-term borrowings	85,908,000,000	85,908,000,000	13,752,000,000	-	99,660,000,000	99,660,000,000
StaBOO Holding AG (i)	85,908,000,000	85,908,000,000	13,752,000,000	-	99,660,000,000	99,660,000,000
Joint Stock Commercial Bank For Investment And Development Of Viet Nam - Gia Lam Branch (v)	526,750,000	526,750,000	-	90,300,000	436,450,000	436,450,000
Long-term borrowings and finance lease liabilities	86,434,750,000	86,434,750,000	13,752,000,000	90,300,000	100,096,450,000	100,096,450,000

Loan details:

(i) Loan from Swiss company StaBOO Holding AG under the following loan agreement:

- Loan agreement No. 01/SB-SJF dated 28 April 2023 for CHF 500,000 (five hundred thousand Swiss Francs) at an interest rate of 2%/year. The loan term is until 15 December 2023. Purpose: for business operations. The loan is unsecured.
- Loan agreement No. 02/SB-SJF dated 25 August 2023 for CHF 700,000 (seven hundred thousand Swiss Francs) at an interest rate of 2%/year. The loan term is until 15 December 2023. Purpose: for business operations. The loan is unsecured.
- Loan agreement No. 03/SB-SJF dated 31 January 2024 for CHF 2,000,000 (two million Swiss Francs) at an interest rate of 2%/year. The loan term is until 31 March 2024. Purpose: for business operations. The loan is unsecured.

According to the agreement dated 28 May 2024 between Sunstar Investment Joint Stock Company, Mr. Nguyen Trong Nghia (the Borrower), and StaBOO Holding AG (the Lender), StaBOO Holding AG agreed to extend the loan amounting to CHF 3,000,000 (three million Swiss Francs) until 31 May 2034 under the following terms and conditions:

- The Borrower shall repay CHF 200,000 (two hundred thousand Swiss Francs) from previous loans;
- The Lender shall receive a 10% equity interest in StaBOO Thanh Hoa Joint Stock Company (in which Mr. Nguyen Trong Nghia holds shares); the loan bears no interest during the term;
- However, upon maturity (31 May 2034), the Borrower (Sunstar Investment Joint Stock Company and Mr. Nguyen Trong Nghia) is obliged to repurchase the 10% equity interest in StaBOO Thanh Hoa Joint Stock Company from the Lender (StaBOO Holding AG).

(ii) Loan agreement No. 18.2024/HĐCV/STD-CN dated 20 August 2024 between Sunstar Investment Joint Stock Company and Mr. Do Duc Giang, with a loan amount of VND 800,000,000, interest at 2%/year. The loan term is 3 months. Purpose: for the Company's business operations. The loan is unsecured.

Appendix to loan agreement No. 01.2025/PLHĐVM/STD-CN dated 03 January 2025 extends the loan term to 12 months.

(iii) Loan agreement No. 01.2025/HĐVM/STD-CN dated 06 January 2025 between Sunstar Investment Joint Stock Company and Mr. Mac Van Nhat, with a loan amount of VND 700,000,000, interest at 2%/year. The loan term is 12 months. Purpose: for the Company's business operations. The loan is unsecured.

(iv) Loan agreement No. 02.2025/HĐVM/STD-CN dated 20 May 2025 between Sunstar Investment Joint Stock Company and Mr. Le Dinh Vu, with a loan amount of VND 860,000,000. The loan term is 12 months. Purpose: for the Company's business operations. The loan is unsecured.

(v) Loan from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Gia Lam Branch under Credit Contract No. 01/2023/6152035/HĐTD dated 16 November 2023, with a loan amount of VND 903,000,000. Purpose: investment in one Kia Carnival 2.2D automobile. Loan term: 60 months. Interest rate: fixed at 8.5% /year during the first year; for subsequent periods, the interest rate is equal to BIDV's 24-month term postpaid civil loan interest rate plus a margin of 3.9%/year. Collateral: Mortgage contract No. 01/2023/6152035/HĐBĐ dated 16 November 2023 between Sunstar Investment Joint Stock Company and BIDV – Gia Lam Branch, secured by one Kia Carnival 2.2D Signature 7S automobile, license plate No. 30K-605.63.

4.17 Owner's equity

4.17.1 Reconciliation table of equity

	Owner's contributed capital	Retained earnings	Total
	VND	VND	VND
Prior year's opening balance	792,000,000,000	(293,421,267,681)	498,578,732,319
Increase in the year			
- Profit for the year	-	4,480,447,105	4,480,447,105
Prior year's closing balance	792,000,000,000	(288,940,820,576)	503,059,179,424
Current period's opening balance	792,000,000,000	(288,940,820,576)	503,059,179,424
Decrease in the period			
- Loss for the period	-	(23,393,101,328)	(23,393,101,328)
Current period's closing balance	792,000,000,000	(312,333,921,904)	479,666,078,096

4.17.2 Details of owner's investment capital

	Closing balance		Opening balance	
	Actual contributed capital	Ratio	Actual contributed capital	Ratio
	VND	%	VND	%
Mr. Do Can	70,383,800,000	8.89%	70,383,800,000	8.89%
Other shareholders	721,616,200,000	91.11%	721,616,200,000	91.11%
	792,000,000,000	100%	792,000,000,000	100%

4.17.3 Capital transactions with owners and dividend distribution, profit sharing

	Current period VND	Prior period VND
Owner's invested equity		
Capital contribution at the beginning of the period	792,000,000,000	792,000,000,000
Contributed capital increased during the period	-	-
Contributed capital decreased during the period	-	-
Capital contribution at the end of the period	792,000,000,000	792,000,000,000
Dividends and distributed profits	-	-

4.17.4 Shares

	Closing balance Share	Opening balance Share
Number of shares registered for issuance	79,200,000	79,200,000
Number of shares issued to the public	79,200,000	79,200,000
- Ordinary shares	79,200,000	79,200,000
- Preference shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preference shares	-	-
Number of outstanding shares in circulation	79,200,000	79,200,000
- Ordinary shares	79,200,000	79,200,000
- Preference shares	-	-

An ordinary share has par value of VND 10,000/share

4.17.5 Profits distribution

	Current period VND	Prior period VND
Undistributed profit at the beginning of the period	(288,940,820,576)	(293,421,267,681)
Profit from business activities in the period	(23,393,101,328)	(12,956,117,044)
Other adjustments to decrease profit	-	-
Other adjustments to increase profit	-	-
Dividends or distributed profits to funds during the period	(312,333,921,904)	(306,377,384,725)
Remaining undistributed profit	(312,333,921,904)	(306,377,384,725)

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM SEPARATE STATEMENT OF INCOME

5.1 Revenue from goods sold and services rendered

	Current period VND	Prior period VND
Revenue from sale of goods	2,760,419,230	28,241,682,139
Revenue from construction and service rendered	389,938,800	-
	3,150,358,030	28,241,682,139

5.2 Cost of good sold

	Current period VND	Prior period VND
Cost of finished goods sold		
Cost of merchandise sold	2,691,131,000	27,742,959,000
Cost of services rendered	144,913,518	-
	2,836,044,518	27,742,959,000

5.3 Financial income

	Current period VND	Prior period VND
Deposits and loans interest	4,792,310,648	7,206,005,825
	4,792,310,648	7,206,005,825

5.4 Financial expenses

	Current period VND	Prior period VND
Interest expense	45,473,064	1,423,031,663
Foreign exchange loss	15,021,111,303	2,595,600,000
Allowance for impairment of investments	10,904,095,613	15,039,247,325
	25,970,679,980	19,057,878,988

5.5 General and administration expenses

	Current period VND	Prior period VND
Staff expenses	315,567,900	578,987,900
Depreciation expenses of fixed assets	13,346,631	146,160,061
Taxes, fees and charges	3,000,000	-
Allowance expenses	2,140,572,900	-
Outsourced service expenses	54,331,861	656,727,412
	2,526,819,292	1,381,875,373

5.6 Other income

	Current period VND	Prior period VND
Sale, disposal of fixed assets	-	46,408,353
	-	46,408,353

5.7 Other expenses

	Current period VND	Prior period VND
Penalties received	2,226,216	267,500,000
	2,226,216	267,500,000

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM SEPARATE STATEMENT OF CASH FLOWS

6.1 Actual amounts of borrowings received during the period

	Current period VND	Prior period VND
Proceeds from borrowings under normal contracts	1,560,000,000	55,420,000,000
	<u>1,560,000,000</u>	<u>55,420,000,000</u>

6.2 Actual amounts of principal paid during the period

	Current period VND	Prior period VND
Repayment of borrowings under normal contracts	90,300,000	42,087,104,138
	<u>90,300,000</u>	<u>42,087,104,138</u>

7. OTHER INFORMATION

7.1. Commitment

During the period, the Company did not enter into any commitments or guarantees for any third party.

7.2. Events arising after the end of the period

The Board of Management of the Company affirms that, in the identity of The Board of Management, in terms of material aspects, no unusual events occurred after the end of the fiscal year that would affect the financial situation and The Company's activities need to be adjusted or presented in these financial statements.

7.3. Transactions and balances with related parties

The related parties with the Company include key management members, the individuals involved with key management members and other related parties.

7.3.1 Transactions and balances with key management members, the individuals involved with key management members

Key management members include: members of the Board of Directors, Board of Supervisors, members of the Board of Directors and Chief Accountant. Individuals related to key management members are close family members of key management members.

Income of key management members:

Full name	Position	Current period VND	Prior period VND
Board of Directors		154,500,000	292,112,000
Mr. Nguyen Tri Thien	Chairman of the BOD	67,200,000	94,512,000
Mr. Nguyen Xuan Nam	Member	29,100,000	88,200,000
Mr. Dang Van Hoa	Member	-	30,000,000
Mr. Nguyen Anh Tuan	Member / General Director	58,200,000	49,400,000
Mr. Nguyen Cong Khai	Member	-	30,000,000
The Board of Supervisors		-	36,000,000
Ms. Nguyen Thi Minh	Head of BOS	-	12,000,000
Ms. Nguyen Thi Mai Huong	Member	-	12,000,000
Ms. Do Nhu Ngoc	Member	-	12,000,000
Total:		154,500,000	328,112,000

Transactions with key management members and individuals related to key management members.

The Company does not have transactions related to sales and provision of services to key management members and individuals related to key management members.

7.3.2 Transactions and balances with other related parties

Other related parties to the Company include: Enterprises and individuals that directly or indirectly have control over the Company or are controlled by the Company, or are under common control with the Company, including parent companies and companies in the same group.

List of other related parties

Other related parties	Address	Relationship
Mai Chau BWG Joint Stock Company	Hoa Binh	Subsidiary
Viet Nam Sunstar Ecotech Joint Stock Company	Ha Noi	Subsidiary
Staboo Invest Vietnam Joint Stock Company	Ha Noi	Subsidiary

Transactions with other related parties

During this accounting period, there were main transactions with related parties as follows:

Other transactions	Content	Current period VND	Prior period VND
Mai Chau BWG Joint Stock Company	Purchase of goods	-	59,400,000
		-	59,400,000

Balance of accounts receivable/(payable) with other related parties

At the end of the accounting period, the Company had no balances with other related parties.

7.4. Other information

The Ho Chi Minh City Stock Exchange issued Decision No. 597/QĐ-SGDHCM dated 25 October 2024 on the delisting of the Company's shares, effective from 01 November 2024. The last trading date of SJF shares on the Ho Chi Minh City Stock Exchange was 10 November 2023.

On 06 November 2024, the Hanoi Stock Exchange issued Decision No. 1188/QĐ-SGDHN approving the registration for trading of 79,200,000 shares of Sunstar Investment Joint Stock Company (Stock code: SJF) on the Hanoi Stock Exchange. In addition, the Hanoi Stock Exchange issued Announcement No. 4911/TB-SGDHN on the official admission of 79,200,000 shares of Sunstar Investment Joint Stock Company for trading on the Unlisted Public Company Market (UPCoM) at the Hanoi Stock Exchange from 13 November 2024. At the same time, these shares were classified under restricted trading status according to Decision No. 397/QĐ-SGDHN dated 08 April 2025.

7.5. Information of Department

The company is not required to prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by geographical area as prescribed in Circular 20/2006/TT-BTC dated 20 March, 2006 of the Ministry of Finance regarding guidance on the implementation of six (06) accounting standards issued under Decision No. 12/2005/QĐ-BTC dated 15 February, 2005 of the Ministry of Finance.

7.6. Comparative figures

The comparative figures on the Interim Separate Balance Sheet are the figures on the Company's 2024 Separate Financial Statements audited by UHY Auditing and Consulting Limited. The comparative figures on the Interim Separate Income Statement and Interim Separate Cash Flow Statement are the figures on the Interim Separate Financial Statements for the accounting period ended 30 June 2024 reviewed by UHY Auditing and Consulting Limited.



Preparer
Bui Thi Ngoc Huyen



Chief Accountant
Bui Thi Ngoc Huyen



Chairman of the Board of Directors
Nguyen Tri Thien
Ha Noi, Viet Nam
30 September 2025