

**MDF VRG – QUANG TRI WOOD  
JOINT STOCK COMPANY**

Reviewed interim financial statements  
for the six-month period ended June 30, 2026

## TABLE OF CONTENTS

|                                                         | Page         |
|---------------------------------------------------------|--------------|
| <b>THE BOARD OF MANAGEMENT' REPORT</b>                  | <b>1 – 2</b> |
| <b>REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS</b> | <b>3 – 4</b> |
| <b>INTERIM FINANCIAL STATEMENTS</b>                     |              |
| Interim Financial situation Report                      | 5 – 6        |
| Interim Income Statement                                | 7            |
| Interim Cash Flow Statement                             | 8 – 9        |
| Notes to Interim Financial Statements                   | 10 – 40      |

MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY  
Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province  
**THE BOARD OF MANAGEMENT'S REPORT**

The Board of Management of MDF VRG – Quang Tri Wood Joint Stock Company (the “Company”) has the pleasure in presenting this report and The Interim Financial Statements for the six-month period ended June 30, 2026.

**1. General information**

MDF VRG – Quang Tri Wood Joint Stock Company (the “Company”) was established and operates under the Business Registration Certificate No. 3200228141 issued by the Department of Planning and Investment of Quang Tri province for the first time on 28 October 2005, amended for the 10<sup>th</sup> time on 12 November 2024.

The Company's head office: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province.  
The Company's charter capital according to the 10<sup>th</sup> amended Business Registration Certificate is VND 551,135,950,000, equivalent to 55,113,595 shares, with a par value of VND 10,000/share.  
The Company's shares are traded on the unlisted public company stock exchange (UpCom) with the stock code: MDF.

**2. The members of the Board of Directors, Supervisory Board and Board of Management**

The members of the Board of Directors, Board of Management and Supervisory Board during the period and until the issuing date of this report are:

**The Board of Directors**

| Full name              | Position | Appointment Date | Resignation Date |
|------------------------|----------|------------------|------------------|
| Mr. Ho Trong Minh Thao | Chairman | 17/4/2024        |                  |
| Mr. Duong Tan Thanh    | Member   | 17/4/2024        |                  |
| Mr. Nguyen Chon Bien   | Member   | 27/6/2020        |                  |
| Mr. Huynh Duy Hien     | Member   | 27/6/2020        |                  |

**The Board of Management**

| Full name           | Position                        | Appointment Date | Resignation Date |
|---------------------|---------------------------------|------------------|------------------|
| Mr. Duong Tan Thanh | Chief Executive Officer (“CEO”) | 26/3/2024        |                  |
| Mr. Ho Nghia An     | Deputy CEO                      | 12/5/2022        |                  |

**Supervisory Board**

| Full name            | Position                      | Appointment Date | Resignation Date |
|----------------------|-------------------------------|------------------|------------------|
| Mr. Le Chien Sy      | Head of the supervisory board | 27/6/2020        |                  |
| Mr. Tran Dan Tam     | Member                        | 12/6/2026        |                  |
| Mr. Nguyen Huu Trung | Member                        | 27/6/2020        |                  |

**Legal Representative**

The legal representatives of the Company during the period and up to the date of this report include:  
- Mr. Ho Trong Minh Thao - Chairman of the Board of Directors (born 12 November 1974; Kinh ethnicity, Vietnamese nationality;  
- Mr. Duong Tan Thanh - CEO (born 8 October 1973; Kinh ethnicity, Vietnamese nationality).



## THE BOARD OF MANAGEMENT'S REPORT

### 3. The Company's Financial position and operating results

The Company's results of operations for the six-month period ended June 30, 2026 and its financial position as at the same date are set out in the attached Financial Statements.

### 4. Events subsequent to the Financial situation Report date

There have been no significant events occurring after the Financial situation Report date which would require adjustments or disclosures to be made in the interim financial statements.

### 5. Auditors

AFC Vietnam Auditing Co., Ltd has been appointed to reivew the interim financial statements for the six-month period ended June 30, 2026.

### 6. Statement of the Board of Management's responsibility in respect of the interim financial statements

The Board of Management is responsible for the interim financial statements for the six-month period ended June 30, 2026 which gives a true and fair view of the state of affair of the Company and of its results and cash flows for the fiscal year ended same day. In preparing those interim financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basic unless it is inappropriate to presume that the Company will continue in business; and
- Design, implement and maintain the Company's internal control for prevention and detection of fraud and error

The Board of Directors is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position and performance of the Company and that the accounting records comply with the applicable accounting system. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the interim financial statements.

### 7. Approval of the interim financial statements

The Board of Management hereby approve the accompanying interim financial statements which give a true and fair view of the financial position of Company as at June 30, 2026 and the results of its operations and cash flows of the Company for the six-month period ended June 30, 2026 in accordance with the Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial statements.

On behalf of the Board of Management

  
**Duong Tan Thanh**  
Chief Executive Officer

Quang Tri, July 28, 2026





No.: 063/2026/BCSX-PB.00369

## REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

**To: The Shareholders, Board of Directors, Supervisory Board and Board of Management -  
MDF VRG – Quang Tri Wood Joint Stock Company**

We have reviewed the accompanying interim financial statements for the six-month period ended June 30, 2026 of MDF VRG – Quang Tri Wood Joint Stock Company (hereinafter referred to as “the Company”), prepared on July 28, 2026, from pages 05 to 40, which comprise the separate Financial situation Report as at June 30, 2026, and the separate interim income statement, the separate interim cash flow statement for the six-month period ended same day and the Notes to the interim financial statements.

### **Board of Management’s responsibility**

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

### **Auditor’s responsibility**

Our responsibility is to express a conclusion on the accompanying interim financial statements. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2400 - Review of Historical Financial Statements. This Standard requires us to conclude whether anything has come to our attention that causes us to believe that the interim financial statements, taken as a whole, do not present fairly, in all material respects, in accordance with the applicable interim financial reporting framework. This Standard also requires us to comply with relevant ethical requirements and standards.

A review of interim financial statements in accordance with this Standard is a limited assurance engagement. The auditor performs procedures, which consist primarily of inquiries of management and other personnel within the entity and, where appropriate, analytical procedures and evaluation of the evidence obtained.

The procedures performed in a review engagement are significantly less than those performed in an audit conducted in accordance with Vietnamese Auditing Standards. Accordingly, we will not express an audit opinion on the interim financial statements.

### Basis for the Exclusion

As presented in notes 5.5 and 5.16 of the Interim Financial Statement Notes, as of the date of this report, the inventory shortages and surpluses, as of August 15, 2023 and December 31, 2023, amounting to VND 16,634,930,694 and VND 6,354,171,074 respectively, have not yet been approved and processed by the Company's Board of Directors. Therefore, we cannot estimate the impact of this issue on the financial position and business performance for the accompanying six-month financial statement ending June 30, 2026.

### Conclusion except

Based on our review, except for any effects (if any) of the issue raised in the "Basis for the Exclusion" section, we find no circumstances that would lead us to believe that the accompanying financial statements do not fairly and reasonably reflect, in all material respects, the financial position of MDF VRG – Quang Tri Wood Joint Stock Company as of June 30, 2026, as well as the results of business operations and cash flows for the six-month accounting period ended on the same date, in accordance with Vietnamese accounting standards, the Vietnamese (enterprise) accounting system, and relevant legal regulations concerning the preparation and presentation of interim financial statements.

### Other problem

The first six-month accounting period of 2026 marks the first time the Company has applied the Corporate Accounting System under Circular No. 99/2025/TT-BTC dated October 27, 2025, replacing Circular No. 200/2014/TT-BTC dated December 22, 2014. Accordingly, several items on the Financial Statements have been reclassified, renamed, or had their codes changed according to the new regulations. The data in the "01/01/2026" column and the "From 01/01/2025 to 30/06/2025" column on the Financial Statements have been presented according to the new classification and naming conventions of Circular No. 99/2025/TT-BTC. These changes do not affect the Company's total assets, total liabilities, equity, and after-tax profit. *(Detailed adjustments can be found in Note 8.4 –*

*Comparative data)*



**NGUYEN XUAN HUNG**

**Branch Deputy Director**

**Authorized person**

Audit Practicing Registration Certificate

No. 5701-2023-009-1

**AFC VIETNAM AUDITING COMPANY LIMITED**

Hanoi, July 28, 2026



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**Financial situation Report**

As at June 30, 2026

| ASSETS                                              | Code       | Note       | 30/06/2026<br>VND        | 01/01/2026<br>VND        |
|-----------------------------------------------------|------------|------------|--------------------------|--------------------------|
| <b>A/ CURRENT ASSETS</b>                            | <b>100</b> |            | <b>427,136,829,828</b>   | <b>381,900,138,889</b>   |
| <b>I/ Cash and cash equivalents</b>                 | <b>110</b> | <b>5.1</b> | <b>49,120,779,642</b>    | <b>43,620,113,487</b>    |
| Cash                                                | 111        |            | 49,120,779,642           | 43,620,113,487           |
| <b>II/ Short-term financial investments</b>         | <b>120</b> | <b>5.2</b> | <b>1,112,884,881</b>     | <b>1,054,692,074</b>     |
| Short-term investments held until maturity          | 123        |            | 1,112,884,881            | 1,054,692,074            |
| <b>III/ Short-term receivables</b>                  | <b>130</b> |            | <b>151,517,896,661</b>   | <b>132,481,465,112</b>   |
| Short-term trade receivables                        | 131        | 5.3        | 123,303,223,340          | 113,039,337,178          |
| Short-term advances to suppliers                    | 132        | 5.4        | 14,134,261,017           | 3,986,582,711            |
| Other short-term receivables                        | 135        | 5.6        | 853,099,302              | 1,687,745,181            |
| Provision for short-term doubtful debts             | 136        | 5.7        | (3,407,617,692)          | (2,867,130,652)          |
| Deficit assets awaiting resolution                  | 137        | 5.5        | 16,634,930,694           | 16,634,930,694           |
| <b>IV/ Inventories</b>                              | <b>140</b> | <b>5.8</b> | <b>214,205,268,090</b>   | <b>192,678,141,840</b>   |
| Inventories                                         | 141        |            | 223,151,522,972          | 195,475,390,999          |
| Provision for decline in value of inventories       | 142        |            | (8,946,254,882)          | (2,797,249,159)          |
| <b>V/ Short-term biological assets</b>              | <b>150</b> |            | <b>65,416,515</b>        | <b>65,416,515</b>        |
| Seasonal crops or single-harvest crops - short-term | 152        |            | 65,416,515               | 65,416,515               |
| <b>VI/ Other current assets</b>                     | <b>160</b> |            | <b>11,114,584,039</b>    | <b>12,000,309,861</b>    |
| Short-term prepaid expenses                         | 161        | 5.9        | 11,102,874,839           | 12,000,309,861           |
| Taxes and other receivables from the State          | 163        | 5.18       | 11,709,200               | -                        |
| <b>B/ NON-CURRENT ASSETS</b>                        | <b>200</b> |            | <b>650,799,941,126</b>   | <b>675,105,116,917</b>   |
| <b>I/ Long-term receivables</b>                     | <b>210</b> |            | -                        | -                        |
| <b>II/ Fixed assets</b>                             | <b>220</b> |            | <b>599,585,219,904</b>   | <b>626,326,916,008</b>   |
| Tangible fixed assets                               | 221        | 5.10       | 599,246,857,762          | 625,983,247,358          |
| - Cost                                              | 222        |            | 1,806,728,421,811        | 1,802,555,046,847        |
| - Accumulated depreciation                          | 223        |            | (1,207,481,564,049)      | (1,176,571,799,489)      |
| Intangible fixed assets                             | 227        | 5.11       | 338,362,142              | 343,668,650              |
| - Cost                                              | 228        |            | 4,296,355,380            | 4,296,355,380            |
| - Accumulated depreciation                          | 229        |            | (3,957,993,238)          | (3,952,686,730)          |
| <b>III/ Long-term biological assets</b>             | <b>230</b> |            | <b>310,000,000</b>       | -                        |
| <b>IV/ Investment property</b>                      | <b>240</b> |            | -                        | -                        |
| <b>V/ Long-term assets in progress</b>              | <b>250</b> |            | <b>310,000,000</b>       | -                        |
| Construction in progress                            | 252        | 5.12       | 310,000,000              | -                        |
| <b>VI/ Long-term financial investments</b>          | <b>260</b> |            | <b>3,000,000,000</b>     | <b>3,000,000,000</b>     |
| Equity investments in other entities                | 263        | 5.2        | 3,000,000,000            | 3,000,000,000            |
| <b>VII/ Other Long-term assets</b>                  | <b>270</b> |            | <b>47,904,721,222</b>    | <b>45,778,200,909</b>    |
| Long-term prepaid expenses                          | 271        | 5.9        | 26,475,581,301           | 23,573,455,322           |
| Long-term equipment, materials, and spare parts     | 273        | 5.8        | 21,429,139,921           | 22,204,745,587           |
| <b>TOTAL ASSETS</b>                                 | <b>280</b> |            | <b>1,077,936,770,954</b> | <b>1,057,005,255,806</b> |



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**Financial situation Report**

As at June 30, 2026

| EQUITY                                                                   | Code       | Note        | 30/06/2026<br>VND        | 01/01/2026<br>VND        |
|--------------------------------------------------------------------------|------------|-------------|--------------------------|--------------------------|
| <b>C/ LIABILITIES</b>                                                    | <b>300</b> |             | <b>417,717,664,775</b>   | <b>403,837,869,558</b>   |
| <b>I/ Current liabilities</b>                                            | <b>310</b> |             | <b>417,717,664,775</b>   | <b>403,837,869,558</b>   |
| . Short-term trade payables                                              | 311        | 5.13        | 63,237,322,926           | 39,205,076,195           |
| . Short-term advances from customers                                     | 312        | 5.14        | 2,054,067,169            | 13,605,440,587           |
| . Dividends and profits payable                                          | 313        | 5.15        | 4,554,530,612            | 4,554,530,612            |
| . Short-term taxes and other payables to the State                       | 314        | 5.18        | 4,606,876,728            | 4,898,620,338            |
| . Payables to employees                                                  | 315        |             | 8,084,674,494            | 9,802,978,682            |
| . Short-term accrued expenses                                            | 316        | 5.17        | 8,954,129,143            | 7,765,527,698            |
| . Other short-term payables                                              | 320        | 5.16        | 10,329,126,565           | 10,634,570,491           |
| . Short-term borrowings and finance lease                                | 321        | 5.19        | 315,788,687,904          | 313,101,575,721          |
| . Bonus and welfare fund                                                 | 323        |             | 108,249,234              | 269,549,234              |
| <b>II/ Long-term liabilities</b>                                         | <b>330</b> |             | -                        | -                        |
| <b>D/ OWNER'S EQUITY</b>                                                 | <b>400</b> | <b>5.20</b> | <b>660,219,106,179</b>   | <b>653,167,386,248</b>   |
| . Owner's contributed capital                                            | 411        |             | 551,135,950,000          | 551,135,950,000          |
| - Voting common shares                                                   | 411a       |             | 551,135,950,000          | 551,135,950,000          |
| . Share premium                                                          | 412        |             | 11,999,994,000           | 11,999,994,000           |
| . Investment and development fund                                        | 418        |             | 100,837,039,040          | 100,837,039,040          |
| . Undistributed post-tax profit                                          | 420        |             | (3,753,876,861)          | (10,805,596,792)         |
| - Accumulated undistributed post-tax profit up to the end of last period | 420a       |             | (10,805,596,792)         | (18,955,853,171)         |
| - Undistributed post-tax profit of this period                           | 420b       |             | 7,051,719,931            | 8,150,256,379            |
| <b>TOTAL EQUITY</b>                                                      | <b>440</b> |             | <b>1,077,936,770,954</b> | <b>1,057,005,255,806</b> |



**Dương Tân Thanh**  
Chief Executive Officer  
Quang Tri, July 28, 2026

**Cao Duy Hai**  
Chief Accountant

**Ho Thi My Hanh**  
Preparer

MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**INTERIM INCOME STATEMENT**

For the six-month period ended June 30, 2026

| Item                                                      | Code | Note | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|-----------------------------------------------------------|------|------|----------------------------------------------------|----------------------------------------------------|
| 1. Revenue from sales and provision of services           | 01   | 6.1  | 580,707,139,185                                    | 424,209,472,101                                    |
| 2. Revenue deductions                                     | 02   |      | 453,738,743                                        | 41,472,101                                         |
| 3. Net revenue from sales and provision of services       | 10   |      | 580,253,400,442                                    | 424,168,000,000                                    |
| 4. Cost of goods sold                                     | 11   | 6.2  | 530,115,466,888                                    | 384,022,605,293                                    |
| 5. Gross profit from sales and provision of services      | 20   |      | 50,137,933,554                                     | 40,145,394,707                                     |
| 6. Gain/loss from sale or disposal of investment property | 21   |      | -                                                  | -                                                  |
| 7. Financial income                                       | 22   | 6.3  | 924,517,169                                        | 1,815,556,096                                      |
| 8. Financial expenses                                     | 23   | 6.4  | 10,930,025,444                                     | 8,630,416,429                                      |
| In which: Interest expenses                               | 24   |      | 10,764,430,940                                     | 8,404,723,775                                      |
| 9. Selling expenses                                       | 25   | 6.5  | 23,847,871,121                                     | 24,031,083,785                                     |
| 10. General and administrative expenses                   | 26   | 6.6  | 9,267,026,913                                      | 7,244,102,430                                      |
| 11. Net operating profit                                  | 30   |      | 7,017,527,245                                      | 2,055,348,159                                      |
| 12. Other income                                          | 31   | 6.7  | 593,408,882                                        | 53,801,333                                         |
| 13. Other expenses                                        | 32   | 6.8  | 559,216,196                                        | 903,450                                            |
| 14. Other profit/loss                                     | 40   |      | 34,192,686                                         | 52,897,883                                         |
| 15. Total accounting profit before tax                    | 50   |      | 7,051,719,931                                      | 2,108,246,042                                      |
| 16. Current corporate income tax expense                  | 51   | 6.9  | -                                                  | -                                                  |
| 17. Deferred corporate income tax expense                 | 52   |      | -                                                  | -                                                  |
| 18. Profit after corporate income tax nghiệp              | 60   |      | 7,051,719,931                                      | 2,108,246,042                                      |
| 19. Basic earnings per share                              | 70   | 6.10 | 128                                                | 38                                                 |
| 20. Diluted earnings per share                            | 71   | 6.11 | 128                                                | 38                                                 |


  
 Dương Tân Thành
   
 Chief Executive Officer
   
 Quang Tri, July 28, 2026


  
 Cao Duy Hai
   
 Chief Accountant


  
 Ho Thi My Hanh
   
 Preparer



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**INTERIM CASH FLOWS STATEMENT**

(Direct method)

For the six-month period ended June 30, 2026

| Item                                                                                  | Code      | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|---------------------------------------------------------------------------------------|-----------|----------------------------------------------------|----------------------------------------------------|
| <b>I/ Cash flows from operating activities</b>                                        |           |                                                    |                                                    |
| 1. Cash received from sales, provision of services and other revenue                  | 01        | 561,095,174,199                                    | 408,713,309,720                                    |
| 2. Cash paid to suppliers of goods and services                                       | 02        | (489,131,669,390)                                  | (405,055,444,686)                                  |
| 3. Cash paid to employees                                                             | 03        | (25,527,311,922)                                   | (19,204,961,883)                                   |
| 4. Interest paid                                                                      | 04        | (10,263,672,008)                                   | (8,285,919,935)                                    |
| 5. Other cash receipts from operating activities                                      | 06        | 39,787,354,229                                     | 47,290,782,168                                     |
| 6. Other cash payments for operating activities                                       | 07        | (67,608,202,724)                                   | (72,201,586,491)                                   |
| <b>Net cash flows from operating activities</b>                                       | <b>20</b> | <b>8,351,672,384</b>                               | <b>(48,743,821,107)</b>                            |
| <b>II/ Cash flows from investing activities</b>                                       |           |                                                    |                                                    |
| 1. Cash paid for purchase and construction of fixed assets and other long-term assets | 21        | (5,478,162,597)                                    | (5,632,603,400)                                    |
| 2. Cash paid for loans and purchase of debt instruments of other entities             | 23        | (1,112,884,881)                                    | (5,075,890,411)                                    |
| 3. Cash received from loan recovery and sale of debt instruments of other entities    | 24        | 1,054,692,074                                      | 12,000,000,000                                     |
| 4. Cash received from interest, dividends and distributed profits                     | 27        | -                                                  | 257,304,607                                        |
| <b>Net cash flows from investing activities</b>                                       | <b>30</b> | <b>(5,536,355,404)</b>                             | <b>1,548,810,796</b>                               |
| <b>III/ Cash flows from financing activities</b>                                      |           |                                                    |                                                    |
| 1. Cash received from borrowings                                                      | 33        | 526,517,763,320                                    | 414,679,013,343                                    |
| 2. Cash paid for principal repayment                                                  | 34        | (523,830,651,137)                                  | (377,540,923,693)                                  |
| <b>Net cash flows from financing activities</b>                                       | <b>40</b> | <b>2,687,112,183</b>                               | <b>37,138,089,650</b>                              |
| <b>Net cash flow during the period</b>                                                | <b>50</b> | <b>5,502,429,163</b>                               | <b>(10,056,920,661)</b>                            |
| <b>Cash and cash equivalents at the beginning of the period</b>                       | <b>60</b> | <b>43,620,113,487</b>                              | <b>38,328,640,508</b>                              |
| Effect of foreign exchange rate changes                                               | 61        | (1,763,008)                                        | 19,173,112                                         |
| <b>Cash and cash equivalents at the end of the period</b>                             | <b>70</b> | <b>49,120,779,642</b>                              | <b>28,290,892,959</b>                              |



Dương Tân Thanh  
Chief Executive Officer  
Quang Tri, July 28, 2026

Cao Duy Hai  
Chief Accountant

Ho Thi My Hanh  
Preparer

**MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY**

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

There notes form an integral part of and should be read along with the accompanying interim financial statements.

**1. CHARACTERISTICS**

**1.1 Ownership**

MDF VRG – Quang Tri Wood Joint Stock Company (the “Company”) was established and operates under the Business Registration Certificate No. 3200228141 issued by the Department of Planning and Investment of Quang Tri province for the first time on 28 October 2005, amended for the 10th time on 12 November 2024.

The Company's head office: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province.

The Company's charter capital according to the 10th amended Business Registration Certificate is VND 551,135,950,000, equivalent to 55,113,595 shares, with a par value of VND 10,000/share.

The Company's shares are traded on the unlisted public company stock exchange (UpCom) with the stock code: MDF.

The total number of employees of the Company as of June 30, 2026 is 361 (As of December 31, 2025 is 400).

**1.2 Business field**

The Company's business field are: production and trading of wood products.

**1.3 Business sector**

According to the 10<sup>th</sup> amended Business Registration Certificate, the Company's Business sector include:

- Production of plywood, veneer, plywood and other thin boards. Details: Production of artificial wood panels (MDF ...;
- Production and trading of wood products;
- Production of plastic and synthetic rubber in primary form. Details: Production of all kinds of plastic;
- Forest planting and forest care. Details: Planting and exploiting wood materials to produce MDF, paper and other industrial trees;
- Timber exploitation. Details: Production of all kinds of wood.

**1.4 Normal production and business cycle**

The normal production and business cycle of the Company does not exceed 12 months.

**1.5 Characteristics of the Company's operations during the period that affect the financial statements**

During the six-month period ended June 30, 2026, there were no activities that had a significant impact on the interim financial statements

**2. FISCAL YEAR AND ACCOUNTING CURRENCY**

**2.1 Fiscal year**

The fiscal year of the Company begins on January 01 and ends on December 31.

**2.2 Accounting currency**

The Company maintains its accounting record in Vietnamese Dong (VND) because revenue and expenditure are mainly made in VND currency.



## **NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

---

### **3. APPLICABLE ACCOUNTING STANDARDS AND REGIME**

#### **3.1 Applicable Accounting Standards and Regime**

The company applies Vietnamese accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 ("Circular 99"), and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

#### **3.2 Comply with the Vietnamese Accounting Standards and Vietnamese Accounting Regime**

The Board of Directors assures that it has complied with the requirements of accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 ("Circular 99"), as well as the circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation of financial statements.

### **4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **4.1 Basis of preparation the financial statements**

The financial statements are prepared on the basis of accrual accounting and the historical cost principle (except for information related to cash flows).

#### **4.2 Types of exchange rates applied in accounting**

Transactions denominated in foreign currency are converted at the exchange rate on the date of the transaction. The balances of monetary items denominated in foreign currency at the end of the fiscal year are converted using the average buying and selling exchange rate of the Bank on that date.

Exchange rate differences arising during the year from foreign currency transactions are recognized as financial income or financial expenses. Exchange rate differences resulting from the revaluation of monetary items denominated in foreign currency at the end of the financial year, after offsetting increases and decreases, are recognized as financial income or financial expenses.

#### **4.3 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, demand deposits in bank, short-term investment with an original maturity of not over than three months with high liquidity, that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

#### **4.4 Receivables**

Recognition principle: Receivables are presented at book value minus provisions for doubtful debts. Receivables from customers, prepayments to suppliers, internal receivables, receivables according to construction contract progress (if any), and other receivables at the reporting date, if:

- Having a collection or payment period of less than 1 year (or within a business production cycle) are classified as Current Assets;
- Having a collection or payment period of more than 1 year (or within a business production cycle) are classified as Long-term Assets.

Establishing provisions for doubtful debts: Provision for doubtful debts represents the estimated loss value of receivables that are likely to be unpaid by customers for receivables at the time of preparing the financial statements.



## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Provision for doubtful debts is established for each doubtful debt based on the age of the debt or the expected level of loss that may occur specifically as follows:

For overdue accounts receivable, follow the guidelines in the tax and accounting regulations of the Ministry of Finance, specifically as follows:

- 30% of the value for receivables overdue from more than 6 months to less than 1 year.
- 50% of the value for receivables overdue from 1 year to less than 2 years.
- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables over 3 years or more.

For receivables that are not overdue but are unlikely to be recovered: Based on the expected level of loss to establish the provision.

### 4.5 Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories comprises the purchase price, direct materials, direct labour and those overheads or other costs incurred in bringing the inventories to their present location and condition. The cost of inventories is determined by the weighted average method and accounted for using the perpetual inventory method.

The Company's inventory provision is created for the estimated loss arising due to the impairment of value (through obsolescence, damage, deterioration, etc.) of inventories owned by the Company, based on evidence of impairment available at the Financial situation Report date.

Increases or decreases in the inventories allowance are recognized in the cost of goods sold during the year.

### 4.6 Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the business performance of many fiscal years. The Company's prepaid expenses include the following expenses:

#### *Tools and equipment*

Tools and equipment that have been put into use are allocated to expenses using the straight-line method with an allocation period of no more than 03 years.

### 4.7 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The historical cost of tangible fixed assets includes all costs incurred by the Company to acquire the fixed asset up to the time of bringing that asset to the ready-for-use state. Expenses incurred after initial recognition are only recorded as an increase in cost of fixed assets if these costs are certain to increase future economic benefits from the use of such assets. Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are written off and any gain or loss resulting from the disposal is recognized in income or expenses for the year.

For fixed assets such as buildings, structures, and means of transport serving management: The Company applies the straight-line method. The depreciation period is applied according to Circular 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance guiding the management, use and depreciation of fixed assets.



**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

For fixed assets such as machinery, equipment, and transportation vehicles used in production: The company applies the depreciation method based on production output, using an estimated useful life.

The number of years of tangible fixed assets is as follows:

| <u>Type of fixed asset</u>         | <u>Years</u> |
|------------------------------------|--------------|
| Buildings                          | 05 - 25      |
| Machinery and equipment            | 05 - 20      |
| Means of transport, transmission   | 06 - 10      |
| Equipment and tools for management | 03 - 05      |
| Other tangible fixed assets        | 05           |

**4.8 Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated depreciation. The cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the assets are ready for use.

Intangible fixed assets are software programs, copyrights, patents are amortized on a straight-line basis from 05 years to 08 years. Land use rights with a definite term are amortized on a straight-line basis based on the effective period of the Land Use Rights Certificate.

**4.9 Biological assets**

Biological assets are living assets (plants, animals) managed and controlled by the Company, undergoing biological transformation to serve production and business activities or held for sale. These include crops and livestock capable of growth, reproduction, degradation, or the production of new biological assets or agricultural products.

The Company's biological assets include:

- Seasonal or once-harvested crops: crops that are harvested annually or crops that are harvested only once.

Biological assets are classified into:

- Short-term biological assets: livestock harvested once and seasonal crops with a harvest cycle of less than 12 months.
- Long-term biological assets: livestock harvested once and crops harvested once with a harvest cycle of more than 12 months, and livestock that produce periodically after reaching maturity.

**4.10 Financial Investments****Investments held to maturity**

Investments are classified as held to maturity when the Company has the intention and ability to hold them to maturity. Held to maturity investments include: term deposits with the purpose of earning periodic interest and other investments held to maturity.

Held to maturity investments are initially recorded at cost, which includes the purchase price and costs related to the purchase of the investments. After initial recognition, these investments are recorded at their recoverable amount. Interest income from investments held to maturity after the acquisition date is recognized in the Statement of Business Performance on an accrual basis. Interest earned before the Company holds is deducted from the cost at the acquisition date.



## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

When there is significant evidence that part or all of an investment may not be recovered and the amount of the loss can be reliably determined, the loss is recognized in financial expenses in the year and the investment value is directly deducted.

### 4.11 Liabilities and accrued expenses

Payables to suppliers, internal payables, other payables, loans at the reporting time, if:

- Have a payment term of less than 1 year or within a production and business cycle are classified as short-term debt.
- Have a payment term of more than 1 year or over a production and business cycle are classified as long-term debt.

Accrued expenses include actual expenses that have not yet arisen but are deducted in advance from production and business expenses in the period to ensure that when actual expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

### 4.12 Capital

#### *Owners' equity*

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

Share premium is recorded at the difference between the issuance price and the par value upon the initial issuance, additional issuance or the difference between re-issuance price and the net book value of treasury shares.

#### *Undistributed profit after tax*

Undistributed profit after tax reflects the Company's remaining accumulated post-tax business results after profit distribution at the reporting date.

### 4.13 Profit distribution

Profits after tax are distributed to shareholders after setting funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is taken into account the non-monetary items included in the undistributed profit after tax that may affect the cash flow and the ability to pay dividends such as interest due to revaluation of assets, capital contribution, profit from revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders and a notice of dividend payment is issued.

### 4.14 Revenue and income recognition

#### *Revenue from sales of goods and finished goods*

Sales revenue is recognized when the following conditions are simultaneously satisfied:

- The enterprise has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The enterprise no longer holds the right to manage the goods as the goods owner, or the right to control the goods;



## **NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

- Turnover has been determined with relative certainty;
- The enterprise has gained or will gain economic benefits from the good sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

### ***Revenue from sales of service rendered***

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

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the company;
- The percentage of completion of the transaction at the interim Financial situation Report date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

### ***Rental Revenue***

Revenue from leasing assets is recognised in the Statement of Income on a straight-line basis over the term of the lease. Rental payments received in advance for multiple periods are allocated to revenue in accordance with the lease term.

### ***Interest***

Revenue from interest, dividends, shared profits and other financial income is recognized when the following two conditions are satisfied:

- It is possible to obtain economic benefits from the transaction;
- Revenue is determined relatively reliably.

#### **4.15 Borrowing costs**

Borrowing costs include interest and other costs incurred directly related to the borrowings.

Borrowing costs are recognized as expenses when incurred. Where borrowing costs are directly related to the investment in construction or production of unfinished assets that require a sufficiently long period (more than 12 months) before they can be put into use for the intended purpose or sold. This borrowing cost is capitalized. For separate loans for the construction of fixed assets, investment real estate, interest is capitalized even if the construction period is less than 12 months. Gains arising from the temporary investment of loans are written down to the cost of the related assets.

#### **4.16 Cost of goods sold**

Cost of goods sold and services provided is the total cost incurred for goods and services. Costs incurred above the normal level of inventories are recorded immediately in cost of goods sold during the year.

#### **4.17 Corporate income tax**

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

*Current corporate income tax*



## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses as well as adjustments for non-taxable income and losses carried forward.

### *Deferred corporate income tax*

Deferred income tax is calculated on the differences between the book value and the tax base of assets or liabilities in the Financial situation Report. Deferred tax liabilities are recognised for all temporary differences while deferred tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Deferred tax is measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled. Deferred tax is recognised in profit or loss, except when it relates to items recognised directly to equity, in which case the deferred tax is also recognised in equity.

The Company's tax reports will be examined by the tax authorities. Due to the application of tax laws to each type of business and the interpretation, understanding and acceptance in many different ways, the figures in the financial statements may differ from the figures of the tax authorities.

#### **4.18 Segment reporting**

A business segment is a distinguishable component that is engaged in providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of segments operating in other economic environments.

#### **4.19 Financial Instruments**

##### **Financial Assets**

The classification of financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. The Company's financial assets include cash and cash equivalents, trade receivables, other receivables, loans, quoted and unquoted financial instruments.

At the time of initial recognition, financial assets are recorded at cost plus transaction costs that are directly attributable to the acquisition of the financial assets.

##### **Financial Liabilities**

The classification of financial liabilities depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition. The Company's financial liabilities include trade payables, borrowings and loans, other payables and derivative financial instruments.

At the time of initial recognition, except for liabilities related to financial leases and convertible bonds which are recorded at amortized cost, other financial liabilities are initially recorded at cost less transaction costs directly related to such financial liabilities.

#### **4.20 Related Parties**

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

In considering a related party relationship, attention is paid to the substance of the relationship rather than the legal form.



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

The following are considered related parties: key management members, individuals related to key management members and other related parties.

### 5. ADDITIONAL INFORMATION TO ITEMS IN INTERIM FINANCIAL SITUATION REPORT

#### 5.1 Cash and cash equivalents

|                           | 30/06/2026            | 01/01/2026            |
|---------------------------|-----------------------|-----------------------|
|                           | VND                   | VND                   |
| Cash                      | 69,407,818            | 288,832,293           |
| Demand deposit            | 49,051,371,824        | 43,331,281,194        |
| VND deposits              | 41,555,472,113        | 29,842,979,308        |
| Foreign currency deposits | 7,495,899,711         | 13,488,301,886        |
| <b>Total</b>              | <b>49,120,779,642</b> | <b>43,620,113,487</b> |

## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

### 5.2 Financial investments

#### 5.2.1 Short-term financial investments

|                                                   | 30/06/2026           |                      |               | 01/01/2026           |                      |               |
|---------------------------------------------------|----------------------|----------------------|---------------|----------------------|----------------------|---------------|
|                                                   | Original price       | Recoverable value    | Reserve value | Original price       | Recoverable value    | Reserve value |
|                                                   | VND                  | VND                  | VND           | VND                  | VND                  | VND           |
| <b>Short term</b>                                 | <b>1,112,884,881</b> | <b>1,112,884,881</b> | -             | <b>1,054,692,074</b> | <b>1,054,692,074</b> | -             |
| Investment held until maturity - Time deposit (i) | 1,112,884,881        | 1,112,884,881        | -             | 1,054,692,074        | 1,054,692,074        | -             |
| <b>Total</b>                                      | <b>1,112,884,881</b> | <b>1,112,884,881</b> | -             | <b>1,054,692,074</b> | <b>1,054,692,074</b> | -             |

(i) These are six-month term deposit contracts at Vietnam International Commercial Joint Stock Bank - Vinh Branch, interest rate 6.3%/year, interest received at the end of the term. Of which, as of June 30, 2026, the deposit worth 1 billion VND is being mortgaged at the local bank to secure the Company's credit limit contract.

#### 5.2.2 Long-term financial investments

|                                 | 30/06/2026           |                      |               | 01/01/2026           |                      |               |
|---------------------------------|----------------------|----------------------|---------------|----------------------|----------------------|---------------|
|                                 | Original price       | Recoverable value    | Reserve value | Original price       | Recoverable value    | Reserve value |
|                                 | VND                  | VND                  | VND           | VND                  | VND                  | VND           |
| <b>Invest in another entity</b> | <b>3,000,000,000</b> | <b>3,000,000,000</b> | -             | <b>3,000,000,000</b> | <b>3,000,000,000</b> | -             |
| Tuan Loc Investment JSC         | 3,000,000,000        | 3,000,000,000        | -             | 3,000,000,000        | 3,000,000,000        | -             |
| <b>Total</b>                    | <b>3,000,000,000</b> | <b>3,000,000,000</b> | -             | <b>3,000,000,000</b> | <b>3,000,000,000</b> | -             |

As of June 30, 2026, the Company has not received the Financial Statements of Tuan Loc Quang Tri Joint Stock Company and the shares of Tuan Loc Quang Tri Joint Stock Company have not been traded on the stock exchanges, so this investment is recorded at original cost and no provision for investment losses is made. In 2022, the Company received the transfer of the above investment with an amount of VND 3,000,000,000 (Note in section 5.16 Other payables) but has not completed the transfer procedures.



**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**5.3 Short-term receivable from customers**

|                                            | <b>30/06/2026</b>      |                        | <b>01/01/2026</b>      |                        |
|--------------------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                            | Book value<br>VND      | Reserve value<br>VND   | Book value<br>VND      | Reserve value<br>VND   |
| <b>Receivable from related parties</b>     | <b>1,891,435,277</b>   | -                      | -                      | -                      |
| MDF VRG Kien Giang Wood JSC                | 1,891,435,277          | -                      | -                      | -                      |
| <b>Receivable from other customers</b>     | <b>121,411,788,063</b> | <b>(3,000,987,003)</b> | <b>113,039,337,178</b> | <b>(2,560,499,963)</b> |
| An Cuong Wood JSC                          | 7,943,788,066          | -                      | 27,886,078,656         | -                      |
| Moc Phat Trading and Service               | 12,507,105,236         | -                      | 7,094,569,477          | -                      |
| Diep Duong General Trading Company Limited | 18,552,503,127         | -                      | 19,143,176,200         | -                      |
| KL ABDUL SATHAR General                    | 4,535,321,776          | -                      | 12,319,019,663         | -                      |
| Son Kim Import-Export Co., Ltd             | 12,268,162,984         | -                      | 12,636,168,062         | -                      |
| JC Fusion Group Co., Ltd                   | 27,630,991,327         | -                      | -                      | -                      |
| Other customers                            | 37,973,915,547         | (3,000,987,003)        | 33,960,325,120         | (2,560,499,963)        |
| <b>Total</b>                               | <b>123,303,223,340</b> | <b>(3,000,987,003)</b> | <b>113,039,337,178</b> | <b>(2,560,499,963)</b> |

**5.4 Advances to sellers in short-term**

|                                                   | <b>30/06/2026</b>     |                      | <b>01/01/2026</b>    |                      |
|---------------------------------------------------|-----------------------|----------------------|----------------------|----------------------|
|                                                   | Book value<br>VND     | Reserve value<br>VND | Book value<br>VND    | Reserve value<br>VND |
| <b>Prepayment to related parties</b>              |                       |                      |                      |                      |
| <b>Prepay other customers</b>                     | <b>14,134,261,017</b> | <b>(406,630,689)</b> | <b>3,986,582,711</b> | <b>(306,630,689)</b> |
| Hoang Duc Construction Design and Trading Co.,Ltd | 202,100,000           | (202,100,000)        | 202,100,000          | (202,100,000)        |
| DURASERF (M) SDN BHD                              | 4,460,399,270         | -                    | -                    | -                    |
| Thien Son Forklift JSC                            | 1,052,406,000         | -                    | -                    | -                    |
| SBC Saigon Solar Power Investment JSC             | 1,104,000,000         | -                    | 427,518,000          | -                    |
| Other subjects                                    | 7,315,355,747         | (204,530,689)        | 3,356,964,711        | (104,530,689)        |
| <b>Total</b>                                      | <b>14,134,261,017</b> | <b>(406,630,689)</b> | <b>3,986,582,711</b> | <b>(306,630,689)</b> |

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**5.5 Shortage of assets awaiting resolution**

Shortage of assets awaiting resolution at January 1, 2026 and June 30, 2026 are the inventory values detected as missing compared to the books at August 15, 2023 and December 31, 2023 with a value of VND 16,634,930,694 awaiting approval from the Company's Board of Directors.

**5.6 Other short-term receivables**

|                                         | 30/06/2026         |                      | 01/01/2026           |                      |
|-----------------------------------------|--------------------|----------------------|----------------------|----------------------|
|                                         | Book value<br>VND  | Reserve value<br>VND | Book value<br>VND    | Reserve value<br>VND |
| <b>Other subjects must be collected</b> |                    |                      |                      |                      |
| Advance payments for employees          | 345,606,934        | -                    | 1,046,800,015        | -                    |
| Other receivables                       | 507,492,368        | -                    | 640,945,166          | -                    |
| - Forest planting cooperation           | 362,000,000        | -                    | 362,000,000          | -                    |
| - Other receivables                     | 145,492,368        | -                    | 278,945,166          | -                    |
| <b>Total</b>                            | <b>853,099,302</b> | <b>-</b>             | <b>1,687,745,181</b> | <b>-</b>             |

**5.7 Doubtful debt**

**5.7.1** The situation regarding changes in provisions for doubtful receivables and loans is as follows :

|                                   | Accounts receivable, short-term loans<br>VND | Accounts receivable, long-term loans<br>VND | Total<br>VND           |
|-----------------------------------|----------------------------------------------|---------------------------------------------|------------------------|
| As of 01/01/2026                  | (2,867,130,652)                              | -                                           | (2,867,130,652)        |
| Additional provision for reserves | (572,518,240)                                | -                                           | (572,518,240)          |
| Reversal of provisions            | 32,031,200                                   | -                                           | 32,031,200             |
| <b>As of 30/06/2026</b>           | <b>(3,407,617,692)</b>                       | <b>-</b>                                    | <b>(3,407,617,692)</b> |



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**5.7.2 Monitor short-term accounts receivable that are difficult to collect**

| Short-term<br>receivables that are<br>difficult to collect                             | 30/06/2026   |                      |                      | 01/01/2026   |                      |                      |
|----------------------------------------------------------------------------------------|--------------|----------------------|----------------------|--------------|----------------------|----------------------|
|                                                                                        | Over<br>due  | Original price       | Recoverable<br>value | Over<br>due  | Original price       | Recoverable<br>value |
|                                                                                        |              | VND                  |                      |              | VND                  |                      |
| <b>Overdue accounts<br/>receivable from<br/>customers</b>                              |              | <b>3,733,039,083</b> | <b>732,052,080</b>   |              | <b>3,813,039,083</b> | <b>1,252,539,120</b> |
| Hoang Binh Company<br>Limited                                                          | > 3<br>years | 141,716,191          | -                    | > 3<br>years | 141,716,191          | -                    |
| Van Thinh Phat<br>Production and Trading<br>Joint Stock Company                        | > 3<br>years | 222,540,999          | -                    | > 3<br>years | 222,540,999          | -                    |
| Lam Trieu Trading Joint<br>Stock Company                                               | > 3<br>years | 203,483,537          | -                    | > 3<br>years | 233,483,537          | -                    |
| Tran Hong Phuc<br>Trading and Service<br>Company Limited                               | > 3<br>years | 950,000,000          | -                    | 2-3<br>years | 950,000,000          | 285,000,000          |
| Viet Duc International<br>Investment, Production<br>and Trading Joint Stock<br>Company | > 3<br>years | 109,896,000          | -                    | 2-3<br>years | 159,896,000          | 47,968,800           |
| Silversea New Material<br>Vietnam Co., Ltd                                             | 2-3<br>years | 1,839,140,640        | 732,052,080          | 1-2<br>years | 1,839,140,640        | 919,570,320          |
| Other subjects                                                                         | > 3<br>years | 266,261,716          | -                    | > 3<br>years | 266,261,716          | -                    |
| <b>Overdue prepayment<br/>to the seller</b>                                            |              | <b>406,630,689</b>   | -                    |              | <b>406,630,689</b>   | <b>100,000,000</b>   |
| Hoang Vy Nhan One-<br>Member Limited<br>Liability Company                              | > 3<br>years | 61,927,800           | -                    | > 3<br>years | 61,927,800           | -                    |
| Hoang Duc<br>Construction Design<br>and Trading Company<br>Limited                     | > 3<br>years | 202,100,000          | -                    | > 3<br>years | 202,100,000          | -                    |
| Hoai Bac Trading and<br>Service Co., Ltd                                               | > 3<br>years | 100,000,000          | -                    | > 3<br>years | 100,000,000          | 100,000,000          |
| Other subjects                                                                         | > 3<br>years | 42,602,889           | -                    | > 3<br>years | 42,602,889           | -                    |
| <b>Total</b>                                                                           | -            | <b>4,139,669,772</b> | <b>732,052,080</b>   |              | <b>4,219,669,772</b> | <b>1,352,539,120</b> |

## 5.8 Inventories

|                                                          | 30/06/2026             |                        | 01/01/2026             |                        |
|----------------------------------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                                          | Original price<br>VND  | Preventive<br>VND      | Original price<br>VND  | Preventive<br>VND      |
| <b>Inventory</b>                                         | <b>223,151,522,972</b> | <b>(8,946,254,882)</b> | <b>195,475,390,999</b> | <b>(2,797,249,159)</b> |
| Raw materials                                            | 36,163,467,443         | -                      | 33,838,964,389         | -                      |
| Tools and equipment                                      | 62,461,661,202         | -                      | 65,056,761,776         | -                      |
| Work-in-progress<br>production and<br>business costs (i) | 6,246,289,009          | -                      | 8,567,803,398          | -                      |
| Product                                                  | 118,274,550,669        | (8,946,254,882)        | 88,011,861,436         | (2,797,249,159)        |
| Goods                                                    | 5,554,649              | -                      | -                      | -                      |
| <b>Equipment, supplies,<br/>and spare parts</b>          | <b>21,429,139,921</b>  | <b>-</b>               | <b>22,204,745,587</b>  | <b>-</b>               |
| Long-term equipment,<br>supplies, and spare<br>parts     | 21,429,139,921         | -                      | 22,204,745,587         | -                      |
| <b>Total</b>                                             | <b>244,580,662,893</b> | <b>(8,946,254,882)</b> | <b>217,680,136,586</b> | <b>(2,797,249,159)</b> |

## 5.9 Prepaid expenses

### 5.9.1 Short-term prepaid expenses

|                                                            | 30/06/2026<br>VND     | 01/01/2026<br>VND     |
|------------------------------------------------------------|-----------------------|-----------------------|
| Tools and equipment issued for use, awaiting<br>allocation | 7,921,623,787         | 9,515,569,233         |
| Insurance and maintenance costs                            | 43,599,599            | 635,318,312           |
| Other items                                                | 3,137,651,453         | 1,849,422,316         |
| <b>Total</b>                                               | <b>11,102,874,839</b> | <b>12,000,309,861</b> |

### 5.9.2 Long-term prepaid expenses

|                                         | 30/06/2026<br>VND     | 01/01/2026<br>VND     |
|-----------------------------------------|-----------------------|-----------------------|
| Tools and equipment awaiting allocation | 19,340,869,984        | 20,448,585,118        |
| Repair costs                            | 6,683,134,946         | 2,513,321,858         |
| Other items                             | 451,576,371           | 611,548,346           |
| <b>Total</b>                            | <b>26,475,581,301</b> | <b>23,573,455,322</b> |



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY  
Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

### 5.10 Tangible fixed assets

|                                                                                                   | Houses, buildings | Machinery,<br>equipment | Transportation<br>and transmission | Management<br>equipment and<br>tools | Other fixed<br>assets | Total             |
|---------------------------------------------------------------------------------------------------|-------------------|-------------------------|------------------------------------|--------------------------------------|-----------------------|-------------------|
|                                                                                                   | VND               | VND                     | VND                                | VND                                  | VND                   | VND               |
| <b>ORIGINAL PRICE</b>                                                                             |                   |                         |                                    |                                      |                       |                   |
| Balance at 01/01/2026                                                                             | 281,408,289,756   | 1,479,918,457,304       | 39,762,039,279                     | 995,829,557                          | 470,430,951           | 1,802,555,046,847 |
| Increase during the year                                                                          | -                 | 1,858,560,150           | 2,314,814,814                      | -                                    | -                     | 4,173,374,964     |
| Balance at 30/06/2026                                                                             | 281,408,289,756   | 1,481,777,017,454       | 42,076,854,093                     | 995,829,557                          | 470,430,951           | 1,806,728,421,811 |
| <b>DEPRECIATION VALUE</b>                                                                         |                   |                         |                                    |                                      |                       |                   |
| Balance at 01/01/2026                                                                             | 154,716,760,159   | 985,036,972,436         | 35,378,415,958                     | 969,219,985                          | 470,430,951           | 1,176,571,799,489 |
| Depreciation during the year                                                                      | 6,818,883,275     | 23,569,068,655          | 511,448,992                        | 10,363,638                           | -                     | 30,909,764,560    |
| Balance at 30/06/2026                                                                             | 161,535,643,434   | 1,008,606,041,091       | 35,889,864,950                     | 979,583,623                          | 470,430,951           | 1,207,481,564,049 |
| <b>REMAINING VALUE</b>                                                                            |                   |                         |                                    |                                      |                       |                   |
| Balance at 01/01/2026                                                                             | 126,691,529,597   | 494,881,484,868         | 4,383,623,321                      | 26,609,572                           | -                     | 625,983,247,358   |
| Balance at 30/06/2026                                                                             | 119,872,646,322   | 473,170,976,363         | 6,186,989,143                      | 16,245,934                           | -                     | 599,246,857,762   |
| The original cost of tangible fixed assets that have been fully depreciated but are still in use: |                   |                         |                                    |                                      |                       |                   |
| Balance at 01/01/2026                                                                             | 30,206,438,887    | 464,493,051,480         | 31,682,721,097                     | 892,193,193                          | 470,430,951           | 527,744,835,608   |
| Balance at 30/06/2026                                                                             | 30,296,223,588    | 466,988,302,062         | 32,335,721,097                     | 892,193,193                          | 470,430,951           | 530,982,870,891   |

The remaining value at the end of the period of tangible fixed assets used as collateral to secure loans as of June 30, 2026 is: VND 553,985,872,163 (as of January 1, 2026 is VND 579,287,643,082).

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**5.11 Intangible fixed assets**

|                                                                                                                        | Land use<br>rights<br>VND | Copyright,<br>patent<br>VND | Software<br>program<br>VND | Total<br>VND  |
|------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------|----------------------------|---------------|
| <b>ORIGINAL PRICE</b>                                                                                                  |                           |                             |                            |               |
| Balance at 01/01/2026                                                                                                  | 410,000,000               | 247,990,000                 | 3,638,365,380              | 4,296,355,380 |
| Balance at 30/06/2026                                                                                                  | 410,000,000               | 247,990,000                 | 3,638,365,380              | 4,296,355,380 |
| <b>DEPRECIATION VALUE</b>                                                                                              |                           |                             |                            |               |
| Balance at 01/01/2026                                                                                                  | 66,331,350                | 247,990,000                 | 3,638,365,380              | 3,952,686,730 |
| Khấu hao trong năm                                                                                                     | 5,306,508                 | -                           | -                          | 5,306,508     |
| Balance at 30/06/2026                                                                                                  | 71,637,858                | 247,990,000                 | 3,638,365,380              | 3,957,993,238 |
| <b>REMAINING VALUE</b>                                                                                                 |                           |                             |                            |               |
| Balance at 01/01/2026                                                                                                  | 343,668,650               | -                           | -                          | 343,668,650   |
| Balance at 30/06/2026                                                                                                  | 338,362,142               | -                           | -                          | 338,362,142   |
| The original cost of intangible assets at the end of the period that have been fully depreciated but are still in use: |                           |                             |                            |               |
| Balance at 01/01/2026                                                                                                  | -                         | 247,990,000                 | 3,638,365,380              | 3,886,355,380 |
| Balance at 30/06/2026                                                                                                  | -                         | 247,990,000                 | 3,638,365,380              | 3,886,355,380 |

The remaining value at the end of the period of intangible fixed assets used as collateral to secure loans as of June 30, 2026 is: VND 338,362,142 (as of January 1, 2026 it was VND 343,668,650).

**5.12 Long-term unfinished assets**

|                                             | 01/01/2026<br>VND | Expenses<br>incurred during<br>the year<br>VND | Transfer of<br>increase in fixed<br>assets / Other<br>transfers<br>VND | 30/06/2026<br>VND  |
|---------------------------------------------|-------------------|------------------------------------------------|------------------------------------------------------------------------|--------------------|
| Purchasing fixed assets                     | -                 | 1,601,530,150                                  | 1,291,530,150                                                          | 310,000,000        |
| New fixed asset purchases during the period | -                 | 1,601,530,150                                  | 1,291,530,150                                                          | 310,000,000        |
| <b>Total</b>                                | <b>-</b>          | <b>1,601,530,150</b>                           | <b>1,291,530,150</b>                                                   | <b>310,000,000</b> |



**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**5.13 Short-term supplier payables**

|                                              | 30/06/2026            |                       | 01/01/2026            |                       |
|----------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                              | Value                 | Debt repayment value  | Value                 | Debt repayment value  |
|                                              | VND                   | VND                   | VND                   | VND                   |
| <b>Requires payment to relevant parties</b>  | <b>64,615,808</b>     | <b>64,615,808</b>     | -                     | -                     |
| GERUCO Song Con Hydropower JSC               | 64,615,808            | 64,615,808            | -                     | -                     |
| <b>Other suppliers must be paid</b>          | <b>63,172,707,118</b> | <b>63,172,707,118</b> | <b>39,205,076,195</b> | <b>39,205,076,195</b> |
| Samsung Vietnam Chemical Technology Co., Ltd | -                     | -                     | 8,999,206,920         | 8,999,206,920         |
| Hong Thang Trading and Service JSC           | -                     | -                     | 5,734,950,000         | 5,734,950,000         |
| Northern Chemical Joint Stock Company        | 12,791,572,718        | 12,791,572,718        | 5,795,911,588         | 5,795,911,588         |
| QIN FU Vietnam New Materials Co., Ltd        | 13,043,700,000        | 13,043,700,000        | -                     | -                     |
| Northern Chemical Import-Export JSC          | 6,829,763,400         | 6,829,763,400         | -                     | -                     |
| Quyet Hien Service & Trading Co., Ltd        | 7,860,000,000         | 7,860,000,000         | -                     | -                     |
| Other subjects                               | 22,647,671,000        | 22,647,671,000        | 18,675,007,687        | 18,675,007,687        |
| <b>Total</b>                                 | <b>63,237,322,926</b> | <b>63,237,322,926</b> | <b>39,205,076,195</b> | <b>39,205,076,195</b> |

**5.14 Advance from customers**

|                                                                 | 30/06/2026           |                      | 01/01/2026            |                       |
|-----------------------------------------------------------------|----------------------|----------------------|-----------------------|-----------------------|
|                                                                 | Value                | Debt repayment value | Value                 | Debt repayment value  |
|                                                                 | VND                  | VND                  | VND                   | VND                   |
| <b>Requires payment to relevant parties</b>                     | -                    | -                    | -                     | -                     |
| <b>Other suppliers must be paid</b>                             | <b>2,054,067,169</b> | <b>2,054,067,169</b> | <b>13,605,440,587</b> | <b>13,605,440,587</b> |
| XYLO INTERNATIONAL TIMBER TRADING SILK ROAD COMPLEX TRADING LLC | 1,768,665,613        | 1,768,665,613        | 1,768,665,613         | 1,768,665,613         |
| Other subjects                                                  | -                    | -                    | 11,551,373,418        | 11,551,373,418        |
| Other subjects                                                  | 285,401,556          | 285,401,556          | 285,401,556           | 285,401,556           |
| <b>Total</b>                                                    | <b>2,054,067,169</b> | <b>2,054,067,169</b> | <b>13,605,440,587</b> | <b>13,605,440,587</b> |

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**5.15 Dividends and profits must be paid**

|                                          | <b>30/06/2026</b>    |                      | <b>01/01/2026</b>    |                      |
|------------------------------------------|----------------------|----------------------|----------------------|----------------------|
|                                          | Value                | Debt repayment value | Value                | Debt repayment value |
|                                          | VND                  | VND                  | VND                  | VND                  |
| Dividends payable by Tan Bien Rubber JSC | 4,279,330,800        | 4,279,330,800        | 4,279,330,800        | 4,279,330,800        |
| Dividends payable to other parties       | 275,199,812          | 275,199,812          | 275,199,812          | 275,199,812          |
| <b>Total</b>                             | <b>4,554,530,612</b> | <b>4,554,530,612</b> | <b>4,554,530,612</b> | <b>4,554,530,612</b> |

**5.16 Other short-term payables**

|                                                                  | <b>30/06/2026</b>     |                       | <b>01/01/2026</b>     |                       |
|------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                                  | Value                 | Debt repayment value  | Value                 | Debt repayment value  |
|                                                                  | VND                   | VND                   | VND                   | VND                   |
| <b>Requires payment to relevant parties</b>                      | <b>150,000,000</b>    | <b>150,000,000</b>    | <b>101,000,000</b>    | <b>101,000,000</b>    |
| Remuneration of the Board of Directors and the Supervisory Board | 150,000,000           | 150,000,000           | 81,000,000            | 81,000,000            |
| MDF VRG Kien Giang Wood JSC                                      | -                     | -                     | 20,000,000            | 20,000,000            |
| <b>Other parties must be paid</b>                                | <b>10,179,126,565</b> | <b>10,179,126,565</b> | <b>10,533,570,491</b> | <b>10,533,570,491</b> |
| Surplus assets awaiting resolution (i)                           | 6,354,171,074         | 6,354,171,074         | 6,354,171,074         | 6,354,171,074         |
| Trade union funds                                                | 412,493,503           | 412,493,503           | 272,950,825           | 272,950,825           |
| Accepting deposits                                               | 226,052,000           | 226,052,000           | -                     | -                     |
| Tuan Loc Quang Tri JSC (ii)                                      | 3,000,000,000         | 3,000,000,000         | 3,000,000,000         | 3,000,000,000         |
| Other payments                                                   | 186,409,988           | 186,409,988           | 906,448,592           | 906,448,592           |
| <b>Total</b>                                                     | <b>10,329,126,565</b> | <b>10,329,126,565</b> | <b>10,634,570,491</b> | <b>10,634,570,491</b> |

(i) The inventory was in excess of the books at 15/8/2023 and 31/12/2023 and is awaiting the Board of Directors' decision on settlement.

(ii) The payable to Tuan Loc Quang Tri Joint Stock Company is awaiting settlement and recovery of the capital contribution investment as explained in Note 5.2.2 of the Notes to the Interim Financial Statements.



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

### 5.17 Short-term liabilities

|                                           | 30/06/2026           | 01/01/2026           |
|-------------------------------------------|----------------------|----------------------|
|                                           | VND                  | VND                  |
| Interest expense payable                  | 1,015,422,527        | 514,663,595          |
| Shipping costs, utilities, appraisal fees | 7,267,093,613        | 5,998,082,474        |
| Insurance premiums payable                | -                    | 584,452,471          |
| Other expenses                            | 671,613,003          | 668,329,158          |
| <b>Total</b>                              | <b>8,954,129,143</b> | <b>7,765,527,698</b> |

MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY  
Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

### 5.18 Taxes and other payments to the state

|                                 | Amounts<br>Receivable<br>30/06/2026 | Amount due<br>30/06/2026 | Amount payable<br>during the period | Amount actually<br>paid during the<br>period | Amounts<br>Receivable<br>01/01/2026 | Amount due<br>01/01/2026 |
|---------------------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------------------------------|-------------------------------------|--------------------------|
|                                 | VND                                 | VND                      | VND                                 | VND                                          | VND                                 | VND                      |
| Value Added Tax                 | -                                   | 4,521,879,717            | 18,936,343,924                      | 19,116,710,910                               | -                                   | 4,702,246,703            |
| Import and export taxes         | -                                   | -                        | 1,639,063                           | 1,639,063                                    | -                                   | -                        |
| Personal income tax             | -                                   | 84,997,011               | 379,297,115                         | 490,673,739                                  | -                                   | 196,373,635              |
| Property tax and land rent      | -                                   | -                        | 450,957,517                         | 450,957,517                                  | -                                   | -                        |
| Fees, charges and other charges | 11,709,200                          | -                        | 12,613,363                          | 24,322,563                                   | -                                   | -                        |
| <b>Total</b>                    | <b>11,709,200</b>                   | <b>4,606,876,728</b>     | <b>19,780,850,982</b>               | <b>20,084,303,792</b>                        | <b>-</b>                            | <b>4,898,620,338</b>     |

### 5.19 Short-term loans and finance lease liabilities

|                                                                    | 30/06/2026             |                         |          | During the year        |                        | 01/01/2026             |                         |
|--------------------------------------------------------------------|------------------------|-------------------------|----------|------------------------|------------------------|------------------------|-------------------------|
|                                                                    | Value                  | Debt repayment<br>value | VND      | Increase               | Reduce                 | Value                  | Debt repayment<br>value |
|                                                                    | VND                    | VND                     | VND      | VND                    | VND                    | VND                    | VND                     |
| <b>Short-term loans</b>                                            | <b>315,788,687,904</b> | <b>315,788,687,904</b>  | <b>-</b> | <b>529,318,508,620</b> | <b>526,631,396,437</b> | <b>313,101,575,721</b> | <b>313,101,575,721</b>  |
| Vietinbank Commercial Joint<br>Stock Bank - Quang Tri Branch (i)   | 148,548,326,274        | 148,548,326,274         | -        | 267,959,257,423        | 212,024,369,772        | 92,613,438,623         | 92,613,438,623          |
| Vietcombank Commercial Joint<br>Stock Bank - Quang Tri Branch (ii) | 167,240,361,630        | 167,240,361,630         | -        | 258,559,251,197        | 291,807,026,665        | 200,488,137,098        | 200,488,137,098         |
| Vietnam Maritime Commercial<br>Bank - Da Nang Branch (iii)         | -                      | -                       | -        | 2,800,000,000          | 22,800,000,000         | 20,000,000,000         | 20,000,000,000          |
| <b>Total</b>                                                       | <b>315,788,687,904</b> | <b>315,788,687,904</b>  | <b>-</b> | <b>529,318,508,620</b> | <b>526,631,396,437</b> | <b>313,101,575,721</b> | <b>313,101,575,721</b>  |



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Nang Industrial Park, Gio Linh Commune, Quang Tri Province

## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

- (i) Borrowing from Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Tri Branch under Loan Agreement No. 1607/2025-HĐCVHM/NHCT450-CTMDFQUANGTRI dated July 18, 2025, to supplement working capital (excluding the purchase of tools, equipment, spare parts, and replacement parts in the borrower's production line) for the production and business activities of MDF artificial wood panels. The maximum loan limit at all times is VND 170 billion, with a limit maintenance period of 12 months. The loan term for each loan is no more than 6 months, and the interest rate is an adjustable rate, specifically stated on the promissory note. The loan is secured by assets as stipulated in the land-attached property mortgage contract No. 1510/2024/HĐBBĐ/NHCT450 dated October 15, 2024 and the movable property mortgage contract No. 0910/2024/HĐBBĐ/NHCT450 dated October 16, 2024.
- (ii) Borrowed from Vietnam Foreign Trade Commercial Bank - Quang Tri Branch under loan agreement No. 28BB/HĐHM/2025 dated May 22, 2025. The credit limit maintenance period is 12 months, and the credit limit is VND 270 billion. The purpose of the loan is to finance working capital for production and business activities, with interest rates as specified in each loan agreement. The loan is secured by assets and claims as stipulated in the following mortgage agreements: Mortgage Agreement No. 01/2014/HĐTC/VCB-MDF.VRG dated April 26, 2014, Agreement No. 03/2014/HĐTC/VCB-MDF.VRG dated April 26, 2014, Agreement No. 02/2014/HĐTC/VCB-MDF.VRG dated April 11, 2014, Agreement No. 04/2014/HĐTC/VCB-MDF.VRG dated April 11, 2014, Agreement No. 496A/HĐTC/2017 dated September 27, 2017, Agreement No. 496B/HĐTC/2017 dated September 27, 2017.
- (iii) Short-term loan from Vietnam Maritime Commercial Bank (MSB) - Da Nang Branch under Credit Agreement No. 112-00048827.17264/2025/HĐTD dated October 14, 2025: Credit limit: VND 20,000,000,000, limit maintenance period: 12 months from October 14, 2025. Purpose: To supplement working capital for production and business activities. Interest rate will be based on each loan agreement. The loan is secured by creditworthiness.

MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY  
Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

## NOTES TO INTERIM FINANCIAL STATEMENTS

For the six-month period ended June 30, 2026

### 5.20 Owner's equity

#### 5.20.1 The table of equity fluctuation

|                                  | Owner's equity<br>contribution | Share premium  | Development<br>Investment Fund | Undistributed Net<br>Profit | Total           |
|----------------------------------|--------------------------------|----------------|--------------------------------|-----------------------------|-----------------|
|                                  | VND                            | VND            | VND                            | VND                         | VND             |
| Balance at 01/01/2025            | 551,135,950,000                | 11,999,994,000 | 100,837,039,040                | (18,955,853,171)            | 645,017,129,869 |
| Profit/loss in the previous year | -                              | -              | -                              | 8,150,256,379               | 8,150,256,379   |
| Balance at 31/12/2025            | 551,135,950,000                | 11,999,994,000 | 100,837,039,040                | (10,805,596,792)            | 653,167,386,248 |
| Balance at 01/01/2026            | 551,135,950,000                | 11,999,994,000 | 100,837,039,040                | (10,805,596,792)            | 653,167,386,248 |
| Profit/loss for this period      | -                              | -              | -                              | 7,051,719,931               | 7,051,719,931   |
| Balance at 30/06/2026            | 551,135,950,000                | 11,999,994,000 | 100,837,039,040                | (3,753,876,861)             | 660,219,106,179 |



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**5.20.2 Detailed owner's investment**

|                                           | <b>30/06/2026</b>      |                 | <b>01/01/2026</b>      |                 |
|-------------------------------------------|------------------------|-----------------|------------------------|-----------------|
|                                           | Value<br>VND           | Proportion<br>% | Value<br>VND           | Proportion<br>% |
| Vietnam Rubber Industry Corporation - JSC | 467,617,480,000        | 84.85%          | 467,617,480,000        | 84.85%          |
| Tan Bien Rubber JSC                       | 33,671,550,000         | 6.11%           | 33,671,550,000         | 6.11%           |
| Quang Tri Rubber Company Limited          | 35,555,000,000         | 6.45%           | 35,555,000,000         | 6.45%           |
| Other shareholders                        | 14,291,920,000         | 2.59%           | 14,291,920,000         | 2.59%           |
| <b>Total</b>                              | <b>551,135,950,000</b> | <b>100%</b>     | <b>551,135,950,000</b> | <b>100%</b>     |

**5.20.3 Shares**

|                                                    | <b>30/06/2026</b><br><i>Cổ phiếu</i> | <b>01/01/2026</b><br><i>Cổ phiếu</i> |
|----------------------------------------------------|--------------------------------------|--------------------------------------|
| <b>Number of shares registered for issuance</b>    | <b>55,113,595</b>                    | <b>55,113,595</b>                    |
| <b>Number of shares sold to the public</b>         | <b>55,113,595</b>                    | <b>55,113,595</b>                    |
| Common stock                                       | 55,113,595                           | 55,113,595                           |
| Preferred stock                                    | -                                    | -                                    |
| <b>Number of shares repurchased</b>                | -                                    | -                                    |
| Common stock                                       | -                                    | -                                    |
| Preferred stock                                    | -                                    | -                                    |
| <b>Number of outstanding shares</b>                | <b>55,113,595</b>                    | <b>55,113,595</b>                    |
| Common stock                                       | 55,113,595                           | 55,113,595                           |
| Preferred stock                                    | -                                    | -                                    |
| <i>Par value of outstanding shares (VND/Share)</i> | <i>10,000</i>                        | <i>10,000</i>                        |

**5.21 Interim off-Financial situation Report items**

|                      | <b>30/06/2026</b> | <b>01/01/2026</b> |
|----------------------|-------------------|-------------------|
| Demand deposit - USD | 285,378.74        | 519,307.54        |
| Demand deposit - EUR | 334.12            | 253.55            |

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**6. ADDITIONAL INFORMATION FOR THE ITEMS IN THE INTERIM INCOME STATEMENT****6.1 Gross sales of goods and services**

|                       | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|-----------------------|----------------------------------------------------|----------------------------------------------------|
| Product sales revenue | 580,707,139,185                                    | 424,209,472,101                                    |
| <b>Total</b>          | <b>580,707,139,185</b>                             | <b>424,209,472,101</b>                             |

**6.2 Revenue deductions**

|                | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|----------------|----------------------------------------------------|----------------------------------------------------|
| Sale discounts | -                                                  | 23,010,000                                         |
| Returned goods | 453,738,743                                        | 18,462,101                                         |
| <b>Total</b>   | <b>453,738,743</b>                                 | <b>41,472,101</b>                                  |

**6.3 Cost of goods sold**

|                                     | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|-------------------------------------|----------------------------------------------------|----------------------------------------------------|
| Cost of goods sold                  | 523,966,461,165                                    | 382,976,112,561                                    |
| Provision for inventory devaluation | 6,149,005,723                                      | 1,046,492,732                                      |
| <b>Total</b>                        | <b>530,115,466,888</b>                             | <b>384,022,605,293</b>                             |

**6.4 Financial income**

|                                | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|--------------------------------|----------------------------------------------------|----------------------------------------------------|
| Interest on deposits and loans | 40,314,266                                         | 333,159,916                                        |
| Realized exchange rate gains   | 585,937,023                                        | 1,406,063,726                                      |
| Unrealized exchange rate gains | 298,265,880                                        | 76,332,454                                         |
| <b>Total</b>                   | <b>924,517,169</b>                                 | <b>1,815,556,096</b>                               |



MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**6.5 Financial expenses**

|                               | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|-------------------------------|----------------------------------------------------|----------------------------------------------------|
| Interest on loans             | 10,764,430,940                                     | 8,404,723,775                                      |
| Realized exchange rate losses | 165,594,504                                        | 225,692,654                                        |
| <b>Total</b>                  | <b>10,930,025,444</b>                              | <b>8,630,416,429</b>                               |

**6.6 Selling expenses**

|                                 | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|---------------------------------|----------------------------------------------------|----------------------------------------------------|
| Employee costs                  | 605,155,415                                        | 537,373,324                                        |
| Cost of materials and packaging | 333,597,676                                        | 291,544,028                                        |
| Outsourced service costs        | 22,898,816,955                                     | 21,887,854,125                                     |
| Other monetary expenses         | 10,301,075                                         | 1,314,312,308                                      |
| <b>Total</b>                    | <b>23,847,871,121</b>                              | <b>24,031,083,785</b>                              |

**6.7 General and administration expenses**

|                                    | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|------------------------------------|----------------------------------------------------|----------------------------------------------------|
| Management staff costs             | 4,162,591,845                                      | 3,671,906,251                                      |
| Management material costs          | 51,452,959                                         | 87,348,599                                         |
| Depreciation costs of fixed assets | 477,114,947                                        | 538,770,216                                        |
| Taxes, fees and charges            | 692,688,212                                        | 395,655,073                                        |
| Provisions (accrual)               | 540,487,040                                        | -                                                  |
| Provisions (reversal)              | -                                                  | (93,524,000)                                       |
| Costs of purchased services        | 3,254,141,910                                      | 2,555,164,291                                      |
| Other cash expenses                | 88,550,000                                         | 88,782,000                                         |
| <b>Total</b>                       | <b>9,267,026,913</b>                               | <b>7,244,102,430</b>                               |

**6.8 Other income**

|              | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|--------------|----------------------------------------------------|----------------------------------------------------|
| Other income | 593,408,882                                        | 53,801,333                                         |
| <b>Total</b> | <b>593,408,882</b>                                 | <b>53,801,333</b>                                  |

**6.9 Other expenses**

|              | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|--------------|----------------------------------------------------|----------------------------------------------------|
| Other items  | 559,216,196                                        | 903,450                                            |
| <b>Total</b> | <b>559,216,196</b>                                 | <b>903,450</b>                                     |

**6.10 Current corporate income tax expenses**

|                                                                                                                  | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|
| Total accounting profit before tax                                                                               | 7,051,719,931                                      | 2,108,246,042                                      |
| Adjustments to accounting profit to determine taxable corporate income                                           | 628,485,196                                        | 903,450                                            |
| Increasing adjustments                                                                                           | 628,485,196                                        | 903,450                                            |
| Non-deductible expenses                                                                                          | 628,485,196                                        | 903,450                                            |
| Losses carried forward                                                                                           | (7,680,205,127)                                    | (2,109,149,492)                                    |
| Taxable corporate income                                                                                         | -                                                  | -                                                  |
| Corporate income tax rate                                                                                        | 20%                                                | 20%                                                |
| Current corporate income tax                                                                                     | -                                                  | -                                                  |
| Adjustment of corporate income tax expense from previous years to current corporate income tax expense this year | -                                                  | -                                                  |
| <b>Total current corporate income tax expense</b>                                                                | <b>-</b>                                           | <b>-</b>                                           |



**6.11 Basic earnings per share**

|                                                             | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|-------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|
| Net profit after corporate income tax                       | 7,051,719,931                                      | 2,108,246,042                                      |
| Profit or (Loss) attributable to common shareholders        | 7,051,719,931                                      | 2,108,246,042                                      |
| Average number of outstanding common shares during the year | 55,113,595                                         | 55,113,595                                         |
| <b>Earnings per share</b>                                   | <b>128</b>                                         | <b>38</b>                                          |

**6.12 Cost of production by factor**

|                                      | From January 1,<br>2026 to June 30,<br>2026<br>VND | From January 1,<br>2025 to June 30,<br>2025<br>VND |
|--------------------------------------|----------------------------------------------------|----------------------------------------------------|
| Labor costs                          | 30,243,558,579                                     | 26,976,662,453                                     |
| Materials, tools and equipment costs | 421,911,148,045                                    | 325,279,341,552                                    |
| Tool and equipment costs             | -                                                  | -                                                  |
| Depreciation costs of fixed assets   | 30,915,071,068                                     | 27,994,116,722                                     |
| Taxes, fees and charges              | 692,688,212                                        | 395,655,073                                        |
| Provisions (accrual)                 | 540,487,040                                        | 952,968,732                                        |
| Provisions (reversal)                | -                                                  | -                                                  |
| Costs of purchased services          | 97,613,557,329                                     | 90,182,043,176                                     |
| Other cash expenses                  | 170,423,875                                        | 1,403,094,308                                      |
| <b>Total</b>                         | <b>582,086,934,148</b>                             | <b>473,183,882,016</b>                             |

**7. FINANCIAL INSTRUMENTS**

The Company has financial assets such as loans, trade and other receivables, cash and short-term deposits arising directly from the Company's operations. The Company's financial liabilities mainly consist of loans, trade payables and other payables. The main purpose of these financial liabilities is to mobilize financial resources to serve the Company's operations. The Company's financial instruments:

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

|                              | Book value             |                        |                        |                        |
|------------------------------|------------------------|------------------------|------------------------|------------------------|
|                              | 30/06/2026             |                        | 01/01/2026             |                        |
|                              | Original price<br>VND  | Preventive<br>VND      | Original price<br>VND  | Preventive<br>VND      |
| <b>Financial Assets</b>      |                        |                        |                        |                        |
| Cash and cash equivalents    | 49,120,779,642         | -                      | 43,620,113,487         | -                      |
| Accounts receivable          | 123,303,223,340        | (3,000,987,003)        | 113,039,337,178        | (2,560,499,963)        |
| Other receivables            | 853,099,302            | -                      | 1,687,745,181          | -                      |
| Financial investments        | 4,112,884,881          | -                      | 4,054,692,074          | -                      |
|                              | <b>177,389,987,165</b> | <b>(3,000,987,003)</b> | <b>162,401,887,920</b> | <b>(2,560,499,963)</b> |
| <b>Financial liabilities</b> |                        |                        |                        |                        |
| Loans and debts              | 315,788,687,904        | -                      | 313,101,575,721        | -                      |
| Accounts payable             | 63,237,322,926         | -                      | 39,205,076,195         | -                      |
| Accrued expenses             | 8,954,129,143          | -                      | 7,765,527,698          | -                      |
| Other payables               | 10,329,126,565         | -                      | 10,634,570,491         | -                      |
|                              | <b>398,309,266,538</b> | -                      | <b>370,706,750,105</b> | -                      |

The Company has not assessed the fair value of its financial assets and financial liabilities as at June 30, 2026 because Circular 210 and current regulations do not provide specific guidance on determining the fair value of financial assets and financial liabilities. Circular 210 requires the application of International Financial Reporting Standards on the presentation of financial statements and disclosure of information for financial instruments but does not provide equivalent guidance for the measurement and recognition of financial instruments, including the application of fair value, in order to comply with International Financial Reporting Standards.

Risk management is an indispensable function for the entire business operations of the Company. The Company has established a control system to ensure a reasonable balance between the cost of risks arising and the cost of risk management.

The Company is exposed to market risk, credit risk and liquidity risk.  
The Board of Directors reviews and agrees to apply management policies for the above risks as follows:

**i. Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes: interest rate risk, commodity price risk and other price risk.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's market risk due to changes in interest rates mainly relates to the Company's cash, short-term deposits and loans.

The Company manages interest rate risk by analyzing the competitive situation in the market to obtain an interest rate that is beneficial to the Company's purposes and remains within its risk management limits.

**Commodity price risk**

The company purchases raw materials and goods from domestic suppliers to serve production and business activities. Therefore, the Company will bear the risk from changes in the selling price of raw



**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

materials and goods. This risk will be managed by the Company by purchasing from a large number of different suppliers, as well as being flexible in negotiation.

**ii. Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or transaction contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

|                                           | One year or less<br>VND | Over 1 year to 5<br>years<br>VND | Over 5 years<br>VND | Total<br>VND           |
|-------------------------------------------|-------------------------|----------------------------------|---------------------|------------------------|
| <b>Financial assets</b>                   |                         |                                  |                     |                        |
| <b>As of 30/06/2026</b>                   |                         |                                  |                     |                        |
| Cash and cash equivalents                 | 49,120,779,642          | -                                | -                   | 49,120,779,642         |
| Accounts receivable and other receivables | 124,156,322,642         | -                                | -                   | 124,156,322,642        |
| Financial investments                     | -                       | -                                | -                   | -                      |
| Other financial assets                    | -                       | -                                | -                   | -                      |
| <b>Total</b>                              | <b>173,277,102,284</b>  | <b>-</b>                         | <b>-</b>            | <b>173,277,102,284</b> |
| <b>As of 01/01/2026</b>                   |                         |                                  |                     |                        |
| Cash and cash equivalents                 | 43,620,113,487          | -                                | -                   | 43,620,113,487         |
| Accounts receivable and other receivables | 114,727,082,359         | -                                | -                   | 114,727,082,359        |
| Financial investments                     | -                       | -                                | -                   | -                      |
| Other financial assets                    | -                       | -                                | -                   | -                      |
| <b>Total</b>                              | <b>158,347,195,846</b>  | <b>-</b>                         | <b>-</b>            | <b>158,347,195,846</b> |

**iii. Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial obligations due to lack of funds. The Company's liquidity risk arises primarily from the fact that its financial assets and financial liabilities have different maturities.

The Company mitigates liquidity risk by maintaining a level of cash and cash equivalents and borrowings that the Board of Directors believes is adequate to finance the Company's operations and to mitigate the risk of fluctuations in cash flows.

The table below summarizes the maturity of the Company's financial liabilities based on expected payments under undiscounted contracts:

MDF VRG – QUANG TRI WOOD JOINT STOCK COMPANY

Address: Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

|                              | One year or less<br>VND | Over 1 year to 5<br>years<br>VND | Over 5 years<br>VND | Total<br>VND           |
|------------------------------|-------------------------|----------------------------------|---------------------|------------------------|
| <b>Financial liabilities</b> |                         |                                  |                     |                        |
| <b>As of 30/06/2026</b>      |                         |                                  |                     |                        |
| Loans and debts              | 315,788,687,904         | -                                | -                   | 315,788,687,904        |
| suppliers                    | 63,237,322,926          | -                                | -                   | 63,237,322,926         |
| Accrued expenses             | 8,954,129,143           | -                                | -                   | 8,954,129,143          |
| Other payables               | 10,329,126,565          | -                                | -                   | 10,329,126,565         |
| <b>Total</b>                 | <b>398,309,266,538</b>  | <b>-</b>                         | <b>-</b>            | <b>398,309,266,538</b> |
| <b>As of 01/01/2026</b>      |                         |                                  |                     |                        |
| Loans and debts              | 313,101,575,721         | -                                | -                   | 313,101,575,721        |
| suppliers                    | 39,205,076,195          | -                                | -                   | 39,205,076,195         |
| Accrued expenses             | 7,765,527,698           | -                                | -                   | 7,765,527,698          |
| Other payables               | 10,634,570,491          | -                                | -                   | 10,634,570,491         |
| <b>Total</b>                 | <b>370,706,750,105</b>  | <b>-</b>                         | <b>-</b>            | <b>370,706,750,105</b> |

The Board of Management believes that the Company can generate sufficient sources of money to meet financial obligations when it falls due.

**8. OTHER INFORMATION**

**8.1 Transactions and balances with related parties**

Related parties with the Company include: key management members, individuals related to key management members and other related parties.

**8.1.1 Transactions and balances with key management members and individuals related to key management members**

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

*Income of key management members:*



**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

| Key Management Members                            | Position                                         | From January 1, 2026 to June 30, 2026 | From January 1, 2025 to June 30, 2025 |
|---------------------------------------------------|--------------------------------------------------|---------------------------------------|---------------------------------------|
|                                                   |                                                  | VND                                   | VND                                   |
| Income of the Board of Directors                  |                                                  | 350,400,000                           | 724,281,594                           |
| Duong Tan Thanh                                   | General Director                                 | 134,400,000                           | 198,881,280                           |
| Ho Nghia An                                       | Deputy General Director                          | 108,000,000                           | 175,933,438                           |
| Nguyen Van Cong                                   | Deputy General Director (Dismissal June 2025)    | -                                     | 148,333,438                           |
| Nguyen Tang Vu                                    | Deputy General Director (Dismissal October 2025) | -                                     | 175,933,438                           |
| Cao Duy Hai                                       | Chief Accountant (Appointment June 2025)         | 108,000,000                           | 25,200,000                            |
| Income and Compensation of the Board of Directors |                                                  | 192,000,000                           | 250,179,838                           |
| Ho Trong Minh Thao                                | Chairman of the Board of Directors               | 144,000,000                           | 214,179,838                           |
| Huynh Duy Hien                                    | Member                                           | 24,000,000                            | 18,000,000                            |
| Nguyen Chon Bien                                  | Member                                           | 24,000,000                            | 18,000,000                            |
| Remuneration for the Supervisory Board            |                                                  | 129,000,000                           | 184,634,878                           |
| Le Chien Sy                                       | Head of the Supervisory                          | 108,000,000                           | 160,634,878                           |
| Nguyen Hong Minh                                  | Member                                           | -                                     | 12,000,000                            |
| Nguyen Huu Trung                                  | Member (removed)                                 | 18,000,000                            | 12,000,000                            |
| Tran Dan Tam                                      | Member (appointed June 2026)                     | 3,000,000                             | -                                     |

*Other transactions with key management members and close family members of key management members:*

The Company has no sales and service transactions or other transactions with key management members and close family members of key management members.

*Balances with key management members:*

In addition to the information disclosed in the above sections, as at June 30, 2026, the Company has no outstanding amounts with key management members.

**NOTES TO INTERIM FINANCIAL STATEMENTS**

For the six-month period ended June 30, 2026

**8.1.2 Transactions and balances with other related parties**

Other related parties to the Company include companies, jointly controlled entities, individuals with direct or indirect voting power in the Company and close members of their families, enterprises managed by key management personnel and individuals with direct or indirect voting power in the Company and close members of their families.

*Transactions with other related parties*

Sales and service transactions, as well as other transactions with related parties, are specifically as follows:

| Related parties                                | Relationship                     | Transaction details   | Amount        |
|------------------------------------------------|----------------------------------|-----------------------|---------------|
|                                                |                                  |                       | VND           |
| MDF VRG Kien Giang Wood Joint Stock Company    | Subsidiary within the same Group | Product sales revenue | 7,361,563,120 |
| GERUCO Song Con Hydropower Joint Stock Company | Subsidiary within the same Group | Purchase services     | 301,814,767   |

**8.2 Department's report**

The Company does not prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by business sector or geographical area as prescribed in Circular No. 20/2006/TT-BTC dated March 20, 2006 of the Ministry of Finance on guiding the implementation of 06 Accounting Standards issued under Decision No. 12/2005/QĐ-BTC dated 15 February 2005 of the Minister of Finance.

**8.3 Contingent Liabilities**

There are no contingent liabilities arising from past events that may affect the information presented in the Financial Statements that the Company does not control or has not recorded.

**8.4 Comparative data**

The opening figures in the Statement of Financial Position are taken from the Company's audited financial statements for the fiscal year ending December 31, 2025, by AFC Vietnam Auditing Company Limited – Northern Branch. The comparative figures in the Statement of Income and the Statement of Cash Flows are taken from the Company's audited financial statements for the six-month accounting period ending June 30, 2025, by AFC Vietnam Auditing Company Limited – Northern Branch.

The fiscal year 2026 is the first year the Company applies the Corporate Accounting System according to Circular No. 99/2025/TT-BTC dated October 27, 2025, replacing Circular No. 200/2014/TT-BTC dated December 22, 2014. The Company has applied the retrospective adjustment method to restate the opening balances for the following items: Biological assets and Dividend and profit payables. The impact of applying the new accounting system, changes in accounting policies, and corrections for errors on the comparative figures in the Financial Statements is as follows:



**Financial situation Report:**

| No. | Presented as of December 31, 2025,<br>in accordance with Circular<br>200/2014/TT-BTC |                                |                | Revision as of January 1, 2026,<br>according to Circular 99/2025/TT-BTC |                                                                   |                | Difference      |
|-----|--------------------------------------------------------------------------------------|--------------------------------|----------------|-------------------------------------------------------------------------|-------------------------------------------------------------------|----------------|-----------------|
|     | Code                                                                                 | Items                          | Value          | Code                                                                    | Items                                                             | Value          | VND             |
| 1   | 252                                                                                  | Construction in progress costs | 65,416,515     | 152                                                                     | Seasonal crops or crops grown for short-term, one-time production | 65,416,515     | -               |
| 2   | 319                                                                                  | Other short-term payables      | 15,189,101,103 | 316                                                                     | Other short-term payables                                         | 10,634,570,491 | (4,554,530,612) |
|     |                                                                                      |                                |                | 313                                                                     | Dividends and profits must be paid                                | 4,554,530,612  | 4,554,530,612   |

**8.5 Contingent Liabilities**

No contingent liabilities arise from events that may affect the information presented in the financial statements that the Company does not control or has not recognized during the period.

**8.6 Continuity Information**

There have not been any events that have cast great doubt on the Company's ability to continue as a going concern and the Company has neither intention nor compulsion to cease operations or significantly reduce the size of its operations.

**8.7 Events occurring after the Financial situation Report date**

No events occurring after the end of the accounting period require adjustments to figures or disclosures in the interim financial statements.



**Duong Tan Thanh**  
Chief Executive Officer  
Quang Tri, July 28, 2026

**Cao Duy Hai**  
Chief Accountant

**Ho Thi My Hanh**  
Preparer