

**CHOLON INVESTMENT AND IMPORT EXPORT CORPOATION
(CHOLIMEX)**

TIN: 0 3 0 1 3 0 7 9 3 3

FINANCIAL STATEMENT
Quarter 2 of 2026



Address: 631 - 633 Nguyen Trai Street, Cho Lon Ward, HCMC

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai Street, Cho Lon Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENT*As of 30 June 2026**Unit: VND*

ASSETS	Code	Note	Ending balance	Beginning balance
			Quarter 2	
A - SHORT-TERM ASSETS	100		297,538,132,537	293,496,777,517
<u>I. Cash and cash exchangeable</u>	110	V.1	58,239,332,996	51,603,201,046
1. Cash	111		14,841,790,565	1,703,201,046
2. Cash exchangeable	112		43,397,542,431	49,900,000,000
<u>II. Short-term financial investments</u>	120	V.2a	175,008,623,753	170,300,000,000
1. Trading securities	121			
2. Provision for lost due to the decrease in prices of trading securities (*)	122			
3. Short-term held-to-Maturity investments	123		175,008,623,753	170,300,000,000
4. Provision for short-term held-to-maturity investments (*)	124			
5. Other short-term investments	125			
6. Provision for impairment of other short-term investments (*)	126			
<u>III. Short-term receivables</u>	130		60,431,498,672	67,928,673,380
1. Short-term Receivables from Customers	131	V.3.1a	863,695,414	3,514,270,295
2. Prepayment to suppliers	132	V.3.1b	183,189,014	641,709,268
3. Short-term Internal Receivables	133			
4. Receivables by the Progress of Construction Contracts	134			
5. Other receivable	135	V.4a	59,384,614,244	63,772,693,817
6. Provision for bad short-term receivables (*)	136			
7. A shortage of assets awaiting resolutions	137			
<u>IV. Inventories</u>	140	V.5	3,616,748,393	3,610,721,274
1. Inventory	141		3,616,748,393	3,610,721,274
2. Provision for devaluation of stocks (*)	142			
<u>V. Short-term biological assets</u>	150			
1. Short-term livestock raised for one-time harvest	151			
2. Short-term crops for seasonal or one-time harvest	152			
3. Provision for impairment of short-term biological assets (*)	153			
<u>VI. Other short-term assets</u>	160		241,928,723	54,181,817
1. Short-term prepaid expenses	161	V.6a	46,961,888	12,181,817
2. Input VAT	162	V.13b	152,966,835	
3. Taxes and Receivables from State Budget	163	V.13b	42,000,000	42,000,000
4. Repurchase Government Bonds Transactions	164			

ASSETS	Code	Note	Ending balance	Beginning balance
			Quarter 2	
B - LONG-TERM ASSETS	200		1,098,133,715,710	1,100,141,232,441
<u>I. Long-term receivables</u>	210		67,271,167,524	67,271,167,524
1. Long-term Receivables from Customers	211	V.3.1b		
2. Payables to seller: long-term	212	V.3.2b		
3. Capital of units directly under	213			
4. Long-term Internal Receivables	214			
5. Long-term others receivable	215	V.4b	67,271,167,524	67,271,167,524
6. Provision for long-term doubtful debts (*)	216			
<u>II. Fixed assets</u>	220		5,325,788,518	5,814,445,738
1. Tangible fixed assets	221	V.7	4,940,199,038	5,397,802,070
- The original price	222		16,555,755,229	16,555,755,229
- Accumulated depreciation (*)	223		(11,615,556,191)	(11,157,953,159)
2. Financial lease assets	224			
- The original price	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.8	385,589,480	416,643,668
- The original price	228		649,600,000	649,600,000
- Accumulated depreciation (*)	229		(264,010,520)	(232,956,332)
<u>III. Long-term biological assets</u>	230			
<u>IV. Invested real estate</u>	240	V.9	49,592,262,227	50,677,552,381
- The original price	241		74,700,565,506	74,700,565,506
- Accumulated depreciation (*)	242		(25,108,303,279)	(24,023,013,125)
<u>V. Long-term progressing assets</u>	250	V.10	207,133,355,451	206,894,855,451
1. Production in progress: long-term	251			
2. Capital Construction in Progress	252		207,133,355,451	206,894,855,451
<u>VI. Long-term financial investments</u>	260	V.2b	767,499,013,302	767,499,013,302
1. Subsidiary company investments	261		225,209,443,667	225,209,443,667
2. Investments in Associates, Joint-Ventures	262		522,288,274,574	522,288,274,574
3. Investments in Other Companies	263		23,568,106,800	23,568,106,800
4. Provision for impairment of long-term investments in other entities (*)	264		(3,566,811,739)	(3,566,811,739)
5. Long-term held-to-maturity investments	265			
6. Provision for impairment of long-term held-to-maturity investments (*)	266			
<u>VII. Other long term assets</u>	270		1,312,128,688	1,984,198,045
1. Long-term prepaid expenses	271	V.6b	1,312,128,688	1,984,198,045
2. Deferred income tax assets	272			
3. Long-term Equipment and Spare Parts	273			
4. Other investments: long-term	274			

TOTAL ASSETS (280 = 100 + 200)	280		1,395,671,848,247	1,393,638,009,958
RESOURCES	Code	Note	Ending balance Quarter 2	Beginning balance
C - LIABILITIES	300		78,230,240,433	76,264,396,283
<u>I. Current liabilities</u>	310		71,442,192,613	69,132,832,664
1. Payables to seller: short-term	311	V.11a	618,265,239	986,361,595
2. Short-term Advances Received from the Customers	312	V.12a	53,147,328	4,105,000
3. Dividends and profits payable	313		65,007,845,036	57,845,036
4. Short-term taxes and amounts payable to the State	314		682,514,978	58,830,091,412
5. Payables to employees	315		1,637,708,540	5,451,027,363
6. Short-term payable expenses	316	V.14a	309,657,819	1,996,243,661
7. Short-term intercompany payables	317			
8. Short-term payables according to construction contract progress	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320	V.15a	78,965,261	960,092,508
11. Short-term borrowings and financial leases	321			
12. Provision of Short-term Payables	322			
13. Reward and Welfare Fund	323		3,054,088,412	847,066,089
14. Price Stabilisation Fund	324			
15. Repurchase Government Bonds Transactions	325			
<u>II. Long-term liabilities</u>	330		6,788,047,820	7,131,563,619
1. Long-term Payables to Suppliers	331	V.11b		
2. Long term Advances Received from the Customers	332	V.12b		
3. Long-term taxes and amounts payable to the State	333	V.13a		
4. Long-term Payable Expenses	334	V.14b		
5. Internal Payables of Capital	335			
6. Long-term Internal Payables	336			
7. Long-term unearned revenue	337			
8. Others long term payables	338	V.15b	1,815,312,048	1,192,550,000
9. Long-term borrowings and finance lease	339			
10. Convertible bonds	340			
11. Preferred shares: liabilities	341			
12. Payable deferred income tax	342			
13. Provision of Long-term Payables	343			
14. Science and Technology Development Fund	344		4,972,735,772	5,939,013,619

RESOURCES	Code	Note	Ending balance	Beginning balance
			Quarter 2	
D - OWNER'S EQUITY	400	V.16	1,317,441,607,814	1,317,373,613,675
1. Owner's equity invested capital	411		866,000,000,000	866,000,000,000
- Ordinary stock with voting right	411a		866,000,000,000	866,000,000,000
- Preferred stock capital	411b			
2. Capital surplus	412			
3. The Right to convert the Convertible Bonds to shares	413			
4. Other capitals	414			
5. Treasury shares (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate difference	417			
8. Development Investment Fund	418		303,890,701,175	272,547,594,378
9. Other funds under owners' equity	419			
10. Undistributed Profit	420		147,550,906,639	178,826,019,297
- Accumulated Undistributed Profit by The End of The Previous Period	420a		76,264,291,140	178,826,019,297
- Undistributed Profit of the Current Period	420b		71,286,615,499	
TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)	440		1,395,671,848,247	1,393,638,009,958

Approval. July 28, 2026

PREPARER



Ho Phuong Linh

CHIEF ACCOUNTANT



Vo Van Day

GENERAL DIRECTOR



Huynh An Trung

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

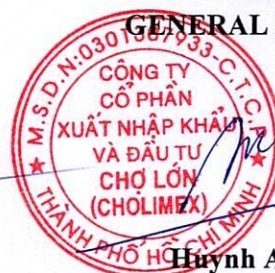
Address: No. 631 - 633 Nguyen Trai Street, Cho Lon Ward, Ho Chi Minh City

MID-YEAR BUSINESS RESULTS REPORT*Quarter 2 of 2026**Unit: VND*

Items	Co de	Note	Ending balance Quarter 2		Cummulative	
			Current year	Previous year	Current year	Previous year
1. Revenues from sales and services rendered	01	VI.1	6,272,642,117	8,788,628,141	18,086,944,748	17,244,841,130
2. Revenue deductions	02	VI.2	24,103,926	114,901,180	43,884,784	193,663,769
3. Net sales from goods and services sold (10 = 01- 02)	10		6,248,538,191	8,673,726,961	18,043,059,964	17,051,177,361
4. Costs of goods sold	11	VI.3	3,311,386,642	4,743,067,698	11,402,890,055	10,540,871,831
5. Gross profit from goods and services sold (20 = 10 - 11)	20		2,937,151,549	3,930,659,263	6,640,169,909	6,510,305,530
6. Gain (loss) on disposal of investment properties	21					
7. Revenue from financing activity	22	VI.4	49,509,536,861	50,028,552,914	80,870,293,938	81,344,634,291
8. Financial activities expenses	23	VI.5				
- In which: Interest expense	24					
9. Selling expenses	25	VI.6a	590,778,293	740,507,881	1,539,019,142	1,673,581,082
10. General & administration expenses	26	VI.6b	8,419,659,460	7,264,627,165	14,684,829,490	13,428,400,072
11. Net profit from operating activity {30 = 20 + 21 + 22 - (23+ 25 + 26)}	30		43,436,250,657	45,954,077,131	71,286,615,215	72,752,958,667
12. Other incomes	31	VI.7		2,098	784	5,098
13. Other expenses	32	VI.8		94	500	94
14. Other profits (40 = 31 - 32)	40			2,004	284	5,004
15. Total accounting profit before tax (50 = 30 + 40)	50		43,436,250,657	45,954,079,135	71,286,615,499	72,752,963,671
16. Current profit tax expense	51					
17. Deferred profit tax expense	52					
18. Profit after profit tax (60 = 50 - 51 - 52)	60		43,436,250,657	45,954,079,135	71,286,615,499	72,752,963,671
19. Earning per share (*)	70					
20. Diluted earning per share (*)	71					

PREPARER

Ho Phuong Linh**CHIEF ACCOUNTANT**

Vo Van Day*Approval, July 28, 2026***GENERAL DIRECTOR****Huỳnh An Trung**

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai Street, Cho Lon Ward, Ho Chi Minh City

INTERIM CASH FLOW STATEMENT*(Indirect method)**Reporting period from January 01, 2026 to June 30, 2026**Unit: VND*

Items	Code	Note	Current year	Previous year
<u>I. Cash flows from operating activities</u>				
1. Profit before tax	01		71,286,615,499	72,752,963,671
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		1,440,976,948	1,432,644,240
- Provisions	03			
- Unrealized foreign exchange gain/loss from revaluation of monetary items denominated in foreign currencies	04			
- Gain/loss from investing and financing activities	05		(80,853,838,482)	(81,336,461,377)
- Interest expenses	06			
- Other adjustments	07			(291,098,843)
3. Operating profit before changes in working capital	08		(8,126,246,035)	(7,441,952,309)
- Increase/decrease in receivables	09		9,356,424,686	(1,855,763,167)
- Increase/decrease in inventories	10		(6,027,119)	1,124,925,597
- Increase/decrease in payables (excluding interest and corporate income tax payable)	11		(67,492,046,700)	(2,425,363,456)
- Increase/decrease in prepaid expenses	12		637,289,286	550,597,320
- Increase/decrease in trading securities	13			
- Interest paid	14			
- Corporate income tax paid	15			
- Other cash receipts from operating activities	16			
- Other cash payments for operating activities	17		(4,894,906,458)	(4,397,523,837)
Net cash flows from operating activities	20		(70,525,512,340)	(14,445,079,852)

II. Cash flows from investing activities

1. Cash paid to acquire and construct fixed assets and other long-term assets	21	(238,500,000)	(96,013,591)
2. Cash received from disposal or sale of fixed assets and other long-term assets	22		
3. Cash paid for loans granted or purchase of debt instruments of other entities	23	(111,879,000,000)	(60,000,000,000)
4. Cash received from loan collections or sale of debt instruments of other entities	24	108,300,000,000	40,000,000,000
5. Cash paid to invest in other entities	25		
6. Cash received from divestments in other entities	26		
7. Cash received from interest, dividends, and profit shares	27	80,979,144,290	80,294,600,412
Net cash flows from investing activities	30	77,161,644,290	60,198,586,821

III. Cash flows from financing activities

1. Proceeds from share issuance and capital contributions from owners	31		
2. Payments to owners for capital withdrawals or share repurchases	32		
3. Proceeds from borrowings	33		
4. Repayment of borrowings	34		
5. Repayment of finance lease liabilities	35		
6. Dividends and profits paid to owners	36		
Net cash flows from financing activities	40		
Net increase/(decrease) in cash and cash equivalents during the period (50 = 20 + 30 + 40)	50	6,636,131,950	45,753,506,969
Cash and cash equivalents at the beginning of the period	60	51,603,201,046	5,056,084,458
Effect of exchange rate changes on cash and cash equivalents	61		
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	58,239,332,996	50,809,591,427

PREPARER

Ho Phuong Linh**CHIEF ACCOUNTANT**

Vo Van Day

Approval, July 28, 2026

GENERAL DIRECTOR


CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai Street, Cho Lon Ward, Ho Chi Minh City

NOTES TO THE FINANCIAL STATEMENTS**Quarter 2 of 2026****I. GENERAL INFORMATION****1. Ownership form**

Cho Lon Investment and Import Export Corporation (CHOLIMEX) (hereinafter referred to as “the Corporation”) is a joint stock company.

2. Operating field

The Corporation’s operating fields are commercial trading and servicing.

3. Principal business activities

Principal business activities of the Corporation are trading industrial park infrastructure; leasing premises and stalls; trading and leasing offices; leasing workshops; leasing warehouses and yards; exporting and importing goods; retailing food in specialized stores; wholesaling food.

4. Normal operating cycle

The Corporation’s normal operating cycle is within 12 months.

5. Structure of the Corporation

Subsidiaries	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
<i>Subsidiaries</i>					
Vinh Loc Industrial Park Co., Ltd.	Lot A59/I, Road No. 7, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City	Trading real estate; trading infrastructure of industrial parks and residential areas; leasing offices, workshops, warehouses and yards; trading construction materials; producing and trading electricity; exploiting and supplying clean water for daily life and production; acting as gasoline and oil trading agency.	100,00%	100,00%	100,00%
Cholimex Trading – Service Joint Stock Company	Lot C71/II, Road No. 6, Vinh Loc Industrial Park, Vinh Loc Commune, Ho Chi Minh City	Providing landscape care and maintenance services, cleaning services for houses and others.	48,84%	75,03%	75,03%
<i>Associates</i>					
Cholimex Food Joint Stock Company	Lots C40-43/I, C51-55/II, Road No. 7, Vinh Loc Industrial Park, Vinh Loc Commune, Ho Chi Minh City	Producing, processing and trading food, industrial meals, frozen food, aquatic products of all kinds, growing aquatic animals	40,72%	40,72%	40,72%
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation	Voi La Hamlet, My Yen Commune, Tây Ninh Province	Constructing and trading industrial park infrastructure	10,00%	24,00%	24,00%
Tan Binh Import - Export Joint Stock Corporation	No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City	Constructing and trading residential houses, industrial park infrastructure, trading goods	20,05%	20,05%	20,05%
Vinh Loc - Ben Thanh Services Joint Stock Company	Lot II.11, Road No. 5, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City	Operating restaurants and providing mobile catering services	29,04%	40,21%	40,21%
Vinh Loc Logistics Corporation	Part of Lot I.9, Road No. 5, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City	Providing other transport-related support services	35,50%	35,50%	35,50%

Affiliates	Address
Branch of Cho Lon Investment and Import Export Corporation (CHOLIMEX) - Cholimex - Ninh Thuan Shrimp Hatchery Center	Lot B, Shrimp Hatchery Area, Phuoc Dinh Commune, Khanh Hoa Province
Branch of Cho Lon Investment and Import Export Corporation (CHOLIMEX) - Cholimex Trade Center	No. 631 Nguyen Trai Street, Cho Lon Ward, Ho Chi Minh City

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Corporation is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Corporation's transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applies the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 and other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

2. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Corporation intends and is able to hold to maturity. Held-to-maturity investments only include term deposits for the purpose of receiving periodical interest.

Investments in subsidiaries and associates

- Subsidiaries

Subsidiary is an entity that is controlled by the Corporation. Control is the Corporation's power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

- Associates

An associate is an entity which the Corporation has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

- Initial recognition

Investments in subsidiaries, associates are initially recognized at costs, including the cost of purchase or capital contributions plus other directly attributable transaction cost. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Dividends and profits of the periods prior to the purchase of investments are recorded as a decrease in value of such investments. Dividends and profits of the periods after the purchase of investments are recorded into the Corporation's revenues. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

- Provisions for impairment of investments in subsidiaries, joint ventures and associates

Provisions for impairment of investments in subsidiaries, associates are made when these entities suffers from losses at the rate equal to the difference between the actual capital invested by investors in subsidiaries, associates and the actual owner's equity multiplying (x) by the Corporation's ownership rate of charter capital actually invested by the Corporation in subsidiaries, associates. If the subsidiaries, associates are consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Increases/(decreases) in the provision for impairment of investments in subsidiaries, associates are recorded into financial expenses as of the balance sheet date.

- Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Corporation to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including cost of purchase or capital contributions plus other directly attributable transaction cost. Dividends and profit of the periods prior to the purchase of investments are recorded as a decrease in value of such investments. Dividends and profit of the periods after the purchase of investments are recorded into the Corporation's revenues. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity is followed up.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

+ For investments in listed shares or fair value of investments which is reliably measured, provisions are made on the basis of the market value of shares.

+ For investments of which the fair value cannot be measured at the time of reporting, provisions are made on the basis of the losses suffered by investees, at the rate equal to the difference between the actual capital invested by owners and the owner's equity as of the balance sheet date multiplying (x) by the Corporation's rate of charter capital over the total actual charter capital invested in these investees

Increases/(decreases) in the provisions for impairment of investments in equity instruments of other entities as of the balance sheet date are recorded into financial expenses.

3. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

+ As for overdue debts:

- 30% of the value of debts overdue between 6 months and less than 1 year.

- 50% of the value of debts overdue between 1 year and less than 2 years.

- 70% of the value of debts overdue between 2 years and less than 3 years.

- 100% of the value of debts overdue more than 3 years.

+ As for doubtful debts: Allowance is made on the basis of the estimated loss

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

4. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Allowance for inventories is recognized for each type of inventories when their costs are higher than their net realizable values.

Increases/(decreases) in the obligatory allowance for inventories as of the balance sheet date are recorded into costs of sales.

5. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several accounting periods. Prepaid expenses of the Corporation mainly include expenses of tools, repair expenses, land rental and business advantage upon business valuation. These prepaid expenses are allocated over the period of corresponding economic benefits generated from these expenses.

Expenses of tools and repair expenses are allocated into expenses in accordance with the straight-line method for the maximum period of 36 months.

6. Fixed assets

Fixed assets are determined by their historical costs less accumulated depreciation.

Fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives.

7. Investment properties

Investment properties are measured at their historical costs less accumulated depreciation.

Investment property is depreciated in accordance with the straight-line method over their estimated useful lives.

8. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

9. Capital

Capital is recorded according to the actual amounts invested by shareholders.

10. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and Decision on dividend payment of the Board of Management.

10. Recognition of sales and income

Sales of merchandises, finished goods shall be recognized when all of the following conditions are satisfied:

- + The Corporation transfers most of risks and benefits incident to the ownership of goods, products to customers.
- + The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods, products sold.
- + The amount of sales can be measured reliably.
- + The Corporation received or shall probably receive the economic benefits associated with sale transactions.
- + The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Sales of service provision shall be recognized when all of the following conditions are satisfied:

- + The amount of sales can be measured reliably.
- + The Corporation received or shall probably receive the economic benefits associated with the provision of services.
- + The stage of completion of the transaction at the end of reporting period can be measured reliably.
- + The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Income from leasing operating assets

Income from leasing operating assets is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit shared

Dividends and profit shared are recognized when the Corporation has the right to receive dividends or profit from the capital contribution. Particularly, the dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity is followed up.

11. Expenses

Expenses are those that result in outflows of the Corporation's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET

1- Cash and cash equivalents

	Ending balance	Beginning balance
- Cash on hand	549,803,370	264,260,360
- Demand deposits	14,291,987,195	1,438,940,686
- Cash equivalents	43,397,542,431	49,900,000,000
Total	58,239,332,996	51,603,201,046

2- Financial investments

The financial investments of the Corporation include held-to-maturity investments and investments in other entities. The Corporation's financial investments are as follows:

a- Held-to-maturity investments

	Ending balance	Beginning balance
- Bank deposits	175,008,623,753	170,300,000,000
- Bond	-	-
- Other investments	-	-
Total	175,008,623,753	170,300,000,000

b- Investments in other entities

	Ending balance		Beginning balance	
	Original amount	Share	Original amount	Share
Investments in subsidiaries	225,209,443,667	747,200	225,209,443,667	747,200
+ Vinh Loc Industrial Park Co., Ltd	225,209,443,667	-	225,209,443,667	-
+ Cholimex Trading - Service Joint Stock Company	-	747,200	-	747,200
Investments in associates	522,288,274,574	15,305,388	522,288,274,574	15,305,388
+ Vinh Loc - Ben Luc Industrial Zone Construction & Investment Corp.	3,477,258,374	1,200,000	3,477,258,374	1,200,000
+ Cholimex Food Joint Stock Company	296,820,000,000	3,298,000	296,820,000,000	3,298,000
+ Tan Binh Import - Export Joint Stock Corporation	174,066,016,200	6,014,888	174,066,016,200	6,014,888
+ Vinh Loc - Ben Thanh Services Joint Stock Company	22,360,000,000	2,236,000	22,360,000,000	2,236,000
+ Vinh Loc Logistics Corporation	25,565,000,000	2,556,500	25,565,000,000	2,556,500
Investments in other entities	23,568,106,800	2,754,446	23,568,106,800	2,754,446
+ Thang Long Logistics Services Corporation	21,185,240,000	2,004,246	21,185,240,000	2,004,246
+ Cho Lon Aquatic Product Investment Development Corporation	-	200,000	-	200,000
+ Cholimex Investment and Construction Joint Stock Company	2,382,866,800	550,200	2,382,866,800	550,200
Provisions for investments		Ending balance		Beginning balance
		3,566,811,739		3,566,811,739

c- Transactions with subsidiaries and associates

	Current year	Previous year
<i>Vinh Loc Industrial Park Co., Ltd</i>		
Leasing warehouses	2,187,230,400	1,835,913,600
Trademark management fee	10,185,185	10,185,185
Sales of merchandises	299,022,093	200,096,683
Purchases of merchandises	1,203,704	454,545
Profit shared	47,559,461,987	46,863,162,159
<i>Cholimex Trading - Service Joint Stock Company</i>		
Trademark management fee	10,000,000	10,185,185
Sales of merchandises	17,551,407	36,858,468
Receipt of service provisions	342,960,090	344,184,924
<i>Cholimex Food Joint Stock Company</i>		
Leasing warehouses	301,800,000	301,800,000
Service provisions	20,139,100	30,865,700
Trademark management fee	80,000,000	80,000,000
Sales of merchandises	386,245,600	
Receive display support and sales incentives	4,000,000	32,320,250
Purchases of merchandises	1,078,391,976	790,807,643
Dividends shared	16,490,000,000	16,490,000,000
<i>Tan Binh Import - Export Joint Stock Corporation</i>		
Dividends shared	10,526,054,000	10,526,054,000
<i>Tan Binh Import - Export Joint Stock Corporation</i>		
Dividends shared	20,000,000	20,000,000
Sales of merchandises	32,661,027	38,845,600
<i>Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation</i>		
Dividends shared		3,000,000,000
<i>Vinh Loc - Ben Thanh Services Joint Stock Company</i>		
Sales of merchandises	5,478,703	9,837,963
<i>Thung Long Logistics Services Corporation</i>		
Dividends shared	901,910,700	

d- Transactions with other related parties

	Current year	Previous year
<i>Ho Chi Minh City Finance and Investment State-owned Company</i>		
Sales of merchandises	451,530,418	497,163,111

Special Aquatic Products Joint Stock Company

Sales of merchandises	34,632,474	612,847,148
Purchases of merchandises	181,575,819	172,872,200

Phu Nhuan Trading Joint Stock Company

Sales of merchandises	14,285,455	19,746,000
Trademark management fee	63,263,588	69,772,240

e- Remuneration of the Board of Directors and the Control Board

		Current year	Previous year
Tran Thi Thanh Nhan	Chairman of BOD	102,000,000	81,355,932
Bui Tuan Ngoc	Vice Chairman of BOD	96,000,000	76,271,186
Huynh An Trung	Member of BOD	96,000,000	76,271,186
Vo Van Than	Member of BOD	75,000,000	66,101,694
Le Duy Hiep	Member of BOD	75,000,000	66,101,694
Bui Minh Tuan	Member of BOD	75,000,000	66,101,694
Hoang Thi Hong Nhung	Member of BOD	43,750,000	66,101,694
Phan Quynh Anh	Member of BOD	61,000,000	50,847,460
Le Thi Nguyet Hang	Head of CB	18,000,000	-
Le Van Hung	Member of CB	51,000,000	50,847,460
Trinh Minh Hoa	Member of CB	21,250,000	-
TỔNG		714,000,000	600,000,000

3- Trade receivables**3.1- Trade receivables****a- Short-term trade receivables**

	Ending balance	Beginning balance
Receivables from related parties	863,695,414	3,514,270,295
-	-	635,633,000
+ Vinh Loc Industrial Park Co., Ltd	-	186,160,000
+ Special Aquatic Products Joint Stock Company	-	449,473,000
Receivables from other customers	863,695,414	2,878,637,295
+ Hang Sinh Consultant Company Limited	126,698,163	123,046,334
+ T&A Investment Corporation	245,170,707	208,104,673
+ Minh Phat Import Export Trading Production Investment Company Limited	-	83,091,790
+ I&V BiO Artemia Nauplii Center Co., Ltd.	62,890,573	39,638,723
+ Viet Nam Trading Co., Ltd	-	306,250,000
+ Premium Terrafrance Pharmaceutical Joint Stock Company	-	163,050,000
+ Grassroots Trade Union of HCMC Urban Drainage Co., Ltd.	-	1,129,312,800
- Receivables from other customers	428,935,971	826,142,975
b- Long-term trade receivables	-	-

3.2- Prepayments to suppliers

	Ending balance	Beginning balance
a- Short-term prepayments to suppliers	183,189,014	641,709,268
<i>Prepayments to related parties</i>	-	-
<i>Prepayments to other suppliers</i>	183,189,014	641,709,268
+ <i>Paldo Vina Co., Ltd.</i>	12,243,344	36,650,524
+ <i>A An Food Joint Stock Company</i>	11,591,670	272,422,994
+ <i>Sinh Tin Co., Ltd.</i>	81,060,019	-
+ <i>Other Suppliers</i>	78,293,981	332,635,750
b- Long-term prepayments to suppliers	-	-

4- Other receivables	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
a- Other short-term receivables	59,384,614,244	-	63,772,693,817	-
- Dividends shared and Profit shared	59,060,067,021	-	60,261,181,068	-
- Term deposit interests to be received	-	-	3,276,357,945	-
- Advances	15,840,000	-	31,000,000	-
- Short-term deposits	13,000,000	-	8,000,000	-
- Supplier Bonus and Support	110,315,072	-	144,682,850	-
- Other short-term receivables	185,392,151	-	51,471,954	-
b- Long-term receivables	67,271,167,524	-	67,271,167,524	-
- Equitization	67,271,167,524	-	67,271,167,524	-
- Other long-term receivables	-	-	-	-

5- Inventories	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
- Goods in transit	45,392,000	-	71,054,874	-
- Tools	1,323,911	-	48,044,270	-
- Finished goods	-	-	164,760,354	-
- Merchandises	3,570,032,482	-	3,326,861,776	-
Total	3,616,748,393	-	3,610,721,274	-

6- Prepaid expenses	Cuối kỳ	Đầu năm
a- Short-term prepaid expenses	46,961,888	12,181,817
- Tools	7,063,888	12,181,817
- Repair expenses	39,898,000	-
b- Long-term prepaid expenses	1,312,128,688	1,984,198,045
- Tools	-	7,984,238
- Repair expenses	581,709,277	586,635,033
- Business advantage	707,480,418	1,345,531,314
- Other expenses	22,938,993	44,047,460

7- Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical costs					
Beginning balance	7,319,990,892	3,547,646,480	4,979,787,634	708,330,223	16,555,755,229
- Acquisition during the year	-	-	-	-	-
- Liquidation and disposal	-	-	-	-	-
Ending balance	7,319,990,892	3,547,646,480	4,979,787,634	708,330,223	16,555,755,229
Depreciation					
Beginning balance	4,337,464,061	2,314,509,476	3,978,076,924	527,902,698	11,157,953,159
- Depreciation during the year	91,579,932	128,844,658	214,467,932	22,710,510	457,603,032
- Liquidation and disposal	-	-	-	-	-
Ending balance	4,429,043,993	2,443,354,134	4,192,544,856	550,613,208	11,615,556,191
Net book values					
- Beginning balance	2,982,526,831	1,233,137,004	1,001,710,710	180,427,525	5,397,802,070
- Ending balance	2,890,946,899	1,104,292,346	787,242,778	157,717,015	4,940,199,038

8- Intangible fixed assets

	Land use rights	Trademark	Software	Other intangibles	Total
Historical costs					
Beginning balance	-	-	649,600,000	-	649,600,000
- Acquisition during the year	-	-	-	-	-
- Liquidation and disposal	-	-	-	-	-
Ending balance	-	-	649,600,000	-	649,600,000
Depreciation					
Beginning balance	-	-	232,956,332	-	232,956,332
- Depreciation during the year	-	-	31,054,188	-	31,054,188
- Liquidation and disposal	-	-	-	-	-
Ending balance	-	-	264,010,520	-	264,010,520

Net book values

- Beginning balance	-	-	416,643,668	-	416,643,668
- Ending balance	-	-	385,589,480	-	385,589,480

9- Investment properties*Investment properties for lease*

	Houses	Land use rights	Infrastructure	Total
Historical costs				
Beginning balance	47,775,479,082	26,706,606,000	218,480,424	74,700,565,506
- Acquisition during the year	-	-	-	-
- Liquidation and disposal	-	-	-	-
Ending balance	47,775,479,082	26,706,606,000	218,480,424	74,700,565,506
Depreciation				
Beginning balance	17,678,792,291	6,125,740,410	218,480,424	24,023,013,125
- Depreciation during the year	796,048,934	289,241,220	-	1,085,290,154
- Liquidation and disposal	-	-	-	-
Ending balance	18,474,841,225	6,414,981,630	218,480,424	25,108,303,279
Net book values				
- Beginning balance	30,096,686,791	20,580,865,590	-	50,677,552,381
- Ending balance	29,300,637,857	20,291,624,370	-	49,592,262,227

10- Construction-in-progress

	Ending balance	Beginning balance
+ Acquisition of fixed assets by using Science and technology fund	-	-
+ Construction-in-progress	207,133,355,451	206,894,855,451
+ Vinh Loc Industrial Park (expanded area) (56ha)	139,527,622,465	139,527,622,465
+ Vinh Loc A Resettlement Area (44ha)	64,057,148,723	64,057,148,723
+ Cholimex Complex Building, Nguyen Trai Street, District 5, Ho Chi Minh City	3,548,584,263	3,310,084,263
Total	207,133,355,451	206,894,855,451

11- Trade payables

	Ending balance	Beginning balance
a- Short-term trade payables	618,265,239	986,361,595
<i>Payables to related parties</i>	<i>441,933,935</i>	<i>657,024,486</i>
+ Cholimex Trading - Service Joint Stock Company	61,732,816	168,984,355
+ Cholimex Food Joint Stock Company	371,673,387	235,129,910
+ Special Aquatic Products Joint Stock Company	8,527,732	252,910,221
<i>Payables to other suppliers</i>	<i>176,331,304</i>	<i>329,337,109</i>
+ Hoang Gia Import Export and Trading Service Development Company Limited	33,600,000	256,599,400
- Payables to other suppliers	142,731,304	72,737,709
b- Long-term trade payables	-	-

12- Advances from customers

	Ending balance	Beginning balance
a- Short-term advances from customers	53,147,328	4,105,000
<i>Advances from related party</i>	<i>-</i>	<i>-</i>
<i>Advances from other customers</i>	<i>53,147,328</i>	<i>4,105,000</i>
- Other customers	53,147,328	4,105,000
b- Long-term advances from customers	-	-

13- Taxes and other obligations to the State Budget

	Beginning balance	Amount payable	Amount paid	Ending balance
a- Payables	58,830,091,412	5,162,896,189	63,310,472,623	682,514,978
- VAT on local sales	48,157,632	544,171,572	548,072,484	44,256,720
- Personal income tax	480,245,907	1,804,603,601	1,646,591,250	638,258,258
- Land use tax	58,301,687,873	2,814,121,016	61,115,808,889	-
- Other taxes	-	-	-	-
	Beginning balance	Amount payable	Amount paid	Ending balance
b- Receivables	142,000,000	52,966,835	-	194,966,835
- VAT on local sales	100,000,000	52,966,835	-	152,966,835
- Corporate income tax	42,000,000	-	-	42,000,000

14- Accrued expenses

	Ending balance	Beginning balance
a- Short-term accrued expenses	309,657,819	1,996,243,661
- Expenses for conference and ceremony	241,151,693	1,877,071,112
- Other short-term accrued expenses	68,506,126	119,172,549
b- Inter-company payables for working capital	-	-

15- Other payables

	Ending balance	Beginning balance
a- Other short-term payables	78,965,261	960,092,508
- Remuneration of the Board of Directors and the Control Board	-	300,000,000
- Receipt of short-term deposits	25,140,000	25,140,000
- Other short-term payables	53,825,261	634,952,508
b- Other long-term payables	1,815,312,048	1,192,550,000
- Receipt of long-term deposits	1,815,312,048	1,192,550,000
- Other long-term payables	-	-

16- Owner's equity

	Capital	Retained earnings	Investment and development fund	Total
Beginning balance of the previous year	866,000,000,000	241,803,045,516	171,862,455,276	1,279,665,500,792
- Profit in the previous year	-	-	104,477,022,655	104,477,022,655
- Appropriation for funds in the previous year	-	30,744,548,862	(36,893,458,634)	(6,148,909,772)
- Dividend distribution in the previous year	-	-	(60,620,000,000)	(60,620,000,000)
Ending balance of the previous year	866,000,000,000	272,547,594,378	178,826,019,297	1,317,373,613,675
- Profit in the current year	-	-	71,286,615,499	71,286,615,499
- Appropriation for funds in the current year	-	31,343,106,797	(37,611,728,157)	(6,268,621,360)
- Dividend distribution in the previous year	-	-	(64,950,000,000)	(64,950,000,000)
Ending balance of the current year	866,000,000,000	303,890,701,175	147,550,906,639	1,317,441,607,814

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**1- Sales**

	Current year	Previous year
- Sales of merchandises, finished goods	11,699,818,153	11,061,849,236
- Sale of finished goods	-	-
- Sales of service provisions	112,489,526	90,573,043
- Sales of investment property trading	5,306,863,314	5,210,509,579
- Other sales	967,773,755	881,909,272
Total	18,086,944,748	17,244,841,130

2- Sales deductions

	Current year	Previous year
- Trade discounts	9,380,250	193,115,325
- Sales returns	34,504,534	548,444
Total	43,884,784	193,663,769
3- Costs of sales		
	Current year	Previous year
- Costs of merchandises sold	10,250,503,311	9,491,265,718
- Costs of finished goods sold	-	-
- Costs of service provisions	-	-
- Costs of investment property trading	1,152,386,744	1,049,606,113
Total	11,402,890,055	10,540,871,831
4- Financial income		
	Current year	Previous year
- Term deposit interests	5,338,386,493	4,458,396,282
- Demand deposit interests	15,056,792	7,021,850
- Dividends, profit shared	75,516,850,653	76,879,216,159
Total	80,870,293,938	81,344,634,291
5- Financial expenses		
	Current year	Previous year
- Provision for investment loss	-	-
Total	-	-
6- General and administration expenses and Selling expenses		
	Current year	Previous year
b- Selling expenses	1,539,019,142	1,673,581,082
- Expenses for employees	285,134,043	247,439,903
- Materials, packages	-	-
- Tools, supplies	-	-
- Depreciation of fixed assets	24,003,396	55,302,979
- External services rendered	839,487,242	863,732,933
- Other expenses	390,394,461	507,105,267
a- General and administration expenses	14,684,829,490	13,428,400,072
- Expenses for employees	5,020,220,007	8,163,136,330
- Office stationery	920,870,286	934,707,629
- Depreciation of fixed assets	277,099,502	356,826,774
- Taxes, fees and legal fees	180,401,960	4,666,864
- External services rendered	7,119,399,315	2,735,477,528
- Other expenses	1,166,838,420	1,233,584,947

Total	16,223,848,632	15,101,981,154
7- Other income		
	Current year	Previous year
- Proceeds from liquidation, disposal	-	-
- Fines for violation of the contract	-	-
- Other income	784	5,098
Total	784	5,098
7- Other income		
	Current year	Previous year
- Proceeds from liquidation, disposal	-	-
- Fines for violation of the contract	-	-
- Other income	500	94
Total	500	94

VII. OTHER DISCLOSURES

- Information on business segment

The Corporation has following major business segments: Leasing; Sales of merchandises, finished goods

- Subsequent events

There are no material subsequent events which are required adjustments or disclosures in the Financial Statements.

- Other disclosures

According to the Audit Report dated 01 June 2020, the State Audit required the Corporation to report to the Equitization Steering Committee (based on the audit results) to submit to Ho Chi Minh City People's Committee for approval of the finalization of State-owned share capital as at the date of official transformation into a joint stock company as a basis for the Corporation to fulfill its obligations to the State Budget as prescribed and adjust the equitization finalization report. Currently, the Corporation has fulfilled its obligations to the State Budget based on the audit results of the State Audit.

Approval, July 28, 2026

Preparer



Ho Phuong Linh

Chief Accountant



Vo Van Day

General Director



Nguyễn An Trung