HCD INVESTMENT PRODUCING AND TRADING JOINT STOCK COMPANY

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

CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of HCD Investment Producing and Trading Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the reviewed interim financial statements for the six-month accounting period ended 30 June 2026.

THE COMPANY

HCD Investment Producing and Trading Joint Stock Company (referred to as the "Company") is a joint stock company incorporated and operating in Vietnam under Business Registration and Tax Registration Certificate No. 0800940115, issued for the first time on 06 December 2011 and amended for the 9th time on 11 June 2026, issued by the Hai Phong City Department of Finance

HCD Investment Producing and Trading Joint Stock Company's head office is located at: No. 122B, Quang Trung Street, Hai Duong Ward, Hai Phong City, Vietnam.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY BOARD, THE BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

Members of the Board of Directors, the Supervisory Board and the Board of Management of the Company during the financial year and up to the date of this report are as follows:

Board of Directors

Full name	Position	Date of appointment/ resignation
Mr. Tran Ngoc Huu	Chairman	Appointed on 06/05/2026
Mr. Phung Chi Cong	Member	Dismissed as Chairman of the BOD on 06/05/2026
Mr. Nguyen Duc Dung	Member	
Mr. Vu Nhan Tien	Member	
Mr. Phan Van Thang	Member	

Supervisory Board

Full name	Position
Ms. Vu Thi Nhu Ngoc	Head of the Supervisory Board
Ms. Doan Thi Hoai	Member
Ms. Luc Thi Lan	Member

Board of Management and Chief Accountant

Full name	Position
Mr. Nguyen Duc Dung	General Director
Mr. Vu Trong Huan	Deputy General Director
Ms. Tran Thi Anh Nguyet	Chief Accountant

Legal representative

The legal representative of the Company during the financial year and up to the date of this report is Mr. Nguyen Duc Dung – General Director.

REPORT OF THE BOARD OF MANAGEMENT (continued)

EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

There have been no significant events occurring since the end of the accounting period which would require adjustments or disclosures to be made in the Notes to the selected financial statements.

AUDITOR

International Auditing and Valuation Company Limited was appointed as the auditor to perform the review of the Company's interim financial statements for the six-month accounting period ended 30 June 2026.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the interim financial statements which give a true and fair view of the financial position, results of operations and cash flows of the Company for the period. In preparing these interim financial statements, the Board of Management is required to:

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

The Board of Management confirms that the Company has complied with the above requirements in preparing the accompanying interim financial statements. The Board of Management is responsible for ensuring that proper accounting records are maintained, which disclose, with reasonable accuracy at any time, the financial position of the Company and which enable financial statements to be prepared which comply with the applicable accounting regime. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

OTHER COMMITMENTS

The Board of General Directors commits that the Company complies with Decree No. 245/2025/ND-CP dated September 11, 2025 of the Government amending and supplementing Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities, and that the Company has not breached its information disclosure obligations under Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the Securities Market, as amended and supplemented by Circular No. 68/2024/TT-BTC dated September 18, 2024, Circular No. 18/2025/TT-BTC dated April 26, 2025, and Circular No. 08/2026/TT-BTC dated February 03, 2026.

REPORT REPORT OF THE BOARD OF MANAGEMENT (continued)

APPROVAL OF THE FINANCIAL STATEMENTS

In the opinion of the Company's Board of Management, the interim financial statements give a true and fair view of the financial position of the Company as at 30 June 2026, and of the results of its operations and its cash flows for the accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory requirements applicable to the preparation and presentation of interim financial statements.

M.S.D.N: 0800940115-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ SẢN XUẤT VÀ THƯƠNG MẠI HCD
THÀNH PHỐ HẢI PHÒNG

NGUYEN DUC DUNG
General Director
Hai Phong, Vietnam
11 August 2026

No.: 27051/2026/BCSX/IAV

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To: The Shareholders
The Board of Directors, the Supervisory Board and the Board of Management
HCD INVESTMENT PRODUCING AND TRADING JOINT STOCK COMPANY

We have reviewed the accompanying interim financial statements of HCD Investment Producing and Trading Joint Stock Company (hereinafter referred to as the "Company"), prepared on 11 August 2026, as set out on pages 06 to 40,which comprise the interim statement of financial position as at 30/06/2026, the interim income statement, the interim cash flow statement for the six-month accounting period then ended, and the notes to the interim financial statements.

Board of Management's Responsibility

The Company's Board of Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of interim 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 these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

REPORT ON REVIEW
INTERIM FINANCIAL INFORMATION (continued)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 30/06/2026, and of its results of operations and cash flows for the six-month accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of interim financial statements.

M.S.D.N:0106299213-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN VÀ ĐỊNH GIÁ QUỐC TẾ
THÀNH PHỐ HÀ NỘI

Nguyen Huu Hoan
Deputy Director
Audit Practising Registration Certificate
No.:2417-2023-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Hanoi, 11 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	Closing Balance *VND*	Opening balance (Restated) *VND*
A/ SHORT-TERM ASSETS	**100**		**664,426,050,361**	**611,793,108,831**
I/ Cash and cash equivalents	**110**	4.1	**26,977,800,084**	**38,507,199,113**
1. Cash	111		21,077,800,084	29,137,199,113
2. Cash equivalents	112		5.900.000.000	9,370,000,000
II/ Short-term financial investments	**120**	4.2	**49,575,000,000**	**7,255,000,000**
1. Short-term held-to-maturity investments	123		49.575.000.000	7,255,000,000
III/ Short-term receivables	**130**		**294,290,530,773**	**291,516,393,913**
1. Short-term trade receivables	131	4.3	138,578,136,933	177,379,852,820
2. Short-term advances to suppliers	132	4.4	156,859,306,142	113,979,781,365
3. Other short-term receivable	135	4.5	207,462,698	156,759,728
4. Provision for short-term receivable	136	4.6	(1,354,375,000)	-
IV/ Inventories	**140**	4.8	**292,228,340,199**	**273,402,714,834**
1. Inventories	141		292,228,340,199	273,402,714,834
V/ Short-term biological assets	**150**			-
V/ Other short-term assets	**160**		**1,354,379,305**	**1,111,800,971**
1. Deductible value added tax	162		643,784,301	1,111,800,971
2. Other short-term assets	165	4.7	710.595.004	-
B/ LONG -TERM ASSETS	**200**		**189,130,590,096**	**194,610,605,273**
I/ Long-term receivables	**210**		**-**	**-**
II/ Fixed assets	**220**		**174,313,924,111**	**181,452,229,687**
1. Tangible fixed assets	221	4.11	146,985,955,857	154,124,261,433
- Cost	222		218,579,839,951	218,579,839,951
- Accumulated depreciation	223		(71,593,884,094)	(64,455,578,518)
2. Intangible fixed assets	227	4.10	27,327,968,254	27,327,968,254
- Cost	228		27,327,968,254	27,327,968,254
III/ Long-term biological assets	**230**		-	-
III/ Investment property	**240**		**-**	**-**
IV/ Long-term assets in progress	**250**		**8,248,800,591**	**6,430,618,772**
1. Construction in progress	252	4.12	8,248,800,591	6,430,618,772
V/ Long-term financial investments	**260**		**-**	**-**
VI/ Other long-term assets	**270**		**6,567,865,394**	**6,727,756,814**
1. Long-term deferred expenses	271	4.9	6,567,865,394	6,727,756,814
			-	-
TOTAL ASSETS	**280**		**853,556,640,457**	**806,403,714,104**

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

RESOURCES	Code	Note	Closing Balance *VND*	Opening balance (Restated) *VND*
C/ LIABILITIES	**300**		**339,983,213,318**	**304,514,969,171**
I/ Current liabilities	**310**		**339,983,213,318**	**304,514,969,171**
1. Short-term trade payables	311	4.13	135,709,447,504	155,776,672,457
2. Short-term advances from customers	312	4.14	7,070,056,716	5,896,976,778
3. Taxes and other payables to the State	314	4.17	21,317,521,599	22,582,769,615
4. Short-term accrued expenses	316	4.15	64,065,541	162,441,109
5. Other short-term payables	320	4.16	1,236,673,976	1,164,810,726
6. Short-term loans and finance lease liabilities	321	4.18	171,867,677,971	116,213,528,475
5. Bonus, welfare fund			2,717,770,011	2,717,770,011
II/ Long-term liabilities	**330**		-	-
D/ OWNERS' EQUITY	**400**		**513,573,427,139**	**501,888,744,933**
I/ Owners' equity	**410**	**4.19**	**513,573,427,139**	**501,888,744,933**
1. Share capital	411		461,978,210,000	369,588,160,000
- Ordinary shares with voting rights	411a		461,978,210,000	369,588,160,000
2. Share premium	412		(1,100,000)	(1,100,000)
3. Investment and development fund	418		3,982,689,911	3,982,689,911
4. Undistributed earnings after tax	421		47,613,627,228	128,318,995,022
Undistributed profits by the end of prior period	421a		35,928,945,022	108,283,955,746
Undistributed profits/losses of current period	421b		11,684,682,206	20,035,039,276
TOTAL RESOURCES	**440**		**853,556,640,457**	**806,403,714,104**

CÔNG TY CỔ PHẦN ĐẦU TƯ SẢN XUẤT VÀ THƯƠNG MẠI HCD
M.S.D.N: 0800940115-C.T.C.P
THÀNH PHỐ HẢI PHÒNG

Preparer	**Chief Accountant**	**General Director**
Tran Thi Anh Nguyet	**Tran Thi Anh Nguyet**	**Nguyen Duc Dung**
		Hai Phong, Vietnam
		11 August 2026

INTERIM INCOME STATEMENT

For the six-month accounting period ended 30 June 2026

Items	Code	Note	Current period VND	Prior period VND
1. Gross sales of goods and services	**01**	**5.1**	**418,477,320,772**	**363,196,035,505**
2. Deductions	02		-	-
3. Net sales of goods and services (10 = 01-02)	**10**		**418,477,320,772**	**363,196,035,505**
4. Cost of goods sold	11	5.2	397,378,490,501	338,858,251,798
5. Gross profit from sales of goods and (20=10-11)	**20**		**21,098,830,271**	**24,337,783,707**
6. Financial income	21	5.3	247,277,353	(124,633,605)
7. Financial expenses	22	5.4	6,040,207,527	3,790,479,690
In which: Interest expense	*23*		*6,039,929,978*	*3,790,479,690*
8. Selling expenses	25	5.5	294,481,128	510,975,093
9. General and administration expenses	26	5.6	3,680,097,895	2,588,259,931
10. Net operating profit (30=20+(21-22)-(25+26))	30		**11,331,321,074**	**17,323,435,388**
11. Other income	31	5.7	3,280,867,700	175
12. Other expenses	32	5.8	6,336,016	5,423,033
13. Profit from other activitives (40=31-32)	**40**		**3,274,531,684**	**(5,422,858)**
14. Total accounting profit before tax (50=30+40)	**50**		**14,605,852,758**	**17,318,012,530**
15. Current corporate income tax expense	51	5.9	2,921,170,552	3,463,602,506
16. Deferred corporate income tax expense	52		-	-
17. Net profit after corporate income tax (60=50-51-52)	**60**		**11,684,682,206**	**13,854,410,024**
18. Earning per share	70		253	300
19. Diluted earnings per share	71		253	300

M.S.D.N: 0800940115-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ SẢN XUẤT VÀ THƯƠNG MẠI HCD
THÀNH PHỐ HẢI PHÒNG

Preparer	Chief Accountant	General Director
Tran Thi Anh Nguyet	**Tran Thi Anh Nguyet**	**Nguyen Duc Dung**
		Hai Phong, Vietnam
		11 August 2026

INTERIM CASH FLOW STATEMENT

For the six-month accounting period ended 30 June 2026
(indirect method)

	Items	Code	Note	Current period VND	Prior period VND
I.	**Cash flows from operating activities**				
1.	**Profit before tax**	**01**		**14,605,852,758**	**17,318,012,530**
2.	***Adjustments for:***				
-	Depreciation and amortisation of	02		7,138,305,576	7,138,305,576
-	Allowances	03		1,354,375,000	-
-	(Foreign exchange)/losses arising from translating foreign currency items	04		(5,959,363)	-
-	(Gains)/losses from investing activities	05		(241,317,990)	124,633,605
-	Interest expense	06		6,039,929,978	3,790,479,690
3.	**Operating profit before changes in working capital**	**08**		**28,891,185,959**	**28,371,431,401**
-	Change in receivables	09		(4,354,511,933)	(66,234,149,945)
-	Change in inventories	10		(18,825,625,365)	(43,122,057,099)
-	Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(18,640,463,584)	4,047,795,085
-	Change in prepaid expenses	12		159,891,420	503,870,294
-	Interest paid	14		(6,138,305,546)	(4,465,475,326)
-	Corporate income tax paid	15		(4,186,418,568)	(3,400,000,000)
	Net cash flows from operating activities	**20**		**(23,094,247,617)**	**(84,298,585,590)**
II.	**Cash flows from investing activites**				
1.	Acquisition and construction of fixed assets and other long-term assets	21		(2,000,000,000)	-
2.	Payments for granting loans, purchasing debt instruments of other	23		(49,575,000,000)	-
3.	Receipts from collecting loans, sales of debt instruments of other entities	24		7,255,000,000	15,050,000,000
4.	Receipts of interests, dividends and share of profits	27		230,699,092	435,461,522
	Net cash flows from investing activities	**30**		**(44,089,300,908)**	**15,485,461,522**

INTERIM CASH FLOW STATEMENT (CONTINUED)

For the six-month accounting period ended 30 June 2026
(indirect method)

	ITEMS	Code	Note	Current period VND	Prior period VND
III.	**Cash flows from financing activities**				
1.	Proceeds from borrowings	33	6.1	222,026,560,831	196,676,435,790
2.	Repayment of borrowings	34	6.2	(166,372,411,335)	(204,322,452,584)
	Net cash flows from financing activities	**40**		**55,654,149,496**	**(7,646,016,794)**
	Net cash flows during the period	**50**		**(11,529,399,029)**	**(76,459,140,862)**
	Cash and cash equicalents at the	**60**		**38,507,199,113**	**93,801,463,027**
	Cash and cash equicalents at the end of the period	**70**	***4.1***	**26,977,800,084**	**17,342,322,165**

Preparer
Tran Thi Anh Nguyet

Chief Accountant
Tran Thi Anh Nguyet

M.S.D.N: 0800940115 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ SẢN XUẤT VÀ THƯƠNG MẠI HCD
THÀNH PHỐ HẢI PHÒNG

General Director
Nguyen Duc Dung
Hai Phong, Vietnam
11 August 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month accounting period ended 30 June 2026

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

1. CORPORATE INFORMATION

1.1. Form of capital ownership

HCD Investment Producing and Trading Joint Stock Company (referred to as the "Company") is a joint stock company incorporated and operating in Vietnam under Business Registration and Tax Registration Certificate No. 0800940115, issued for the first time on 06 December 2011 and amended for the 9th time on 11 June 2026, issued by the Hai Phong City Department of Finance.

The Company's charter capital under the Business Registration and Tax Registration Certificate (9th amendment) dated 11 June 2026 is VND 461,978,210,000 (in words: Four hundred sixty-one billion nine hundred seventy-eight million two hundred ten thousand Dong only).

The total number of employees of the Company as at 30 June 2026 was 36 (31 December 2025: 43).

The Company's shares are listed on the Ho Chi Minh City Stock Exchange, under stock code: **HCD**

1.2. Operating industry

The Company's operating industry is the manufacturing of plastic products.

1.3. Principal activities

- Manufacturing of plastic products (main activity);
- Wholesale of metals and metal ores
  Details: wholesale of iron and steel;
- Road freight transport
- Other specialized wholesale not elsewhere classified
  Details: wholesale of other chemical products (excluding those used in agriculture); wholesale of primary-form plastics; wholesale of rubber; wholesale of textile fibers and yarns; wholesale of garment and footwear accessories; wholesale of metal and non-metal scrap and waste (excluding activities within the list of business lines not yet open to foreign investors);
- Manufacturing of primary-form plastics and synthetic rubber;
- Printing; printing-related services
  Details: packaging printing (excluding activities within the list of business lines not yet open to foreign investors);
- Other business support service activities not elsewhere classified
  Details: import-export of goods traded by the Company
- (excluding the export right, import right, and distribution right in respect of goods within the list of goods for which foreign investors and foreign-invested economic organizations are not permitted to exercise the export right, import right, or distribution right);

1.4. Normal operating cycle

The Company's normal production and business cycle of the Company is not more than 12 months

1.5. Characteristics of the Company's operations during the period affecting the interim financial statements

During the six-month accounting period ended 30/06/2026, there were no activities that had a significant effect on the figures presented in the Company's interim financial statements.

1.6. Corporate structure

List of dependent, non-legal-entity affiliated units

Name of unit	Address
HCD Investment Producing and Trading Joint Stock Company – Ho Chi Minh City Branch	1326/5 National Highway 1A, Khu Pho 1, Thoi An Ward, Ho Chi Minh City, Vietnam

1.7. STATEMENT OF COMPARABILITY OF INFORMATION IN THE INTERIM FINANCIAL STATEMENTS

The figures presented in the interim financial statements for the six-month accounting period ended 30/06/2026 are comparable with the corresponding figures of the prior period.

2. BASIS OF PREPARATION OF THE INTERIM FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1. Basis of preparation of the interim financial statements

The accompanying interim financial statements are expressed in Vietnam Dong (VND), prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of interim financial statements.

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

2.2. Going concern assumption

There is no event that gives rise to significant doubt about the Company's ability to continue as a going concern, and the Company has no intention of, nor is it required to, cease operations or significantly curtail the scale of its operations.

2.3. Financial year

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

2.4. Application of new guidance on the corporate accounting system

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Corporate Accounting System ("Circular 99"). Circular 99 replaces the previous guidance on the Corporate Accounting System under Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") and the circulars amending and supplementing Circular 200. Circular 99 takes effect from 01 January 2026 and applies to annual accounting periods beginning on or after 01 January 2026.

The Company has applied the relevant requirements of Circular 99 prospectively from 01 January 2026, except where Circular 99 provides otherwise.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. Accounting estimates

The preparation of the interim financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of interim financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities and assets and the disclosure of contingent liabilities and assets at the date of the interim financial statements, as well as the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of Management's best knowledge, actual results may differ from those estimates and assumptions.

3.2. Foreign currency transactions

Transactions denominated in currencies other than the Company's accounting currency (VND) are translated at the actual exchange rate ruling at the transaction date.

Monetary assets and liabilities denominated in currencies other than VND, except for demand deposits, are translated into VND using the average buying/selling transfer exchange rate of the commercial bank where the Company regularly transacts. Demand deposit balances denominated in foreign currencies are translated using the average buying/selling transfer exchange rate at the end of the accounting period of the bank where the Company maintains its deposit account.

All foreign exchange differences arising during the period and from the revaluation of monetary items denominated in foreign currencies at the end of the period are recognized in financial income or financial expenses in the income statement.

3.3. Cash and cash equivalents

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

3.4. Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments which the Company has the intention and ability to hold until maturity. Held-to-maturity investments include: term bank deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is obliged to redeem at a specified future date, and other held-to-maturity investments.

Held-to-maturity investments are recognized from the purchase date and are initially measured at cost, being the purchase price plus costs directly attributable to the acquisition of the investments. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accruals basis. Interest accrued before the Company's acquisition is deducted from the cost at the time of purchase.

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

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

3.5. Receivables

Receivables are amounts recoverable from customers or other parties. Receivables are presented at their carrying value less provision for doubtful debts.

Provision for doubtful debts is made for each doubtful receivable based on the overdue age of the debt or the estimated loss that may occur, or for receivables where the debtor is unlikely to be able to make payment due to liquidation, bankruptcy, or similar difficulties.

3.6. Inventories

Inventories are stated at the lower of cost and net realizable value. The cost of inventories comprises direct material costs, direct labor costs and manufacturing overheads (where applicable), incurred to bring the inventories to their present location and condition.

The cost of inventories is determined using the weighted-average method and is accounted for under the perpetual inventory system.

Net realizable value is the estimated selling price less the estimated costs necessary to make the sale.

The Company's provision for diminution in value of inventories is made in accordance with prevailing accounting regulations. Accordingly, the Company is permitted to make a provision for obsolete, damaged, or substandard inventories, and in cases where the cost of inventories is higher than net realizable value at the end of the accounting period.

3.7. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset acquired by purchase comprises its purchase price and all other costs directly attributable to bringing the asset to a working condition for its intended use. For a tangible fixed asset formed through capital construction investment, whether by contracted or self-construction, the cost is the final settlement value of the construction project in accordance with current investment and construction management regulations, plus other directly attributable costs and registration fees (if any). Where a project has been completed and put into use but the final settlement has not yet been approved, the cost of the fixed asset is recorded based on a provisional value based on the actual costs incurred to acquire the fixed asset. The provisional cost will be adjusted to the final settlement value once approved by the competent authorities.

Depreciation

Depreciation is calculated on a straight-line basis over the estimated useful lives, in accordance with Circular No. 45/2013/TT-BTC dated 25/04/2013, as amended and supplemented by Circular No. 147/2016/TT-BTC dated 13/10/2016 and Circular No. 28/2017/TT-BTC dated 12/04/2017 guiding the management, use and depreciation of fixed assets, specifically as follows:

	Number of years
Factory buildings and structures	5 - 20
Machinery and equipment	6 – 20
Office equipment	3 – 10
Means of transportation	6 – 10

Disposal

Gains or losses arising from the disposal or sale of assets are the difference between the proceeds from disposal and the costs of disposal, and are recognized in the interim income statement.

3.8. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

Depreciation is calculated on a straight-line basis over the estimated useful lives, in accordance with Circular No. 45/2013/TT-BTC dated 25/04/2013, as amended and supplemented by Circular No. 147/2016/TT-BTC dated 13/10/2016 and Circular No. 28/2017/TT-BTC dated 12/04/2017 guiding the management, use and depreciation of fixed assets, specifically as follows:

Land use rights with a definite term are amortized over the remaining term. Land use rights with an indefinite term are recognized at cost and are not amortized.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are written off, and any gain or loss arising from the disposal is recognized as income or expense for the period.

3.9. Construction in progress

Assets in the course of construction for production, rental, administrative or other purposes are recognized at cost. This cost includes the costs necessary to bring the asset into existence, in accordance with the Company's accounting policies. Depreciation of these assets, on the same basis as for other assets, commences when the assets are ready for their intended use.

3.10. Prepaid expenses

Prepaid expenses comprise actual costs incurred which relate to the results of production and business activities of multiple accounting periods. The Company's prepaid expenses comprise the following:

Lump-sum prepaid land rental

Lump-sum prepaid land rental is allocated to expenses on a straight-line basis over the land lease term.

Tools and instruments

Tools and instruments put into use are allocated to expenses on a straight-line basis over an allocation period not exceeding 03 years.

Fixed asset repair expenses

Repair costs incurred for the Dong A Hotel building (now May Plaza) are allocated on a straight-line basis over an allocation period not exceeding 03 years.

Other expenses

Other expenses are allocated to expenses on a straight-line basis over the estimated useful life.

3.11. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services that have been received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made in accordance with the following principles:

- Trade payables represent amounts payable of a commercial nature arising from purchase transactions of goods, services, or assets, where the seller is an entity independent of the Company.
- Accrued expenses represent amounts payable for goods and services received from sellers, or supplied to buyers, but not yet paid due to the absence of an invoice or insufficient accounting documentation, as well as amounts payable to employees for leave pay and other production and business costs required to be accrued in advance. When such expenses are actually incurred, if there is a difference compared with the amount accrued, the accountant records an additional charge or a reduction of expense corresponding to the difference.
- Other payables represent amounts payable that are non-commercial in nature and not related to purchase, sale, or service transactions.

3.12. Borrowings and finance lease liabilities

Borrowings are monitored by lender, by loan agreement, and by repayment term. Where borrowings are denominated in a foreign currency, they are monitored in detail in the original currency.

3.13. Borrowing costs

Borrowing costs are recognized as production and business expenses in the year in which they are incurred, unless capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of assets that necessarily take a substantial period of time to prepare for their intended use or sale are added to the cost of the asset until such asset is put into use or sale. Income arising from the temporary investment of borrowed funds is deducted from the cost of the related asset. For specific borrowings used for the construction of fixed assets or investment property, borrowing costs are capitalized even where the construction period is less than 12 months.

3.14. Owners' equity

Owners' invested capital is recorded at the amount of capital actually contributed by the shareholders.

3.15. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter and applicable regulations, and after approval by the General Meeting of Shareholders.
The distribution of profit to shareholders takes into consideration non-cash items within undistributed earnings after tax that may affect cash flows and the ability to pay dividends, such as gains from the

revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-cash items.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders and the list of shareholders entitled to receive dividends has been finalized.

The Company appropriates the following funds:

Bonus and welfare fund

The bonus and welfare fund is appropriated from the Company's after-tax profit in accordance with a plan proposed by the Board of Directors and approved by the General Meeting of Shareholders. The fund is presented as a payable in the balance sheet. The fund is used for rewards, material incentives, public welfare needs, and for improving the material and spiritual life of employees.

Investment and development fund

The investment and development fund is appropriated from the Company's after-tax profit in accordance with a plan proposed by the Board of Directors and approved by the General Meeting of Shareholders. The fund is presented as a payable in the balance sheet and is used to invest in expanding the scale of production and business operations or in-depth investment of the enterprise.

3.16. Revenue and income recognition

Revenue from sale of merchandise goods and finished goods

Revenue from the sale of merchandise goods and finished goods is recognized when all of the following conditions are satisfied:

- the Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- revenue can be measured with reasonable certainty;
- the Company has obtained, or will obtain, economic benefits from the sale transaction; and
- the costs incurred in respect of the sale transaction can be measured reliably.

Financial income

Interest

Interest is recognized on an accruals basis, determined on the basis of deposit and loan balances and the actual applicable interest rate for each period.

3.17. Cost of goods sold and services rendered

Cost of goods sold comprises the cost of products, goods and services provided during the year and is recognized in line with the revenue recognized during the year. Abnormal direct material costs in excess of normal levels, labor costs, and fixed manufacturing overheads not allocated to the cost of finished goods produced, are charged directly to cost of goods sold (net of compensation, if any), even where the products or goods have not yet been determined as sold.

3.18. Financial expenses

Financial expenses represent financial activity costs incurred during the financial year, comprising mainly the provision for diminution in value of trading securities; provision for losses on investments in other entities; the time value of discounted cash flows related to provisions; borrowing costs; losses arising from the sale of foreign currency; and foreign exchange losses.

3.19. Selling expenses

Selling expenses represent the actual costs incurred in the process of selling goods and rendering services.

3.20. General and administrative expenses

General and administrative expenses represent the actual costs incurred in the general management of the Company, comprising mainly management staff salaries; social insurance, health insurance, trade union fees and unemployment insurance for management staff; office supplies expenses; depreciation expenses; taxes, fees and charges; provision expenses; outsourced services; and other expenses.

3.21. Taxation

Corporate income tax comprises current and deferred tax.

Current tax payable is calculated based on taxable income for the year. Taxable income differs from the accounting profit before tax presented in the interim income statement because taxable income excludes items of income or expense that are taxable or deductible in other years (including carried-forward losses, if any) and further excludes items that are not taxable or deductible.

Deferred tax is calculated on the differences between the carrying amounts and the tax bases of assets or liabilities in the interim financial statements, and is recognized using the balance sheet (statement of financial position) method. Deferred tax liabilities are recognized for all taxable temporary differences, while deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax is subject to examination by the competent tax authorities.

Other taxes are applied in accordance with the current tax laws in Vietnam.

3.22. Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognized at cost plus transaction costs directly attributable to the acquisition of the financial asset. The Company's financial assets comprise cash, cash equivalents, trade receivables,' other receivables, deposits, financial investments and derivative financial instruments.

Financial liabilities: At the date of initial recognition, financial liabilities are recognized at cost plus transaction costs directly attributable to the issuance of the financial liability. The Company's financial liabilities comprise trade payables, other payables, accrued expenses, finance lease liabilities, borrowings and derivative financial instruments.

Remeasurement after initial recognition
Currently, there is no regulation governing the remeasurement of financial instruments after initial recognition.

3.23. Related parties

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

In considering each possible related-party relationship, attention is directed to the substance of the relationship, not merely its legal form.

4. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM STATEMENT OF FINANCIAL POSITION

4.1. Cash and cash equivalents

Cash and cash equivalents held by the enterprise but not restricted in use	Closing Balance *VND*	Opening Balance *VND*
Cash on hand	2,531,488,790	4,296,288,043
Demand deposits	18,546,311,294	24,840,911,070
Cash equivalents (i)	5,900,000,000	9,370,000,000
	26,977,800,084	**38,507,199,113**

Details of demand deposit balances are as follows:

	Closing Balance *VND*	Opening Balance *VND*
Saigon Treasure Commercial Joint Stock Bank (Sacombank) - Thu Do Branch	18,481,079,160	8,916,350
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hong Ha Branch	4,441,452	19,621,313,685
Joint Stock Commercial Bank for Foreign Trade of Viet Nam (Vietcombank) - Trung Hoa Nhan Chinh Branch	12,723,607	7,799,676
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hoa Binh Branch	12,159,204	5,178,227,503
Other banks		
	18,547,088,412	**25,040,911,070**

(i) The details of cash equivalents are as follows:

	Term	Interest Rate	30/06/2026 VND
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	1 month	4,75%	5,900,000,000
Total			**5,900,000,000**

4.2. Financial investments

	Closing balance			Opening balance		
	Original Cost VND	Recoverable amount VND	Provision VND	Original Cost VND	Recoverable amount VND	Provision VND
Short-term	-	-	-	-	-	-
Term deposits (i)	**49,575,000,000**	**49,575,000,000**	-	**7,255,000,000**	**7,255,000,000**	-
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	*40,570,000,000*	*40,570,000,000*	-	-	-	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	*9,005,000,000*	*9,005,000,000*	-	*7,255,000,000*	*7,255,000,000*	-
	49,575,000,000	**49,575,000,000**	-	**7,255,000,000**	**7,255,000,000**	-

(i) Term deposits at commercial banks have original maturities of six (06) to seven (07) months and bear interest rates ranging from 7%/year to 8%/year. Term deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam are pledged/mortgaged as collateral to secure the Company's bank loans.

4.3. Short-term trade receivables from customers

	Closing Balance		Opening Balance	
	Value	Provision	Value	Provision
	VND	*VND*	*VND*	*VND*
Multi Productos 2020 SL	13,937,454,000	-	25,758,000,000	-
Sphere Distribution	13,495,319,547	-	19,495,319,547	-
Tecnopacking	17,499,990,175	-	17,499,990,175	-
Van Phat Investment and Trade	9,279,347,548	-	13,794,102,875	-
Symbolic Start, Unipessoal, IDA	12,328,119,000	-	-	-
Nha Trang Love Travel Trading and Service Limited Company	2,708,750,000	1,354,375,000	2,708,750,000	-
Other customers	83,266,610,663	-	98,123,690,223	-
	138,578,136,933	**1,354,375,000**	**177,379,852,820**	**-**

4.4. Short-term advances to suppliers

	Closing Balance		Opening Balance	
	Value	Provision	Value	Provision
	VND	*VND*	*VND*	*VND*
KNG Plastic Joint Stock Company	53,564,439,177	-	51,507,052,395	-
Truong An Bac Ninh Joint Stock Company	102,480,596,269	-	61,825,995,431	-
Other suppliers	814,270,696	-	646,733,539	-
	156,859,306,142	**-**	**113,979,781,365**	**-**

4.5. Other short-term receivables

	Closing Balance		Opening Balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Interest receivable on bank deposits	38,629,698	-	38,629,698	-
Other receivables	168,833,000	-	118,130,030	-
	207,462,698	**-**	**156,759,728**	**-**

4.6. Bad debts

	Closing Balance		Opening Balance	
	Original debt amount VND	Recoverable amount VND	Original debt amount VND	Recoverable amount VND
Nha Trang Love Travel Trading and Service Limited Company	2,708,750,000	1,354,375,000	2,708,750,000	2,708,750,000
Total	**2,708,750,000**	**1,354,375,000**	**2,708,750,000**	**2,708,750,000**

4.7. Other assets

	Closing Balance VND	Opening Balance VND
Term deposits under 3 months maturity whose use is restricted as they are mortgaged as collateral to secure the Company's bank borrowings (i)	710,595,004	-
Include :		
Term deposits	700,000,000	-
Accrued interest receivable	10,595,004	-
	710,595,004	**-**

4.8. Inventories

	Closing Balance		Opening Balance	
	Cost VND	Provison VND	Cost VND	Provison VND
Goods in transit	-	-	-	-
Raw materials	10,002,445,547	-	7,737,148,448	-
Tools and equipments	382,526,739	-	279,707,139	-
Work in progress (i)	676,208,923	-	764,716,283	-
Finished goods	83,111,191,316	-	72,994,311,686	-
Merchandise goods	198,055,967,674	-	191,626,831,278	-
Goods on consignment	-	-	-	-
	292,228,340,199	**-**	**273,402,714,834**	**-**

- Carrying amount of inventories pledged/mortgaged as collateral for loans: VND 19,239,074,930

4.9. Prepaid expenses

4.9.1. Long-term prepaid expenses

	Closing Balance *VND*	Opening Balance *VND*
Tools and equipments	2,175,785,082	2,265,960,941
Land rental (*)	4,392,080,312	4,461,795,873
	6,567,865,394	**6,727,756,814**

(*) This represents the value of land use rights for leased land with a one-off rental payment at Land Lot No. 176, Map Sheet No. 10, Thuan Thanh III Industrial Zone, Thanh Khuong Commune, Thuan Thanh District, Bac Ninh Province (currently Tri Qua Ward, Bac Ninh Province), with an area of 6,330.0 m², under the Certificate of Land Use Rights issued by the Department of Natural Resources and Environment of Bac Ninh Province on January 22, 2018. Purpose of use: Industrial land (HCD Packaging Manufacturing Factory). The land use term is from December 31, 2016 to September 21, 2057.

4.10. Intangible fixed assets

	Land use rights *VND*	Total *VND*
COST		
Beginning balance	**27,327,968,254**	**27,327,968,254**
Increasing during the year	-	-
Ending balance	**27,327,968,254**	**27,327,968,254**
ACCUMULATED DEPRECIATION		
Beginning balance	-	-
Depreciation for the year	-	-
Ending balance	-	-
NET CARRYING AMOUNT		
Beginning balance	**27,327,968,254**	**27,327,968,254**
Ending balance	**27,327,968,254**	**27,327,968,254**

The net carrying value of intangible fixed assets mortgaged as collateral for borrowings as at 30/06/2026: VND 27,327,968,254

4.11. **Movements in tangible fixed assets**

	Buildings and structures VND	Machineries and equipments VND	Means of transportation VND	Office equipments VND	Others VND	Total VND
COST						
Beginning balance	25,332,605,171	192,319,292,657	563.289.141	198,200,000	166,452,982	218,579,839,951
Increasing during the period	-	-	-	-	-	-
Decreasing during the period	-	-		-	-	-
Ending balance	25,332,605,171	192,319,292,657	563.289.141	198,200,000	166,452,982	218,579,839,951
ACCUMULATED DEPRECIATION					-	
Beginning balance	10,499,262,783	53,310,152,058	310.639.964	198,200,000	137,323,713	64,455,578,518
Depreciation during the period	642,055,990	6,443,945,455	43.981.482	-	8,322,649	7,138,305,576
Ending balance	11,141,318,773	59,754,097,513	354.621.446	198,200,000	145,646,362	71,593,884,094
NET CARRYING AMOUNT					-	
Beginning balance	14,833,342,388	139,009,140,599	252.649.177	-	29,129,269	154,124,261,433
Ending balance	14,191,286,398	132,565,195,144	208.667.695	-	20,806,620	146,985,955,857

- The net carrying value at the end of the period of tangible fixed assets pledged/mortgaged as collateral for borrowings: VND 124,966,702,238

- The cost of tangible fixed assets that were fully depreciated but still in use as at 30/06/2026 was VND 233,711,363,

4.12. Construction in progress

	Closing Balance VND	Opening Balance VND
Outdoor wood-plastic composite factory project (i)	*8,248,800,591*	*6,430,618,772*
	8,248,800,591	**6,430,618,772**

(i) The Outdoor Wood-Plastic Composite Manufacturing Plant project is currently under implementation at Land Plot CN1.1, Thuan Thanh III Industrial Park – Module 1, Thanh Khuong Ward, Thuan Thanh Town, Bac Ninh Province (formerly Plot XL3, Thuan Thanh 3 Industrial Park, Thanh Khuong Commune, Thuan Thanh District, Bac Ninh Province). The project was granted Investment Registration Certificate No. 6408701366 by the Bac Ninh Provincial People's Committee on 10/03/2025, with a registered total investment capital of VND 350 billion. The project's operating period runs from the date of issuance of the Investment Registration Certificate to 21/09/2057.

4.13. Short-term trade payables

	Closing Balance VND	Opening Balance VND
ZhangJiagang City Farcreative Plastic Machinery Co., Ltd.	123,877,306,674	127,461,313,330
Thuan Duc Joint Stock Company	-	12,260,808,000
Other suppliers	11,832,140,830	16,054,551,127
	135,709,447,504	**155,776,672,457**

4.14. Short-term advances from customers

	Closing Balance VND	Opening Balance VND
Thai Hung Manufacturing JSC	720,730,000	720,730,000
Green Plas Trading and Services Co., Ltd.	3,133,150,700	3,133,150,700
Sai Gon Equipment and Construction Co., Ltd.	414,733,587	414,733,587
32 Joint Stock Company	460,000,000	-
Other advances from customers	2,341,442,429	2,043,096,078
	-	-
	7,070,056,716	**5,896,976,778**

4.15. Short-term accrued expenses

	Closing Balance VND	Opening Balance VND
Accrued interest expense	64,065,541	162,441,109
	64,065,541	**162,441,109**

4.16. Other payables

4.16.1. Other short-term payables

	Closing Balance *VND*	Opening Balance *VND*
Trade union fees		
Health insurance	78,276,114	40,230,864
Unemployment insurance	34,789,384	17,880,384
Other payables	917,754,126	917,754,126
Total	**1,236,673,976**	**1,164,810,726**

4.17. **Taxes and amounts receivable from/payable to the State**

	Closing Balance		Movement during the period		Opening Balance	
	Receivable	Payable	Paid	Amount payable	Receivable	Payable
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Import-export duties	-	-	318,215,099	318,215,099	-	-
Corporate income tax (CIT)	-	20,736,716,990	4,186,418,568	2,921,170,552	-	22,001,965,006
Personal income tax (PIT)	-	390,339,600	-	-	-	390,339,600
Fees, charges and other amounts payable	-	190,465,009	-	-	-	190,465,009
	-	-	-	-	-	-
	-	**21,317,521,599**	**4,504,633,667**	**3,239,385,651**	**-**	**22,582,769,615**

The Company's tax finalization is subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted differently, the tax amounts presented in the interim financial statements may be changed based on the decision of the tax authorities.

4.18. Borrowings and finance lease liabilities

4.18.1. Short-term borrowings and finance lease liabilities

	Opening Balance		During the period		Closing Balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Short-term loans	**116,213,528,475**	**116,213,528,475**	**222,026,560,831**	**166,372,411,335**	**171,867,677,971**	**171,867,677,971**
Bank loans	**116,213,528,475**	**116,213,528,475**	**222,026,560,831**	**166,372,411,335**	**171,867,677,971**	**171,867,677,971**
Bank for Investment and Development of Vietnam - Hong Ha Branch	86,223,135,727	86,223,135,727	76,781,029,537	86,223,135,727	76,781,029,537	76,781,029,537
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch	14,991,199,169	14,991,199,169	14,997,763,178	14,991,199,169	14,997,763,178	14,997,763,178
Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch	14,999,193,579	14,999,193,579	58,896,389,496	36,944,001,579	36,951,581,496	36,951,581,496
Saigon Treasure Commercial Joint Stock Bank (Sacombank)	-	-	71,351,378,620	28,214,074,860	43,137,303,760	43,137,303,760
Short-term loans and finance lease obligations	**116,213,528,475**	**116,213,528,475**	**222,026,560,831**	**166,372,411,335**	**171,867,677,971**	**171,867,677,971**

Details of the loan:

- **Short-term loans from Bank for Investment and Development of Vietnam - Hong Ha Branch under Credit Line Contract No. 01/2026/4532161/HDTD dated March 9, 2026.**

Credit limit: VND 87 billion; Credit facility term: Until December 31, 2026; Interest rate: Applicable to each debt acknowledgment note. Loan purpose: To supplement working capital, issue bank guarantees, and open Letters of Credit (L/C) for business and production operations. Collateral: Factories, warehouses, machinery, equipment, and other assets.

- **Short-term loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch under Contract No. 19/25/7039690/HDCTD/HCD dated September 11, 2025.**

Credit limit: VND 15 billion; Loan limit: Outstanding debt of the Customer at the Bank under Short-term Line Credit Contract No. 09.1/25/7039690/HDHMNH/HCD dated January 16, 2025, and its amendments and supplements (if any) signed between the Bank and the Customer. Loan term: 12 months; Interest rate: Applicable to each debt acknowledgment note. Loan purpose: To finance legitimate, reasonable, and valid short-term credit requirements serving the Customer's business and production operations, excluding short-term requirements for fixed asset investment. Collateral: Savings deposits, real estate, and movable assets of the Company and/or third parties; rotating inventories, accounts receivable, and property rights arising from the Bank's credit granting, with a minimum value equal to the outstanding credit balance at all times.

- **Short-term loans from Vietnam Prosperity Joint Stock Commercial Bank - Thang Long Branch under Credit Granting Contract No. CLC-65082-01 dated November 28, 2025.**

Credit limit: VND 100 billion. Interest rate: Applicable to each debt acknowledgment note. Credit facility duration: 12 months. Loan purpose: To supplement working capital and issue L/Cs serving business operations in plastic resin trading and outdoor WPC (Wood-Plastic Composite) product manufacturing. Collateral: All inventories/rotating goods formed from loan capital from VPBank - Thang Long Branch owned by the Company.

- **Short-term loans from Sai Gon Tai Loc Joint Stock Commercial Bank under Credit Granting Contract No. 202528203499 dated January 22, 2026.**

Credit limit: VND 100 billion. Interest rate: According to each debt acknowledgment note. Credit facility duration: 12 months. Specific purpose of credit: The specific credit purpose of each drawdown shall be agreed upon by Sacombank and the Credit Recipient in compliance with the law and specified in the Credit Document. Collateral: Plastic granules/plastic powder of all types (excluding scrap) formed from loan capital and imported directly/purchased domestically with payment via Sacombank; and 01 real estate at Ha Phong Urban Area, Tien Phong Commune, Me Linh District, Hanoi owned by Mr. Nguyen Duc Ngoc; escrow account balances, deposits, deposit contracts issued by Sacombank owned by the Company and/or third-party guarantees; the value of collateral is determined at the time of escrow/pledge.

4.19. Owners' equity

4.19.1. Reconciliation of movements in owners' equity

	Share capital VND	Share premium VND	Investment development fund VND	Retained profits VND	Total VND
Previous period's beginning balance	**369,588,160,000**	**(1,100,000)**	**3,982,689,911**	**108,283,955,746**	**481,853,705,657**
- *Profit for the prior period*	-	-	-	*13,854,410,024*	*13,854,410,024*
Previous period's ending	**369,588,160,000**	**(1,100,000)**	**3,982,689,911**	**122,138,365,770**	**495,708,115,681**
Current period's beginning	**369,588,160,000**	**(1,100,000)**	**3,982,689,911**	**128,318,995,022**	**501,888,744,933**
- Increase in the period (i)	-	-	-	-	-
- *Profit for the period*	-	-	-	*11,684,682,206*	*11,684,682,206*
- *Profit for the period*	*92,390,050,000*	-	-	-	*92,390,050,000*
- *Profit for the period*	-	-	-	-	-
- *Profit for the period*	-	-	-	(92,390,050,000)	(92,390,050,000)
Current period's ending	**461,978,210,000**	**(1,100,000)**	**3,982,689,911**	**47,613,627,228**	**513,573,427,139**

(i) Pursuant to Resolution No. 01/2025/NQ-DHDCD dated 29 April 2025 of the General Meeting of Shareholders and Resolution No. 03/2026/HCD/NQ-HDQT dated 07 April 2026 of the Board of Directors, the Company approved a plan to pay 2023 and 2024 dividends in shares to existing shareholders from undistributed earnings after tax at a rate of 25% (shareholders holding 4 ordinary shares would receive 1 additional share). On 29 June 2026, the Ho Chi Minh City Stock Exchange approved the Company's change in listing in connection with this share issuance for dividend payment. Accordingly, the number of listed shares increased by 9,239,005 shares from the date of this approval

4.19.2. Details of owners' contributed capital

	Closing Balance		Opening Balance	
	Amount of capital *VND*	Ratio %	Amount of capital *VND*	Ratio %
Mr. Nguyen Duc Dung	94,765,460,000	20,51%	75,812,370,000	20,51%
Mr. Nguyen Phuong Dong	63,593,750,000	13,77%	48,630,000,000	13,16%
Mr. Dinh Quang Chien	43,596,250,000	9,44%	33,727,000,000	9,13%
Mr. Phung Chi Cong				
Other Shareholders	230,772,750,000	49,95%	188,018,790,000	50,87%
	461,978,210,000	**100,00%**	**369,588,160,000**	**100,00%**

4.19.3. Capital transactions with owners and distribution of dividends and profits

	Current period *VND*	Prior period *VND*
Share capital		
Beginning balance	369,588,160,000	369,588,160,000
Increasing in the year	92,390,050,000	-
Decreasing in the year	-	-
Ending balance	461,978,210,000	369,588,160,000
Dividends or distributed profits	-	-

4.19.4. Shares

	Closing Balance *Share*	Opening Balance *Share*
Authorised shares	**46,197,821**	**36,958,816**
Issued shares	**46,197,821**	**36,958,816**
- Ordinary shares	46,197,821	36,958,816
Shares in circulation	**46,197,821**	**36,958,816**
- Ordinary shares	46,197,821	36,958,816

Par value of outstanding shares: 10.000 VND per share

4.19.5. Profit distribution

	Current period *VND*	Prior period *VND*
Undistributed profits at the beginning of the year	128,318,995,022	108,283,955,746
Loss from business activities in the year	11,684,682,206	13,854,410,024
Dividends or distributed profits to funds during the year	140,003,677,228	122,138,365,770
Distribution to funds and dividend payouts, of which:	(92,390,050,000)	-
- Dividends paid	*(92,390,050,000)*	-
Remaining undistributed profits	**47,613,627,228**	**122,138,365,770**

4.19.6. Dividends

On 29 April 2025, the Company's 2025 Annual General Meeting of Shareholders approved the plan for profit distribution and payment of 2023 and 2024 dividends in shares from undistributed earnings after tax, at rates of 13% and 12% of charter capital respectively (a total rate of 25% of charter capital).

On 7 April 2026, the Company's Board of Directors issued Resolution No. 03/2026/HCD/NQ-HDQT on the implementation of the share issuance plan for the above dividend payment.

On 25 April 2026, the Company's 2026 Annual General Meeting of Shareholders convened and approved Resolution No. 01/2026/HCD/NQ-DHDCD, which approved not distributing 2025 profit in order to secure funding for production and business activities and for investment in factory construction; the meeting also approved a plan for a private placement of shares to increase the Company's charter capital, with the charter capital expected to increase further from the share issuance plan for payment of the 2023 and 2024 dividends.
On 3 June 2026, the Company reported to the State Securities Commission the results of the share issuance for dividend payment under Results Report No. 07/2026/CV-HCD, according to which the Company had distributed 9,239,005 shares. On 5 June 2026, the State Securities Commission issued Official Letter No. 5037/UBCK-QLCB confirming receipt of the report documentation on the results of the above share issuance for dividend payment.

On 11 June 2026, the Company amended its Business Registration Certificate for the 9th time, dated 11 June 2026, issued by the Hai Phong City Department of Finance. The Company's charter capital under the Business Registration Certificate is VND 461,978,210,000 (in words: Four hundred sixty-one billion nine hundred seventy-eight million two hundred ten thousand Dong only).

On 23 June 2026, the Ho Chi Minh City Stock Exchange issued Decision No. 549/QD-SGDHCM approving the Company's change in listing registration relating to this share issuance for dividend payment, effective from 25 June 2026. Accordingly, the number of additionally listed shares was 9,239,005, increasing the Company's total listed shares from 36,958,816 to 46,197,821, corresponding to an increase in charter capital of VND 92,390,050,000.

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM INCOME STATEMENT

5.1. Revenue from sale of goods and rendering of services

	Current period VND	Prior period VND
Revenue from sale of merchandise goods	418,477,320,772	363,196,035,505
	418,477,320,772	**363,196,035,505**

5.2. Cost of goods sold

	Current period VND	Prior period VND
Cost of merchandise goods sold	397,378,490,501	338,858,251,798
	397,378,490,501	**338,858,251,798**

5.3. Financial income

	Current period VND	Prior period VND
Interest income from deposits and loans	241,317,990	(124,633,605)
Foreign exchange gains	5,959,363	-
	247,277,353	**(124,633,605)**

5.4. Financial expenses

	Current period VND	Prior period VND
Interest expense on borrowings	6,039,929,978	3,790,479,690
Other financial expenses	277,549	-
	6,040,207,527	**3,790,479,690**

5.5. Selling expenses

	Current period VND	Prior period VND
Outsourced services expense	294,481,128	465,181,227
Other cash expenses	-	45,793,866
	294,481,128	**510,975,093**

5.6. General and administrative expenses

	Current period VND	Prior period VND
Labour cost	1,331,100,929	1,565,057,798
Office supplies expense	70,198,210	92,767,640
Depreciation expense	121,622,118	121,622,118
Taxes, fees and charges	-	6,000,000
Outsourced services expense	640,353,936	690,072,732
Provision expense (allowance made)	1,354,375,000	-
Other cash expenses	162,447,702	112,739,643
	3,680,097,895	**2,588,259,931**

5.7. Other income

	Current period VND	Prior period VND
Recovery of bad debts written off	3,278,252,000	-
Other items	2,615,700	175
	3,280,867,700	**175**

5.8. Other expenses

	Current period VND	Prior period VND
Other items	6,336,016	5,423,033
	6,336,016	**5,423,033**

5.9. Current corporate income tax expense

	Current period VND	Prior period VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period (i)	2,921,170,552	3,463,602,506
Total current corporate income tax expense	**2,921,170,552**	**3,463,602,506**

(i) Current corporate income tax expense for the period is calculated as follows:

	Current period VND	Prior period VND
Total accounting profit before tax	**14,605,852,758**	**17,318,012,530**
Adjustments increase	-	-
Taxable income for CIT	14,605,852,758	17,318,012,530
Tax rate	20%	20%
Corporate income tax	2,921,170,552	3,463,602,506
Total corporate income tax expense	**2.921.170.552**	**3,463,602,506**

5.10. Basic earnings per share

	Current period VND	Prior period (restated) VND
Accounting profit/(loss) after corporate income tax	11,684,682,206	13,854,410,024
Profit/(loss) attributable to ordinary shareholders	11,684,682,206	13,854,410,024
Weighted average number of ordinary shares outstanding during the period	46,197,821	46,197,821
Basic earnings per share	**253**	**300**
Diluted earnings per share	**253**	**300**

(*) The Company has no dilutive potential ordinary shares; therefore, diluted earnings per share is equal to basic earnings per share.

5.11. Production and business expenses by nature

	Current period VND	Prior period VND
Raw materials and supplies	6,429,615,586	17,351,272,855
Labor costs	1,904,789,002	1,457,781,404
Depreciation of fixed assets	7,138,305,576	7,138,305,576
Outsourced services	1,555,488,652	2,739,601,762
Other cash expenses	206,429,184	443,064,201
	17,234,628,000	**29,130,025,798**

5.12. Off-balance-sheet items

	Closing Balance	Opening Balance
USD	106.04	6.94

6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CASH FLOW STATEMENT

6.1. Amount of loan proceeds actually received during the period

	Current period *VND*	Prior period *VND*
Proceeds from borrowings under normal contracts	222,026,560,831	196,676,435,790
	222,026,560,831	**196,676,435,790**

6.2. Amount of loan principal actually repaid during the period

	Current period VND	Prior period VND
Principal loan repayments under normal contractual terms	166,372,411,335	204,322,452,584
	166,372,411,335	**204,322,452,584**

7. FINANCIAL INSTRUMENTS

7.1. Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to shareholders through optimizing the balance of equity and debt.

The Company's capital structure comprises net debt and owners' equity.

Financial leverage ratio
The Company's financial leverage ratio at the end of the accounting period is as follows:

	Closing Balance VND	Opening Balance VND
Borrowings	171,867,677,971	116,213,528,475
Less: Cash and cash equivalents	26,977,800,084	38,507,199,113
Net debt	144,889,877,887	77,706,329,362
Equity	513,573,427,139	501,888,744,933
Net debt to equity ratio	**0.28**	**0.15**

7.2. Categories of financial instruments

	Carrying amounts (i)	
	Closing Balance VND	Opening Balance VND
Financial assets		
Cash and cash equivalents	26,977,800,084	38,507,199,113
Trade and other receivables	137,431,224,631	177,536,612,548
Đầu tư tài chính ngắn hạn	49,575,000,000	7.255.000.000
	213,984,024,715	**223,298,811,661**

	Carrying amounts (i)	
	Closing Balance VND	Opening Balance VND
Financial liabilities		
Borrowings and lease	171,867,677,971	116,213,528,475
Trade and other payables	136,946,121,480	156,941,483,183
Accrued expenses	64,065,541	162,441,109
	308,877,864,992	**273,317,452,767**

(i) The carrying value is recognized at net value, i.e. after deducting provisions
The Company has not determined the fair value of its financial assets and financial liabilities at the end of the accounting period, because Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on 06 November 2009 ("Circular 210") as well as other 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 and disclosure of 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 be consistent with International Financial Reporting Standards.

7.3. Financial risk management objectives

The Company has established a risk management system to identify and assess the risks to which the Company is exposed, and to set up appropriate policies and procedures to control risks at an acceptable level. The risk management system is periodically reviewed to reflect changes in market conditions and the Company's activities.
Financial risks comprise market risk (including foreign exchange risk, interest rate risk and price risk), credit risk and liquidity risk.

Market risk

The Company's business activities are primarily exposed to risk from changes in foreign exchange rates, interest rates and prices. The Company does not undertake hedging measures against these risks, as the

Board of Management has assessed that the cost of hedging against foreign exchange risk, interest rate risk or price risk may be higher than the cost that would arise from market risk resulting from future changes in foreign exchange rates, interest rates and prices.

Foreign exchange risk management

The Company enters into certain transactions denominated in foreign currencies, and is therefore exposed to risk arising from fluctuations in exchange rates.

Interest rate risk management

The Company is exposed to interest rate risk arising from interest-bearing borrowings entered into. This risk is managed by the Company by maintaining borrowings at a reasonable level and analyzing market competitive conditions to obtain favorable interest rates from suitable lending sources.

Credit risk

Credit risk arises when a customer or counterparty fails to meet its contractual obligations, resulting in financial losses to the Company. The Company has an appropriate credit policy and regularly monitors the situation to assess whether it is exposed to credit risk. The Company does not have any significant credit risk with its customers or counterparties, as its receivables are derived from a large number of customers operating in various industries and located in different geographical areas.

Liquidity risk management

The purpose of liquidity risk management is to ensure sufficient funding is available to meet current and future financial obligations. Liquidity is also managed by the Company to ensure that the surplus between liabilities falling due and assets falling due during the period is kept at a controllable level relative to the amount of funds that the Company believes it can generate during that period. The Company's policy is to regularly monitor current and projected future liquidity requirements to ensure that it maintains sufficient reserves of cash, borrowings, and adequate committed funding from shareholders to satisfy short-term and longer-term liquidity requirements.

The tables below detail the remaining contractual maturities for non-derivative financial assets and financial liabilities and the agreed repayment terms. The tables have been prepared based on the undiscounted cash flows of financial assets and the undiscounted cash flows of financial liabilities based on the earliest date on which the Company is required to pay. The disclosure of non-derivative financial asset information is necessary to understand the Company's management of liquidity risk, as liquidity is managed on a net asset and liability basis.

	Less than 1 year VND	From 1 - 5 years VND	More than 5 VND	Total VND
Closing balance				
Cash and cash equivalents	26,977,800,084	-	-	26,977,800,084
Trade and other receivables	137,431,224,631	-	-	137,431,224,631
Short-term financial investments	49,575,000,000	-	-	49,575,000,000
	213,984,024,715	**-**	**-**	**213,984,024,715**

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Closing balance				
Borrowings and lease	171,867,677,971	-	-	171,867,677,971
Trade and other payables	136,946,121,480	-	-	136,946,121,480
Accrued expenses	64,065,541	-	-	64,065,541
	308,877,864,992	**-**	**-**	**308,877,864,992**

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Opening balance				
Cash and cash equivalents	38,507,199,113	-	-	38,507,199,113
Trade and other receivables	177,536,612,548	-	-	177,536,612,548
Long-term financial investments	7,255,000,000	-	-	-
	223,298,811,661	-	-	**216,043,811,661**

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Opening balance				
Borrowings and lease	116,213,528,475	-	-	116,213,528,475
Trade and other payables	156,941,483,183	-	-	156,941,483,183
Chi phí phải trả				
	273,317,452,767	-	-	**273,155,011,658**

8. OTHER INFORMATION

8.1. Other information

The Company's Board of Management confirms that, in its judgment, there were no unusual events, in all material respects, occurring after the end of the accounting period that would affect the Company's financial position and operations and require adjustment or disclosure in these financial statements.

8.2. Commitments and guarantees

During the period, the Company did not provide any commitments or guarantees to any third party.

8.3. Events after the end of the accounting period

The Company's Board of Management confirms that, in its judgment, there were no unusual events, in all material respects, occurring after the end of the accounting period that would affect the Company's financial position and operations and require adjustment or disclosure in these interim financial statements.

8.4. Related party transactions and balances

Related parties of the Company comprise: key management personnel, individuals related to key management personnel, and other related parties.

8.4.1. Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise: members of the Board of Directors and members of the executive management (Board of Management, Head of the Supervisory Board, and Chief Accountant). Individuals related to key management personnel are close family members of the key management personnel.

List of key management personnel

	Position
Board of Directors	
Tran Ngoc Huu	Chairman (appointed on May 06, 2026)
Phung Chi Cong	Member (dismissed as Chairman of the BOD on May 06, 2026)
Pham Duy Liem	Member (dismissed on April 29, 2025)
Phan Van Thang	Member (appointed on April 29, 2025)
Vu Nhan Tien	Member
Nguyen Duc Dung	Member
Supervisory Board	
Vu Thi Nhu Ngoc	Head of Supervisory Board
Doan Thi Hoai	Member
Luc Thi Lan	Member
Board of General Directors and Chief Accountant	
Nguyen Duc Dung	General Director
Vu Trong Huan	Deputy General Director
Tran Thi Anh Nguyet	Chief Accountant

The remuneration of key management personnel

Remuneration of members of the Board of Directors, the Supervisory Board, the Board of Management, and the Chief Accountant during the accounting period is as follows:

	Position	Current period *VND*	Prior period *VND*
Board of Directors			
Tran Ngoc Huu	Chairman (appointed on May 06, 2026)	-	30,000,000
Phung Chi Cong	Member (dismissed as Chairman of the BOD on May 06, 2026)	-	60,000,000
Pham Duy Liem	Member (dismissed on April 29, 2025)	-	20,000,000
Phan Van Thang	Member (appointed on April 29, 2025)	-	10,000,000
Vu Nhan Tien	Member		30,000,000
Nguyen Duc Dung	Member	58,165,000	
Supervisory Board		-	-
Vu Thi Nhu Ngoc	Head of Supervisory Board		48,000,000
Doan Thi Hoai	Member		30,000,000
Luc Thi Lan	Member	6,072,000	66,134,200
Board of General Directors and Chief Accountant		-	-
Nguyen Duc Dung	General Director	58,165,000	85,627,000
Vu Trong Huan	Deputy General Director	55,165,000	52,627,000
Tran Thi Anh Nguyet	Chief Accountant	52,765,000	52,627,000

Transactions with key management personnel and individuals related to key management personnel

The Company did not have any transactions with key management personnel or individuals related to key management personnel during the period.

Balances with key management personnel and individuals related to key management personnel

As at the end of the accounting period, the Company had no balances with key management personnel or individuals related to key management personnel.

8.5. Segment information

The Company is not required to prepare segment reports, as it does not satisfy any of the three conditions requiring the preparation of geographical segment reports set out in Circular No. 20/2006/TT-BTC dated 20/3/2006 issued by the Ministry of Finance guiding the implementation of six (06) accounting standards issued under Decision No. 12/2005/QD-BTC dated 15/02/2005 of the Ministry of Finance.

8.6. Comparative information

The comparative figures in the interim statement of financial position are those from the Company's financial statements for the financial year ended 31/12/2025, which were audited by International Auditing and Valuation Company Limited. The comparative figures in the interim income statement and the interim cash flow statement are those from the interim financial statements for the six-month accounting period ended 30/06/2025, which were reviewed by International Auditing and Valuation Company Limited.

Preparer	Chief Accountant	General Director
Tran Thi Anh Nguyet	**Tran Thi Anh Nguyet**	**Nguyen Duc Dung**
		Hai Phong, Vietnam
		11 August 2026

M.S.D.N: 0800940115-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ SẢN XUẤT VÀ THƯƠNG MẠI HCD
THÀNH PHỐ HẢI PHÒNG