

CHOLON INVESTMENT AND IMPORT EXPORT CORPORATION
(CHOLIMEX)
TIN: 0 3 0 1 3 0 7 9 3 3

CONSOLIDATED
FINANCIAL STATEMENTS
THE 2nd QUARTER OF 2026

Address: 631-633 Nguyen Trai, Cho Lon ward,
Ho Chi Minh City, Viet Nam
Phone: (84-28) 38 547 102

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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

CONSOLIDATED FINANCIAL STATEMENTS

The 2 nd quarter of 2026

CONSOLIDATED FINANCIAL STATEMENT

As of 30 June 2026

Unit: VND

ASSET	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		335,115,319,968	328,142,655,854
I. Cash and cash equivalents	110	V.1	111,567,888,706	113,491,525,679
1. Cash	111		26,812,650,879	9,447,110,298
2. Cash equivalents	112		84,755,237,827	104,044,415,381
II. Short-term financial investments	120		179,008,623,753	174,300,000,000
1. Trading securities	121			
2. Provisions for devaluation of trading securities	122			
3. Short-term held-to-maturity investments	123	V.2a	179,008,623,753	174,300,000,000
4. Provisions for short-term held-to-maturity investments	124			
5. Other short-term investments	125			
6. Provisions for short-term held-to-maturity investments	126			
III. Short-term receivables	130		37,590,043,806	31,458,675,536
1. Short-term trade receivables	131	V.3	17,073,616,701	17,104,936,029
2. Short-term prepayments to suppliers	132	V.4	14,748,951,530	4,414,333,339
3. Receivables according to the progress of construction contract	134		-	-
4. Other short-term receivables	135	V.5	13,770,964,812	18,014,241,688
5. Allowance for short-term doubtful debts	136		(8,837,668,323)	(8,837,668,323)
6. Deficit assets for treatment	137		834,179,086	762,832,803
IV. Inventories	140	V.6	6,030,860,284	8,497,574,167
1. Inventories	141		6,030,860,284	8,497,574,167
2. Allowance for devaluation of inventories	142		-	-
V Short-term biological assets	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			
VI. Other current assets	160		917,903,419	394,880,472
1. Short-term deferred expenses	161	V.7a	715,773,379	352,880,472
2. Deductible VAT	162		152,966,835	-
3. Taxes and other receivables from the State	163	V.15	49,163,205	42,000,000
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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

CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd quarter of 2026

Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		2,214,508,049,023	2,189,050,831,655
I. Long-term receivables	210		2,010,000,000	1,310,000,000
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Other long-term receivables	215	V.5	-	-
4. Provision for long-term doubtful debts	216		2,010,000,000	1,310,000,000
II. Fixed assets	220		71,550,570,125	75,907,276,419
1. Tangible fixed assets	221	V.8	70,502,918,025	74,758,822,255
- Historical cost	222		218,888,376,817	218,708,987,861
- Accumulated depreciation	223		(148,385,458,792)	(143,950,165,606)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.9	1,047,652,100	1,148,454,164
- Initial cost	228		1,931,046,000	1,931,046,000
- Accumulated amortization	229		(883,393,900)	(782,591,836)
III. Long-term biological assets	230			
1. Livestock producing periodic products / Bearer	231			
a) Immature bearer livestock	232			
b) Mature bearer livestock	233			
- - Cost	234			
- - Accumulated	235			
2. Long-term livestock raised for one-time harvest	236			
3. Long-term crops for seasonal or one-time harvest	237			
4. Provision for impairment of long-term biological	238			
IV. Investment property	240	V.10	622,843,526,623	639,340,497,870
- Historical costs	241		1,254,748,716,928	1,253,135,252,018
- Accumulated depreciation	242		(631,905,190,305)	(613,794,754,148)
V. Long-term assets in process	250		323,134,083,401	321,091,490,874
1. Long-term work in process	251		-	-
2. Construction-in-progress	252	V.11	323,134,083,401	321,091,490,874
VI. Long-term financial investments	260		1,185,407,412,618	1,139,097,631,959
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262	V.2b	1,161,839,305,818	1,115,529,525,159
3. Investments in other entities	263	V.2c	23,568,106,800	23,568,106,800
4. Provisions for devaluation of long-term financial investments	264		-	-
5. Held-to-maturity investments	265		-	-
Provisions for impairment of long-term held to maturity investments	266			
VII. Other non-current assets	270		9,562,456,256	12,303,934,533
1. Long-term deferred expenses	271	V.7b	6,358,641,135	8,996,770,537
2. Deferred income tax assets	272		3,203,815,121	3,307,163,996
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
5. Goodwill	279		-	-
TOTAL ASSETS	270		2,549,623,368,991	2,517,193,487,509

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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

CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd quarter of 2026

Consolidated Balance Sheet (cont.)

RESOURCES	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		607,595,936,931	622,550,017,843
I. Current liabilities	310		127,739,483,810	134,621,156,492
1. Short-term trade payables	311	V.12	1,645,728,926	2,787,643,918
2. Short-term advances from customers	312	V.13	2,989,992,397	2,706,951,765
3. Payables dividends and profits.	313		65,192,387,752	
4. Short-term taxes and other obligations to the State Budget	314	V.14	9,387,673,272	70,287,680,755
5. Payables to employees	315		5,372,265,270	11,311,025,871
6. Short-term accrued expenses	316		1,560,144,023	2,637,984,463
Payables according to the progress of				
7. construction contracts	318		-	-
8. Short-term unearned revenue	319		19,834,906,463	19,612,574,885
9. Other short-term payables	320		2,782,441,551	6,851,658,877
10. Short-term borrowings and financial leases	321	V.15	8,524,575,000	8,524,575,000
11. Provisions for short-term payables	322	V.16a	-	-
12. Bonus and welfare funds	323		10,449,369,156	9,901,060,958
13. Price stabilization fund	324	V.17		
14. Trading Government bonds	325			-
II. Non-current liabilities	330		479,856,453,121	487,928,861,351
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332			
3. Long-term taxes and other obligations to the State Budget	333			
4. Long-term accrued expenses	334			
5. Long-term unearned revenue	337		419,459,525,025	429,303,066,285
6. Other long-term payables	338		50,767,855,498	44,431,540,637
7. Long-term borrowings and financial leases	339	V.18	3,696,261,665	7,150,504,460
8. Convertible bonds	340	V.15	-	-
9. Preferred shares	341	V.16b	-	-
10. Deferred income tax liability	342		-	-
11. Provisions for long-term payables	343		-	-
12. Science and technology development fund	344		5,932,810,933	7,043,749,969

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CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd quarter of 2026

Consolidated Balance Sheet (cont.)

RESOURCES	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		1,942,027,432,060	1,894,643,469,666
1. Capital	411		866,000,000,000	866,000,000,000
- Ordinary shares carrying voting rights	411a		866,000,000,000	866,000,000,000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		303,890,701,175	272,547,594,378
9. Other funds under owners' equity	419		-	-
10. Retained earnings	420		773,667,570,737	757,829,768,083
- Retained earnings accumulated to the end of the previous period	420a		654,517,954,153	757,829,768,083
- Retained earnings of the current period	420b		119,149,616,584	-
11 Benefits of non-controlling shareholders	429		(1,530,839,852)	(1,733,892,795)
TOTAL RESOURCES	440		2,549,623,368,991	2,517,193,487,509



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Ho Chi Minh City, 28 July, 2026

Huynh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026

CONSOLIDATED INCOME STATEMENT

For the 2nd quarter of 2026

Unit: VND

ITEMS	Code	Note	Current quarter		Accumulated from the beginning of the year	
			Current year	Previous year	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	156,226,910,452	123,014,450,685	295,524,329,222	246,277,382,199
2. Revenue deductions	02		24,103,926	114,901,180	43,884,784	193,663,769
3. Net revenue	10		156,202,806,526	122,899,549,505	295,480,444,438	246,083,718,430
4. Cost of sales	11	VI.2	114,105,776,946	82,693,970,518	211,537,489,773	166,990,861,983
5. Gross profit	20		42,097,029,580	40,205,578,987	83,942,954,665	79,092,856,447
6. Gain (loss) on disposal of investment properties	21					
7. Financial income	22	VI.3	6,317,532,914	2,884,664,543	7,509,340,253	5,259,728,430
8. Financial expenses	23	VI.4	330,152,109	1,085,381,246	591,453,267	1,698,198,853
In which: Loan interest expenses	24		296,152,109	357,639,262	557,453,267	710,456,869
9. Selling expenses	25	VI.5	3,025,139,036	3,185,399,593	6,330,329,290	6,460,141,766
10. General and administration expenses	26	VI.6	14,689,937,876	13,558,414,809	28,031,355,894	26,393,141,841
11. Gain or loss in joint ventures, associates	27		39,073,032,981	35,292,097,474	74,075,920,432	63,496,406,165
12. Net operating profit	30		69,442,366,454	60,553,145,356	130,575,076,899	113,297,508,582
13. Other income	31		915,174,666	1,057,386,411	923,139,501	1,116,567,312
14. Other expenses	32		33,963,654	553,648,147	34,055,177	553,664,947
15. Other profit	40		881,211,012	503,738,264	889,084,324	562,902,365
16. Total accounting profit before tax	50		70,323,577,466	61,056,883,620	131,464,161,223	113,860,410,947
17. Current income tax	51		6,271,491,630	5,530,093,109	12,008,142,821	10,871,428,425
18. Deferred income tax	52		51,674,437	51,674,438	103,348,875	103,348,875
19. Profit after tax	60		64,000,411,399	55,475,116,073	119,352,669,527	102,885,633,647
20. Profit after tax of the Parent Company	61		63,899,736,913	55,385,225,704	119,149,616,584	102,715,258,889
21. Profit after tax of non-controlling shareholders	62		100,674,486	89,890,369	203,052,943	170,374,758
22. Basic earnings per share	70		-	-	-	-
23. Diluted earnings per share	71		-	-	-	-

Ho Chi Minh City, 28 July, 2026


Tran Thi Hanh
Preparer

Vo Van Day
Chief Accountant

Huynh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the 2nd quarter of 2026

Unit: VND

ITEMS	Code	Accumulated from the beginning of the current year	Accumulated from the beginning of the previous year
I. Cash flows from operating activities			
1. Profit before tax	01	131,464,161,223	113,860,410,947
2. Adjustments:			
- Depreciation/(Amortization) of fixed assets and investment properties	02	22,504,124,898	22,571,310,756
- Provisions and allowances	03	-	(228,477,910)
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04	(1,121,204,143)	987,741,984
- Gain/(loss) from investing activities	05	(79,757,365,694)	(68,735,816,809)
- Interest expenses	06	-	710,456,869
- Others	07	-	201,957,157
3. Operating profit before changes of working capital	08	73,089,716,284	69,367,582,994
- Increase/(decrease) of receivables	09	(764,885,519)	(6,170,833,615)
- Increase/(decrease) of inventories	10	2,466,713,883	3,721,213,652
- Increase/(decrease) of payables	11	(75,380,469,068)	(4,494,382,148)
- Increase/(decrease) of prepaid expenses	12	2,300,607,212	2,235,299,860
- Increase/(decrease) of trading securities	13	-	-
- Interests paid	14	(520,408,997)	(733,591,284)
- Corporate income tax paid	15	(14,608,851,106)	(8,923,222,033)
- Other cash inflows	16	-	-
- Other cash outflows	17	(6,553,620,583)	(8,181,015,193)
Net cash flows from operating activities	20	(19,971,197,894)	46,821,052,233
II. Cash flows from investing activities			
1. Purchases and construction of fixed assets and other non-current assets	21	(8,223,938,341)	(5,983,774,128)
2. Proceeds from disposals of fixed assets and other non-current assets	22	8,363,636	289,742
3. Cash outflow for lending, buying debt instruments of other entities	23	(115,879,000,000)	(63,200,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	112,300,000,000	43,000,000,000
5. Investments in other entities	25	-	-
6. Withdrawals of investments in other entities	26	-	-
7. Interest earned, dividends and profits received	27	33,296,378,421	29,583,861,071
Net cash flows from investing activities	30	21,501,803,716	3,400,376,685

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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

CONSOLIDATED FINANCIAL STATEMENTS

For the 1st quarter of 2026

Consolidated Cash Flow Statement (cont.)

ITEMS	Code	Accumulated from the beginning of the current year	Accumulated from the beginning of the previous year
III. Cash flows from financing activities			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32	-	-
3. Proceeds from borrowings	33	808,044,705	-
4. Repayment for loan principal	34	(4,262,287,500)	(4,815,214,286)
5. Payments for financial leased assets	35	-	-
6. Dividends and profit paid to the owners	36	-	-
<i>Net cash flows from financing activities</i>	40	(3,454,242,795)	(4,815,214,286)
Net cash flows during the year	50	(1,923,636,973)	45,406,214,632
Beginning cash and cash equivalents	60	113,491,525,679	62,422,203,344
Effects of fluctuations in foreign exchange rates	61	-	-
Ending cash and cash equivalents	70	111,567,888,706	107,828,417,976

Ho Chi Minh City, 28 July, 2026


Tran Thi Hanh
 Preparer


Vo Van Day
 Chief Accountant


Huỳnh An Trung
 General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial Statements

The 2nd quarter of 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd quarter of 2026

I. GENERAL INFORMATION**1. Ownership form**

Cho Lon Investment and Import Export Corporation (CHOLIMEX) (hereinafter referred to as "the Corporation" or "the Parent Company") 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 Group

The Group includes the Parent Company and 2 subsidiaries under the control of the Parent Company. The subsidiaries are consolidated in these Consolidated Financial Statements.

5a. List of subsidiaries to be consolidated

Subsidiaries	Address	Principal business activities	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Vinh Loc Industrial Park Co., Limited	Lot A59/I, Road No. 7, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City, Viet Nam.	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%	100,00%
Cholimex Trading - Service Joint Stock Company ⁽ⁱ⁾	Lot C71/II Road No. 6, Vinh Loc Industrial Park, Vinh Loc Commune, Ho Chi Minh City, Viet Nam.	Providing landscape care and maintenance services, cleaning services for houses and others works.	75,03%	75,03%	75,03%	75,03%

(i) Cholimex Trading - Service Joint Stock Company was renamed from Cholimex Garment Joint Stock Company (according to the amended Business Registration Certificate dated 20 May 2021)

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial Statements

The 2nd quarter of 2026

5b. List of associates reflected in Consolidated Financial Statements using equity method

Associates	Address	Principal business activities	Ownership rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Cholimax Food Joint Stock Company	Lot C40-43/I, C51-55/II, Road No. 7, Vinh Loc Industrial Park, Vinh Loc Commune, Ho Chi Minh City, Viet Nam.	Producing, processing and trading food, industrial meals, frozen food, aquatic products of all kinds, growing aquatic animals.	40,72%	40,72%	40,72%	40,72%
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation	Voi La Hamlet, Long Hiep Commune, My Yen Commune, Tay Ninh Province, Viet Nam	Constructing and trading industrial park infrastructure.	24,00%	24,00%	24,00%	24,00%
Tan Binh Import - Export Joint Stock Corporation	No. 325 Ly Thuong Kiet, Tan Hoa Ward, Ho Chi Minh City, Viet Nam.	Constructing and trading residential houses, industrial park infrastructure, trading goods.	20,05%	20,05%	20,05%	20,05%
Vinh Loc - Ben Thanh Service Joint Stock Company	Lot II.11, Road No. 5, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City, Viet Nam.	Operating restaurants and providing mobile catering services.	40,21%	40,21%	40,21%	40,21%
Vinh Loc Logistics Joint Stock Company	Part of Lot I.9, Road No. 5, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City, Viet Nam	Providing other transport-related support services.	35,50%	35,50%	35,50%	35,50%

6. Statement of information comparability on the Consolidated Financial Statements

The corresponding figures in the previous year can be comparable with the figures in the current year.

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

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

2. Accounting currency unit

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

III. ACCOUNTING STANDARDS AND SYSTEM**1. Accounting System**

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Vietnamese Enterprise Accounting System, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Financial Statements.

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting 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, the Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Consolidation bases

The Consolidated Interim Financial Statements include the Financial Statements of the Parent Company and those of its subsidiaries.

3. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

4. Cash and cash equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments that are readily convertible into know amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

5. Financial investments

Held-to-maturity investments, Investments in associates, Investments in equity instruments of other entities

6. Receivables

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

7. Inventories

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

8. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods.

9. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Group's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

10. Tangible fixed assets

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

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

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	14 - 50
Machinery and equipment	06 - 25
Vehicles	05 - 10
Office equipment	03 - 15

11. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

12. Investment properties

Investment property is property which is land use right, a building or part of a building, infrastructure held by the Group to earn rentals. 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. The depreciation period of the investment property are as follows:

<u>Fixed assets</u>	<u>Years</u>
Land use right	37 - 50
Houses	08 - 50
Infrastructure	10 - 37

13. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Group) directly attributable to assets under construction and machinery and equipment under installation to serve for production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

14. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Group in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

15. 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.

16. Science and technology development fund

Science and technology development fund was established for the purpose of providing financial resource to invest in science and technology development of the Group.

17. Owner's Capital

The contributed capital is recorded according to the actual amounts invested by shareholders of the Parent Company.

18. Profit distribution

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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 by voting.

19. Recognition of sales and income

Revenue from sales of merchandises, finished goods

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

- The Group transfers most of risks and benefits incident to the ownership of merchandise, products to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods, products sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return products, merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions are no longer exist and buyers retains no right to return merchandise, products (except for the case that such returns are in exchange for other goods or services).
- The Group 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.

Revenue from provision of services

Revenue from provision of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, sales is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Group 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.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

20. Revenue deductions

Revenue deductions mainly include trade discounts and sales returns incurred in the same period of providing merchandises, services, in which revenues are derecognized.

21. Borrowing costs

Borrowing costs are interests and other costs that the Group directly incurs in connection with the borrowing.

22. Expenses

Expenses are those that result in outflows of the 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.

23. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

24. Related parties

A party is considered a related party of the Group in case that party is able to control the Group or to cause material effects on the financial decisions as well as the operations of the Group. A party is

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also considered a related party of the Group in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED BALANCE SHEET**1. Cash and cash equivalents**

	Ending balance	Beginning balance
Cash on hand	2.380.877.043	1.425.216.238
Demand deposits in banks	24.431.773.836	8.021.894.060
Cash equivalents (*)	84.755.237.827	104.044.415.381
Total	111.567.888.706	113.491.525.679

(*) bank deposits of which the principal maturity is within 3 months.

2. Financial investments

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

2a. Held-to-maturity investments

This item reflects bank deposits of which the principal maturity is from 6 months to 12 months.

2b. Investments in associates

	Original amount	Ending balance Profit incurred after the investment date	Total	Original amount	Beginning balance Profit incurred after the investment date	Total
Cholimax Food Joint Stock Company	296.820.000.000	513.153.001.735	809.973.001.735	296.820.000.000	472.218.056.483	769.038.056.483
Tan Binh Import- Export Joint Stock Corporation (ii)	174,066,016,200	30.335.751.716	204.401.767.916	174.066.016.200	29.935.392.941	204.001.409.141
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation (iii)	8.345.420.098	92.223.241.428	100.568.661.526	8.345.420.098	86.517.490.581	94.862.910.679
Vinh Loc - Ben Thanh Service Joint Stock Company (iv)	30.960.000.000	(9.420.084.581)	21.539.915.419	30.960.000.000	(8.724.469.675)	22.235.530.325
Vinh Loc Logistics Joint Stock Company (v)	25.565.000.000	(209.040.778)	25.355.959.222	25.565.000.000	(173.381.469)	25.391.618.531
Total	535.756.436.298	626.082.869.520	1.161.839.305.818	535.756.436.298	579.773.088.861	1.115.529.525.159

- i. According to the 1st Business Registration Certificate No. 0304475742 dated 19 July 2006, amended for the 6th time on 26 November 2024, granted by Ho Chi Minh City Department of Planning and Investment, the Group invested in Cholimax Food Joint Stock Company an amount of VND 41.820.000.000, holding 3.298.000 shares, equivalent to 40,72% of charter capital.

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According the Business Valuation Minutes as of 31 December 2014, this investment was re-evaluated with an incremental amount of VND 296.820.000.000 in investment value.

- ii. According to the 1st Business Registration Certificate No. 0301464904 dated 18 July 2006, amended for the 17th time on 25 January 2019, granted by Ho Chi Minh City Department of Planning and Investment, the Group invested in Tan Binh Import - Export Joint Stock Corporation an amount of VND 23.110.010.000, holding 4.622.002 shares, equivalent to 19,26% of charter capital. According the Business Valuation Minutes as of 31 December 2014, this investment was re-evaluated with an incremental amount of VND 101.684.044.000 in investment value. However, this investment was re-evaluated at VND 139.122.260.200 as of the date of transformation into a joint stock company according to the State Auditor's Report dated 01 June 2020. In 2017, the Group additionally acquired 671.100 shares at the acquisition price of VND 17.640.956.000 (after deducting dividends shared). In 2019, the Group additionally acquired 721.786 shares at the acquisition price of VND 17.302.800.000 (after deducting dividends shared). As of the balance sheet date, the Group held 6.014.888 shares of Tan Binh Import - Export Joint Stock Corporation at the investment value of VND 174.066.016.200, equivalent to 20,05% of charter capital.
- iii. According to the 1st Business Registration Certificate No. 1100839263 dated 04 April 2008, amended for the 6th time on 10 October 2023, granted by Long An Province Department of Planning and Investment, the Group invested in Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation an amount of VND 28.800.000.000, equivalent to 24% of charter capital. This investment was re-evaluated at VND 8.345.420.098 as of the date of transformation into a joint stock company.
- iv. According to the 1st Business Registration Certificate No. 0315958861 dated 14 October 2019, amended for the 5th time on 22 August 2024, granted by Ho Chi Minh City Department of Planning and Investment, the charter capital of Vinh Loc - Ben Thanh Services Joint Stock Company is VND 76.991.220.000. As of the balance sheet date, the Group invested in Vinh Loc - Ben Thanh Services Joint Stock Company an amount of VND 30.960.000.000, equivalent to 40,21% of charter capital.
- v. According to the 1st Business Registration Certificate No. 0316114557 dated 16 January 2010, amended for the 2nd time on 12 January 2022, granted by Ho Chi Minh City Department of Planning and Investment, the Group invested in Vinh Loc Logistics Corporation an amount of VND 95.140.000.000, equivalent to 35,5% of charter capital. As of the balance sheet date, the Group invested in Vinh Loc Logistics Corporation an amount of VND 25.565.000.000, holding 2.556.500 shares, equivalent to 9,54% of charter capital. The charter capital to be invested in Vinh Loc Logistics Corporation is VND 69.575.000.000.

Value of the Group's ownership in associates is presented in the attached Appendix 01.

Operation of associates

- Vinh Loc - Ben Thanh Service Joint Stock Company has been in the progress of restaurant construction.
- Vinh Loc Logistics Corporation has been applying for operating license and has not yet come into operation.
- Other associates have been in effective operation.

Transactions with associates

Significant transactions between the Group and its associates are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Cholimex Food Joint Stock Company		
Purchases of merchandise	1.134.188.256	804.415.510

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	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from leasing warehouses	301.800.000	3.181.800.000
Revenue from provisions of services	6.249.374.540	4.738.200.085
Trademark management fee	80.000.000	80.000.000
Display support and bonus for reaching sales target	4.000.000	32.320.250
Sales of merchandise	850.976.210	420.805.831
Receipt of deposits	1.728.000	5.128.000
Dividends shared	16.490.000.000	16.490.000.000
Infrastructure maintenance expenses	289.780.268	46.470.000

Vinh Loc - Ben Luc Industrial Zone Construction and Investmetnt Corporation

Sales of merchandise	41.469.262	21.440.911
Dividends shared	-	7.200.000.000

Vinh Loc - Ben Thanh Service Joint Stock Company

Revenue from leasing land	889.197.384	773.455.878
Revenue from leasing offices	50.537.004	60.245.536
Revenue from provisions of services	10.603.794	16.876.753
Sales of goods	5.478.703	9.837.963

Vinh Loc Logistics Corporation

Revenue from leasing land
Revenue from leasing offices
Revenue from provisions of services

Thăng Long Logistics Corporation

Dividends shared	901.910.700
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Tan Binh Import-Export Joint Stock Corporation

Dividends shared	10.526.054.000	10.526.054.000
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2c. Investments in other entities

	Ending balance		Beginning balance	
	Original amount	Provisions	Original amount	Provisions
Cholimax Investment and Construction Joint Stock Company ⁽ⁱ⁾	2.382.866.800	-	2.382.866.800	-
Cho Lon Aquatic Product Investment Development Corporation ⁽ⁱⁱ⁾	-	-	-	-
ChoLon Urban Services Joint Stock Company ⁽ⁱⁱⁱ⁾	-	-	-	-
Thang Long Logistics Services Corporation ^(iv)	21.185.240.000	-	21.185.240.000	-
Cộng	23.568.106.800	-	23.568.106.800	-

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3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
Receivables from related parties	2.786.634.979	1.246.627.965
- Vinh Loc Logistics Corporation	-	
- Cholimex Investment and Construction Joint Stock Company	820.629	
- Special Aquatic Products Joint Stock Company		449.473.000
- Cholimex Food Joint Stock Company	960.323.382	504.538.042
- Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation	11.299.400	6.739.900
- Ho Chi Minh City Finance and Investment State-owned Company		
- Transimex Logistics Corporation	1.293.041.854	256.953.735
- Transimex Hi Tech Park Logistics Co., Ltd.		1.946.958
- Merufa Joint Stock Company	29.613.238	26.976.330
- Phu Nhuan Trading Joint Stock Company	15.714.000	
- Vinh Loc - Ben Thanh Service Joint Stock Company	491.536.476	
Receivables from other customers	14.286.981.722	15.858.308.064
<i>Other customers</i>	<u>14.286.981.722</u>	<u>15.858.308.064</u>
Total	<u>17.073.616.701</u>	<u>17.104.936.029</u>

4. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term prepayments to related parties	-	-
Short-term prepayments to Other suppliers	14.748.951.530	4.414.333.339
Materials Petroleum Joint Stock Company (COMECON)	6.230.839.600	257.380.400
Other suppliers	8,518,111,930	4.156.952.939
Total	<u>14.748.951.530</u>	<u>4.414.333.339</u>

5. Other receivables**5a. Other short-term receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Receivables from related parties	4.378.241.672	(4.378.241.672)	4.378.241.672	(4.378.241.672)
Cholimex Investment and Construction Joint Stock Company	4.378.241.672	(4.378.241.672)	4.378.241.672	(4.378.241.672)
Receivables from other organizations and individuals	9.392.723.140	(181.856.461)	13.636.000.016	(181.856.461)
Term deposit interests to be received			3.324.684.712	
Short-term mortgages, deposits	28.000.000		23.000.000	
Advances	72.127.109		186.287.109	
Infrastructure maintenance expenses	6.295.313.787		7.397.460.756	
Other short-term receivables	2.997.282.244	(181.856.461)	2.704.567.439	(181.856.461)
Total	<u>13.770.964.812</u>	<u>(4.560.098.133)</u>	<u>18.014.241.688</u>	<u>(4.560.098.133)</u>

5b. Other long-term receivables

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	<u>Ending balance</u>	<u>Beginning balance</u>
Hochiminh city Finance and Investment state-owned Company (HFIC)	2.010.000.000	1.310.000.000

This is the deposit to ensure the fulfillment of obligations for loans incurred under the Credit Contract No. 93/2020/HDTD-DTTC-TD dated 26 October 2020 with Ho Chi Minh City Finance and Investment State-owned Company (a related party).

6. Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original costs</u>	<u>Allowance</u>	<u>Original costs</u>	<u>Allowance</u>
Goods in transit	421.832.000		2.874.990.036	
Materials and supplies	698.051.537		474.823.769	
Tools	1.323.911		48.044.270	
Work-in-process	-		-	
Finished goods	-		164.760.354	
Merchandises	4.909.652.836		4.934.955.738	
Goods on consignment	-		-	
Total	6.030.860.284		8.497.574.167	-

7. Prepaid expenses**7a Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Tools and supplies, repair expenses	715.773.379	352.880.472
Total	715.773.379	352.880.472

7b Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Other long-term prepaid expenses	6.358.641.135	6.902.997.985
Total	6.358.641.135	6.902.997.985

8. Tangible fixed assets (data for 2 quarter of 2026)

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Vehicles</u>	<u>Office equipment</u>	<u>Total</u>
Historical costs					
Beginning balance	125.609.995.477	74.066.601.708	17.273.359.272	1.759.031.404	218.708.987.861
– Acquisition during the period		319.007.685			319.007.685
– Completed constructions					
– Acquisition during the year by using Science and technology development fund					
– Liquidation and disposal		(139.618.729)			(139.618.729)
Ending balance	125.609.995.477	74.245.990.664	17.273.359.272	1.759.031.404	218.888.376.817
Depreciation					
Beginning balance	74.503.418.572	54.927.344.715	12.976.925.943	1.542.476.376	143.950.165.606
– Depreciation during the period	2.973.824.400	1.359.515.449	214.467.932	22.710.510	4.570.518.291
– Liquidation and disposal		(135.225.205)			(135.225.205)

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	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Ending balance	77.477.242.972	56.151.635.059	13.191.393.875	1.565.186.886	148.385.458.792
Carrying values					
Beginning balance	51.106.576.905	19.139.256.993	4.296.433.329	216.555.028	74.758.822.255
Ending balance	48.132.752.505	18.094.355.605	4.081.965.397	193.844.518	70.502.918.025

9. Intangible fixed assets (data for 2 quarter of 2026)

Intangible fixed assets include computer softwares

	Initial costs	Amortization	Carrying values
Beginning balance	1.931.046.000	782.591.836	1.148.454.164
Acquisition during the period		100.802.064	
Amortization during the period			100.802.064
Ending balance	1.931.046.000	883.393.900	1.047.652.100

10. Investment properties (data for 2 quarter of 2026)**Investment properties for lease**

	Land use right	Buildings	Infrastructure	Total
Historical costs				
Beginning balance	324.422.545.835	508.979.912.058	419.732.794.125	1.253.135.252.018
- New acquisition				
- Completed construction		1.271.924.694	341.540.216	1.613.464.910
- Liquidation and disposal				
Ending balance	324.422.545.835	510.251.836.752	420.074.334.341	1.254.748.716.928
Depreciation/(amortization)				
Beginning balance	159.664.537.417	207.976.854.181	246.153.362.550	613.794.754.148
- Depreciation during the period	4.298.883.504	8.051.741.910	5.759.810.743	18.110.436.157
- Liquidation and disposal				
Ending balance	163.963.420.921	216.028.596.091	251.913.173.293	631.905.190.305
Carrying values				
Beginning balance	164.758.008.418	301.003.057.877	173.579.431.575	639.340.497.870
Ending balance	160.459.124.914	294.223.240.661	168.161.161.048	622.843.526.623

11. Construction-in-progress

Information on the increases/(decreases) of construction-in-progress is presented in the attached Appendix 2.

12. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	380.201.119	488.040.131
Cholimex Food Joint Stock Company	371.673.387	235.129.910
Special Aquatic Products Joint Stock Company	8.527.732	252.910.221
Cholimex Investment and Construction Joint Stock Company		-
Cholimex Trading - Service Joint Stock Company		
Payables to other suppliers	1.265.527.807	2.299.603.787

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Lien Thanh VN Electrical and Mechanical Joint Stock Company Company		647.263.274
Other suppliers	<u>1.265.527.807</u>	<u>1.652.340.513</u>
Total	<u>1.645.728.926</u>	<u>2.787.643.918</u>

13. Short term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties		5.140.785
Cholimex Food Joint Stock Company		5.140.785
Payables to other suppliers	2.989.992.397	2.701.810.980
Tay Nam Investment and Construction Joint Stock Company	1.648.755.726	1.648.755.726
Other customers	<u>1.341.236.671</u>	<u>1.053.055.254</u>
Total	<u>2.989.992.397</u>	<u>2.706.951.765</u>

14. Taxes and other obligations to the State Budget

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	849.232.245		673.001.631	
Corporate income tax	7.806.706.330	42.000.000	10.391.014.615	42.000.000
Personal income tax	638.258.258		350.758.671	
Property tax	-		58.301.687.873	
Other taxes	<u>278.019.155</u>		<u>571.217.965</u>	
Total	<u>9.572.215.988</u>	<u>42.000.000</u>	<u>70.287.680.755</u>	<u>42.000.000</u>

15. Other payables

15a. Other short-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	-	300.000.000
Compensation of the Board of Management	-	300.000.000
Payables to other organizations and individuals	2.782.441.551	6.551.658.877
Receipt of short-term deposits, mortgages	2.048.819.127	5.950.193.468
Social insurance premiums, health insurance premiums		2.199.080
Dividends, profit payable		162.285.036
Others short-term payables	<u>733.622.424</u>	<u>436.981.293</u>
Total	<u>2.782.441.551</u>	<u>6.851.658.877</u>

15b. Other long-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	220.058.000	218.330.000
Cholimex Food Joint Stock Company	220.058.000	218.330.000
Payables to other organizations and individuals	50.547.797.498	44.213.210.637
Payables for long-term of deposits, mortgages	<u>50.547.797.498</u>	<u>44.213.210.637</u>
Total	<u>50.767.855.498</u>	<u>44.431.540.637</u>

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16. Borrowings**16a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term loans payable to related parties	1.514.146.428	1.514.146.428
Current portion of long-term loan from Ho Chi Minh City Finance and Investment State-owned Company (HFIC)	1.514.146.428	1.514.146.428
Short-term loans payable to other organizations	7.010.428.572	7.010.428.572
Current portion of long-term loan from Shinhan Bank Viet Nam Limited	7.010.428.572	7.010.428.572
Total	8.524.575.000	8.524.575.000

16b. Long-term borrowings

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term loans payable to related parties	1.943.654.526	1.892.683.035
Loan from Ho Chi Minh City Finance and Investment State-owned Company (HFIC)	1.943.654.526	1.892.683.035
Long-term loans payable to other organizations	1.752.607.139	5.257.821.425
Loan from Shinhan Bank Viet Nam Limited	1.752.607.139	5.257.821.425
Total	3.696.261.665	7.150.504.460

17. Bonus and welfare funds

	<u>Ending balance</u>	<u>Beginning balance</u>
	10.449.369.156	9.901.060.958

18. Unearned revenue**18a. Short-term unearned revenue**

	<u>Ending balance</u>	<u>Beginning balance</u>
Unearned revenues earned from related parties	1.233.559.644	919.334.336
Cholimex Food Joint Stock Company – Prepayment for leasing investment properties	919.334.336	919.334.336
Merufa Joint Stock Company – Prepayment for leasing investment properties	314.225.308	
Unearned revenues earned from other organizations	18.767.748.184	18.693.240.549
Saigon Tobacco Company Limited – Prepayment for leasing investment properties	2.074.930.444	2.074.930.444
Other customers – Prepayment for leasing investment properties	16.692.817.740	16.618.310.105
Total	19.834.906.463	19.612.574.885

18b. Long-term unearned revenue

	<u>Ending balance</u>	<u>Beginning balance</u>
Unearned revenues earned from related parties	30.289.995.582	31.221.000.712
Cholimex Food Joint Stock Company – Prepayment for leasing investment properties	23.979.303.954	24.438.971.122
Merufa Joint Stock Company – Prepayment for leasing investment properties	6.310.691.628	6.782.029.590
Unearned revenues earned from other organizations	389.169.529.443	398.082.065.573

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	<u>Ending balance</u>	<u>Beginning balance</u>
Saigon Tobacco Company Limited – Prepayment for leasing investment properties	42.881.895.857	43.919.361.079
Other customers – Prepayment for leasing investment properties	346.287.633.586	354.162.704.494
Total	419.459.525.025	429.303.066.285
19. The Science and technology development fund		
	<u>Ending balance</u>	<u>Beginning balance</u>
	5.932.810.933	7.043.749.968

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT (data for 2 quarter of 2025)**1. Revenue from sales of good and provisions of services****la. Gross revenue**

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of merchandises, finished goods	180.054.435.356	135.218.591.516
Revenue from provisions of services	35.092.346.743	34.647.856.525
Revenue from investment property trading	80.333.662.339	76.410.934.158
Total	295.480.444.438	246.277.382.199

1b. Revenue from sales of good and provisions of services to related parties

Apart from sales of goods and service provisions to associates presented in Note No. V.2b, the Group also has the following sales of goods and service provisions to related parties which are not the associates:

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
Hochiminh City Finance and Investment State-owned Company (HFIC)		
Sales of merchandise	451.530.418	497.163.111
Special Aquatic Products Joint Stock Company		
Sales of merchandise	34.632.474	612.847.148
Phu Nhuan Trading Joint Stock Company		
Sales of merchandise	14.285.455	19.746.000
Cholimex Investment and Construction Joint Stock Company		
Trademark management fee	20.000.000	20.000.000
Sales of merchandise	32.661.027	38.845.600
Service provisions	4.214.264	6.608.008
Transimex Hi Tech Park Logistics Co., Ltd.		
Sales of merchandise		178.527.557
Merufa Joint Stock Company		

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	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Sales of merchandise</i>	38.819.437	3.727.271
<i>Sales from service provision</i>	124.625.084	142.515.687
Vinaprint Joint Stock Company		
Sales from warehouse leasing	2.872.800.000	2.872.800.000
<i>Sales from service provision</i>	148.148.803	107.131.564
Infrastructure maintenance expenses		97.466.266
Transimex Logistics Corporation		
<i>Sales of merchandise</i>	2.683.491.966	991.815.786
Trade Union of Cho Lon Investment and Import-Export Corporation (CHOLIMEX)		
Sales of merchandises	5.048.333	2.648.148
2. Costs of sales		
	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of merchandises, finished goods sold	170.931.481.215	125.762.594.376
Costs of service provided	18.599.856.041	18.560.375.553
Costs of investment property trading	22.006.152.517	22.667.892.054
Total	211.537.489.773	166.990.861.983
3. Financial income		
	Accumulated from the beginning of the year	
	Current year	Previous year
Term deposit interest	7.509.340.253	5.259.728.430
Other financial income		
Total	7.509.340.253	5.259.728.430
4. Financial expenses		
	Accumulated from the beginning of the year	
	Current year	Previous year
Loan interest expenses	557.453.267	710.456.869
Other financial expenses	34.000.000	987.741.984
Total	591.453.267	1.698.198.853
5. Selling expenses		
	Accumulated from the beginning of the year	
	Current year	Previous year
Staff costs	3.836.518.558	3.869.566.754
Tools, supplies	35.739.350	88.230.307
Depreciation of fixed assets	519.599.741	671.489.887
Expenses for external services	1.024.108.124	1.170.014.706
Other expenses	914.363.517	660.840.112
Total	6.330.329.290	6.460.141.766

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6. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Staff costs	15.852.254.275	18.409.152.833
Office stationery	1.003.044.206	1.075.545.374
Depreciation of fixed assets	803.226.596	937.540.995
Taxes, fees and legal fees	218.856.931	47.750.339
Reversal of allowance for doubtful debts	-	(228.477.910)
Expenses for external services	7.583.755.016	3.222.536.051
Other expenses	2.570.218.870	2.929.094.159
Total	28.031.355.894	26.393.141.841

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Group's related parties include the key managers, their related individuals and other related parties.

2. Transactions and balances with the key managers and their related individuals

The key managers include the Board of Directors, the Supervisory Board and the Executive Board (the Board of Management and the Chief Accountant). The key managers' related individuals are their close family members.

2a Transactions with the key managers and their related individuals

The Group has no sales of goods and service provisions with the key managers and their related individuals and only distributed dividends to the key managers as follows.

Receivables from and payables to the key managers and their related individuals

The Group has no receivables from and payables to the key managers and their related individuals.

2b Remuneration of the Board of Directors and the Supervisory Board

	Position	Accumulated from the beginning of the year	
		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
Bui Minh Tuan	Member of BOD	75.000.000	66.101.694
Le Duy Hiep	Member of BOD	75.000.000	66.101.694
Vo Van Than	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	31.250.000	
Le Nguyet Hang	Head of SB	18.000.000	
Le Van Hung	Member of SB	51.000.000	50.847.460
Phan Quynh Anh	Member of SB	29.750.000	50.847.460

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Trinh Minh Hoa	Member of SB	21.250.000	
Total income		714.000.000	600.000.000

2c Transactions and balances with other related parties.

Other related parties of the Group include:

Other related parties	Relationship
Hochiminh city Finance and Investment state-owned Company (HFIC)	State-owed shareholder's representative holding 49% of charter capital
Transimex Corporation	Major shareholders holding 30.11% of charter capital
Cholimex Food Joint Stock Company	Associate
Tan Binh Import - Export Joint Stock Corporation	Associate
Vinh Loc- Ben Luc Industrial Zone Construction and Investment Joint Stock Company	Associate
Vinh Loc - Ben Thanh Service Joint Stock Company	Associate
Vinh Loc Logistics Joint Stock Company	Associate
Cholimex Investment and Construction Joint Stock Company	Company having the same key managers
Special Aquatic Products Joint Stock Company	Company having the same key managers
Phu Nhuan Trading Joint Stock Company	Company having the same key managers
Transimex Hi Tech Park Logistics Co., Ltd.	Company having the same key managers
Merufa Joint Stock Company	Company having the same key managers
Vinaprint Corporation	Company having the same key managers
Transimex Logistics Corporation	Company having the same key managers
Trade Union of Cho Lon Investment and Import Export Coporation (Cholimex)	Related entity

Other transactions with related parties:

Apart from transactions with the associates presented in Note No. V.2b and sales of goods and service provisions to other related parties which are not the associates presented in Note No. VI.1b, the Group also has other following transactions with other related parties:

	Accumulated from the beginning of the year	
	Current year	Previous year
Hochiminh city Finance and Investment state-owned Company (HFIC)		
Interest payment	76.284.379	160.402.118
Principal payment	757.073.214	1.310.000.000
Loan deposit	700.000.000	

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	<u>Current year</u>	<u>Previous year</u>
Loan	808.044.705	
Transimex Corporation		
Dividend distribution		
Cholimex Investment and Construction Joint Stock Company		
Receipt of service provisions		
Special Aquatic Products Joint Stock Company		
Purchases of merchandise	181.575.819	172.485.836
Phu Nhuan Trading Joint Stock Company		
Receipt of service provisions	63.263.588	69.772.240
Trade Union of Cho Lon Investment and Import-Export Corporation (CHOLIMEX)		
Dividend distribution		

The price of merchandise and services provided to other related parties are mutually prices. The purchase of merchandise and services from other related parties are done at the agreed prices.

Debts to related parties are presented in Explanations No. V.3, V.5, V.12, V.15, V.16, V.18

Ho Chi Minh City, 28 July, 2026



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Huynh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

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Appendix 1: Ownership of the Group in associates

Unit: VND

	Beginning value of the ownership	Acquisition during the year	Profit or loss during the year	Dividends shared during the year	Decreases due to associates' appropriation for funds and other disbursements from retained earnings	Ending value of the ownership
Cholimex Food Joint Stock Company	769,038,056,483	-	58,079,485,734	(16,490,000,000)	(654,540,482)	809,973,001,735
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation	94,862,910,679	-	5,705,750,847			100,568,661,526
Tan Binh Import - Export Joint Stock Corporation	204,001,409,141	-	11,021,958,066	(10,526,054,000)	(95,545,291)	204,401,767,916
Vinh Loc – Ben Thanh Services Joint Stock Company	22,235,530,325		(695,614,906)			21,539,915,419
Vinh Loc Logistics Corporation	25,391,618,531		(35,659,309)	-	-	25,355,959,222
Total	1,115,529,525,159	-	74,075,920,432	(27,016,054,000)	(750,085,773)	1,161,839,305,818



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Ho Chi Minh City, 28 July, 2026

Huynh An Trung
General Director

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Appendix 2: Increases/(decreases) of construction-in-progress

Unit: VND

	Beginning balance	Increase during the year	Inclusion into fixed assets during the year	Other decreases	Ending balance
Acquisition of fixed assets	-			-	-
Acquisition of fixed assets by using Science and technology development fund				-	-
Construction-in-progress	321,091,490,874	2,042,592,527	-	-	323,134,083,401
Vinh Loc Industrial Park (expanded area)	139,527,622,465	-	-	-	139,527,622,465
Vinh Loc A Resettlement Area	64,057,148,723	-	-	-	64,057,148,723
Cholimex Complex Building, Nguyen Trai Street, District 5, Ho Chi Minh City	3,310,084,263	238,500,000	-	-	3,548,584,263
Workshop area for lease	3,402,433,711	1,575,113,810	-	-	4,977,547,521
Compensation for 3.8ha residential area	80,246,700,800	-	-	-	80,246,700,800
Compensation for agricultural land clearance	15,000,000,000		-		15,000,000,000
Revaluation of land lots on Nguyen Thi Tu Street	14,121,456,932		-	-	14,121,456,932
Expansion and increase of capacity of wastewater treatment system by 2.500 m3/day and night	51,854,210	25,370,717	-		77,224,927
Solar power at the Administrative Center	79,566,029		-		79,566,029
Solar power at Lot 6, Workshop 1, Workshop 2	158,245,155		-	-	158,245,155
Others of Vinh Loc Industrial Park Co., Limited	1,136,378,586	203,608,000	-		1,339,986,586
Others Cholimex Trading - Service Joint Stock Company	-				-
	-				-
Total	321,091,490,874	2,042,592,527	-	-	323,134,083,401



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Ho Chi Minh City, 28 July, 2026

Huynh An Trung
General Director

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Appendix 3: Statement of fluctuations in owner's equity

Unit: VND

	Owner's capital	Retained earnings	Investment and development fund	Benefits of non-controlling shareholders	Total
Beginning balance of the previous year	866,000,000,000	709,191,854,400	241,803,045,516	(2,074,433,897)	1,814,920,466,019
Retroactive adjustments	-	(50,446,089,023)			(50,446,089,023)
Beginning balance of the previous year after retroactive adjustments	866,000,000,000	658,745,765,377	241,803,045,516	- 2,074,433,897	898,474,376,996
Profit in the previous year		205,587,988,742	-	340,541,102	1,071,928,529,844
Appropriation for funds in the previous year		(43,369,666,754)	30,744,548,862	-	(12,625,117,892)
Dividend distribution in the previous year		(60,620,000,000)			(60,620,000,000)
Other decreases	-	(2,514,319,282)	-	-	(2,514,319,282)
Other increases					-
Ending balance of the previous year	<u>866,000,000,000</u>	<u>757,829,768,083</u>	<u>272,547,594,378</u>	<u>(1,733,892,795)</u>	<u>1,894,643,469,666</u>
Beginning balance of the current year	866,000,000,000	757,829,768,083	272,547,594,378	(1,733,892,795)	1,894,643,469,666
Profit in the first six month of 2026	-	119,149,616,584		203,052,943	119,352,669,527
Investment and development fund	-	(31,343,106,797)	31,343,106,797		-
Dividend distribution in the previous year		(64,950,000,000)			(64,950,000,000)
Other decreases		(7,018,707,133)			(7,018,707,133)
Other increases					
Ending balance of the current year	<u>866,000,000,000</u>	<u>773,667,570,737</u>	<u>303,890,701,175</u>	<u>(1,530,839,852)</u>	<u>1,942,027,432,060</u>


Tran Thi Hanh
Preparer

Vo Van Day
Chief Accountant

Ho Chi Minh City, 28 July, 2026

Huỳnh An Trung
General Director