

SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

GREEN PLUS JOINT STOCK CORPORATION

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Report of management

For the 1st Quarter period ended 31 March 2026

Management of Green Plus Joint Stock Corporation ("the Company") is pleased to present its report and the separate financial statements of the Company for the 1st Quarter period ended 31 March 2026

1. General information

THE COMPANY

Green Plus Group Joint Stock Corporation (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 1301009978, initially registered on June 1, 2016, and most recently amended for the 15th time on August 8, 2025, issued by the Department of Finance of Vinh Long Province.

Form of capital ownership: Joint Stock Company.

The Company's business operations

The Company's business sectors include the trading of functional food products and leasing of premises.

Stock code: GPC

Head office: Lot AIV-1, Giao Long Industrial Park – Phase 2, Giao Long Commune, Vinh Long Province, Vietnam.

2. Financial status and business results

The Company's financial status and business results for the 1st quarter of 2026 are presented in the attached financial statements.

3. Members of the Board of Directors, the Supervisory Board, the Board of Management, and the Chief Accountant

The members of the Board of Directors, the Supervisory Board, the Executive Board, and the Chief Accountant during the 1st quarter of 2026 and up to the date of preparation of the financial statements are as follows:

Members of the Board of Directors

Mr	Đặng Đức Thành	Chairman
Ms	Đặng Bích Hồng	Member
Ms	Lâm Thị Diệu Hương	Member
Mr	Phạm Hoàng Lương	Member

Supervisory Board

Mr	Hàng Nhật Quang	Head
Mr	Trần Công Lộc	Member
Mr	Nguyễn Minh Cường	Member

Board of Management, and the Chief Accountant

Mr	Lê Đình Phong	General Director
Mr	Nguyễn Công Thành	Deputy General Director
Mr	Nguyễn Quốc Việt	Deputy General Director also Chief Accountant

The Company's legal representative during the 1st quarter of 2026 and up to the date of preparation of the financial statements is as follows:

The legal representative of the Company during the period and at the date of this report is Mr. Đặng Đức Thành and Mr. Lê Đình Phong.

4. MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the preparation of financial statements that give a true and fair view of the financial position of the Company as at 31 March 2026 and of its financial performance and its cash flows for the 1st quarter of 2026 then ended. In preparing these financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It 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.

5 STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 March 2026 and of the separate results of its operations and its separate cash flows for 1st Quarter period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of separate financial statements.

Vinh Long, 29th April 2026

On behalf of the Company



Lê Đình Phong

General Director

SEPARATE BALANCE SHEET

For the 1st Quarter period ended 31 March 2026

Unit: VND

ASSETS	Code	Notes	Mar 31, 2026	Jan 1, 2026
A. CURRENT ASSETS	100	-	153,924,480,954	227,632,213,816
I. Cash and cash equivalents	110	V.1	2,707,091,291	651,603,026
1. Cash	111	-	2,707,091,291	651,603,026
2. Cash equivalents	112	-	-	-
II. Short-term investments	120	V.2a	49,650,000,000	49,650,000,000
1. Short-term investments	121	-	-	-
2. Provision for impairment of short-term investment	122	-	-	-
3. Short-term held-to-maturity investments	123	-	49,650,000,000	49,650,000,000
4. Provision for short-term held-to-maturity investme	124	-	-	-
5. Other short-term investments	125	-	-	-
6. Provision for impairment of other short-term inves	126	-	-	-
III. Short - term receivables	130	-	90,697,534,384	166,908,761,045
1. Trade receivables	131	V.3a	29,773,377,226	38,805,386,726
2. Advance to suppliers	132	V.4	12,460,056,644	12,858,652,055
3. Intercompany receivables	133	-	-	-
4. Receivables under construction contract progress	134	-	-	-
5. Other short-term receivables	135	-	49,066,886,260	115,847,508,010
6. Provision for doubtful debts (*)	136	V.5a	(602,785,746)	(602,785,746)
7. Shortage of assets awaiting resolution	137	-	-	-
IV. Inventories	140	V.6	10,628,757,257	10,156,374,818
1. Inventories	141	-	10,628,757,257	10,156,374,818
2. Provision for decline in inventory (*)	142	-	-	-
V. Short-term biological assets	150	-	-	-
1. Short-term livestock for one-time harvest	151	-	-	-
2. Seasonal crops or one-time harvest plants	152	-	-	-
3. Provision for impairment of short-term biological a	153	-	-	-
VI. Current assets	160	-	241,098,022	265,474,927
1. Short-term prepaid expenses	161	V.7a	241,098,022	265,474,927
2. VAT deducted	162	-	-	-
3. Taxes and payable to state budget	163	-	-	-
4. Government bonds purchased for resale	164	-	-	-
5. Current assets	165	-	-	-

SEPARATE BALANCE SHEET

For the 1st Quarter period ended 31 March 2026

Unit: VND

ASSETS	Code	Notes	Mar 31, 2026	Jan 1, 2026
FIXED ASSETS & LONG-TERM				
B. INVESTMENTS	200	-	470,884,111,211	470,930,958,508
I. Long-term Receivables	210	-	591,680,750	591,680,750
1. Long - term receivable - trade	211	-	-	-
2. Long-term prepaid to supplier	212	-	-	-
3. Investment in equity of subsidiaries	213	-	-	-
4. Long-term intercompany receivables	214	-	-	-
5. Other long-term receivables	215	V.5b	591,680,750	591,680,750
6. Provision for doubtful debts (*)	216	-	-	-
II. Fixed Assets	220	-	9,972,333,585	10,132,923,252
1. Tangible fixed assets	221	V.8	7,499,711,021	7,645,301,648
- Cost	222	-	10,723,000,000	10,723,000,000
- Accumulated depreciation (*)	223	-	(3,223,288,979)	(3,077,698,352)
2. Finance-leased fixed assets	224	-	-	-
- Cost	225	-	-	-
- Accumulated depreciation (*)	226	-	-	-
3. Intangible fixed assets	227	V.9	2,472,622,564	2,487,621,604
- Cost	228	-	2,999,808,000	2,999,808,000
- Accumulated depreciation (*)	229	-	(527,185,436)	(512,186,396)
III. Long-term biological assets	230	-	-	-
1. Livestock for periodic production	231	-	-	-
2. Long-term livestock for one-time harvest	236	-	-	-
3. Long-term seasonal crops or one-time harvest plan	237	-	-	-
4. Provision for impairment of long-term biological a	238	-	-	-
IV. Investment real estate	240	V.10	37,814,270,865	37,953,083,364
- Original cost	241	-	42,210,000,000	42,210,000,000
- Accumulated depreciation (*)	242	-	(4,395,729,135)	(4,256,916,636)
V. Long-term asset in progress	250	-	171,652,908,899	171,326,953,531
1. Long-term business costs in progress	251	-	-	-
2. Long-term construction costs in progress	252	V.11	171,652,908,899	171,326,953,531
VI. Long- term financial Investments	260	V.2b	250,186,174,791	250,186,174,791
1. Investment in equity of subsidiaries	261	-	60,000,000,000	60,000,000,000
2. Investment in joint-venture	262	-	183,000,000,000	183,000,000,000
3. Investments in equity of other entities	263	-	7,250,000,000	7,250,000,000
4. Provision for impairment of long-term investments	264	-	(63,825,209)	(63,825,209)
5. Long-term held-to-maturity investments	265	-	-	-
6. Provision for long-term held-to-maturity investmer	266	-	-	-
VII. Other long-term assets	270	-	666,742,321	740,142,820
1. Long-term deferred expenses	271	V.7b	666,742,321	740,142,820
2. Deffered income tax assets	272	-	-	-
TOTAL ASSETS	280	-	624,808,592,165	698,563,172,324

SEPARATE BALANCE SHEET

For the 1st Quarter period ended 31 March 2026

Unit: VND

LIABILITIES AND EQUITY	Code	Notes	Mar 31, 2026	Jan 1, 2026
C. LIABILITIES	300	-	42,426,097,701	116,695,410,724
I. Short-term liability	310	-	33,710,059,685	107,979,372,708
1. Short-term payable to supplier	311	V.12	924,492,421	3,411,551
2. Short-term advances from customers	312	-	5,560,000	-
3. Dividends and profits payable	313	-	-	-
4. Short-term taxes and amounts payable to the State	314	V.13	666,468,915	2,343,061,973
5. Payable to employees	315	-	181,300	181,300
6. Short-term expense paid	316	V.14	2,215,377,280	6,805,788,250
7. Intercompany payable	317	-	-	-
8. Construction contract progress payment due to cus	318	-	-	-
9. Short-term unearned revenue	319	-	-	7,363,636
10. Other short-term payable items	320	V.15a	749,911,891	469,628,247
11. Short-term borrowings and finance lease liabilities	321	V.16a	29,110,954,494	97,717,072,922
12. Short-term provisions for payables	322	-	-	-
13. Bonus & welfare funds	323	V.17a	37,113,384	632,864,829
14. Price stabilization fund	324	-	-	-
15 Government bonds purchased for resale	325	-	-	-
II. Long-term liability	330	-	8,716,038,016	8,716,038,016
1. Trade payables	331	-	-	-
2. Intercompany long-term payables	332	-	-	-
3. Long-term taxes and amounts payable to the State	333	-	-	-
4. Other long-term payables	334	-	-	-
5. Intra-company payables for operating capital recei	335	-	-	-
6. Intra-company long-term payables	336	-	-	-
7. Long-term deferred revenue	337	-	-	-
8. Other long-term payables	338	-	-	-
9. Long -term Financial loan and leasing liabilities	339	V.16b	8,716,038,016	8,716,038,016
10. Convertible bonds	340	-	-	-
11. Preference shares	341	-	-	-
12. Deferred income tax liability	342	-	-	-
13. Long-term provision	343	-	-	-
14 Development of science and technology fund	344	-	-	-

SEPARATE BALANCE SHEET

For the 1st Quarter period ended 31 March 2026

Unit: VND

LIABILITIES AND EQUITY	Code	Notes	Mar 31, 2026	Jan 1, 2026
D. OWNER'S EQUITY	400	-	582,382,494,464	581,867,761,600
1. Contributed legal capital	411	-	540,721,430,000	540,721,430,000
- Ordinary shares with voting rights	411a	-	540,721,430,000	540,721,430,000
- Preference shares	411b	-	-	-
2. Share premium	412	-	-	-
3. Conversion options on convertible bonds	413	-	-	-
4. Other capital	414	-	-	-
5. Treasury shares (*)	415	-	-	-
6. Differences upon asset revaluation	416	-	-	-
7. Foreign exchange differences	417	-	-	-
8. Investment & development funds	418	-	-	-
9. Other funds	419	-	-	-
10. Undistributed earnings	420	-	41,661,064,464	41,146,331,600
- Undistributed earnings at the end of the previous	420a	-	41,026,331,600	39,565,128,431
- This period undistributed earnings	420b	-	634,732,864	1,581,203,169
TOTAL LIABILITIES AND EQUITY	440	-	624,808,592,165	698,563,172,324

PREPARER



Nguyễn Thị Ngọc Tuyền

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

Vinh Long, 29th April 2026

GENERAL DIRECTOR



Lê Đình Phong

SEPARATE INCOME STATEMENT

For the 1st Quarter period ended 31 March 2026

Unit: VND

ITEMS	Code	Notes	1st Quarter		From 1 January to 31 March	
			2026	2025	2026	2025
Revenue from sales of goods and provision						
1. of services	01	VI.1	26,772,680,318	15,314,805,845	26,772,680,318	15,314,805,845
2. Deductions from revenue	02	-	-	-	-	-
Net revenue from sales of goods and provision						
3. of services (10 = 01 - 02)	10	VI.2	26,772,680,318	15,314,805,845	26,772,680,318	15,314,805,845
4. Cost of goods sold	11	VI.3	23,694,394,489	10,975,911,431	23,694,394,489	10,975,911,431
Gross profit from sales of goods and						
5. provision of services (20 = 10 - 11)	20	-	3,078,285,829	4,338,894,414	3,078,285,829	4,338,894,414
Profit/loss from sale and liquidation of						
6. investment real estate	21	-	-	-	-	-
7. Financial activities income	22	VI.4	860,610,706	499,869,479	860,857,152	499,869,479
8. Financial activities expenses	23	VI.5	570,488,545	482,309,431	570,488,545	482,309,431
- In which: Loan interest expenses	24	-	568,408,654	482,308,935	568,408,654	482,308,935
9. Selling expenses	25	VI.6	378,056,284	696,822,161	378,056,284	696,822,161
10. General & administration expenses	26	VI.7	2,360,677,108	2,424,862,469	2,360,677,108	2,424,862,469
Operating profit						
11. {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30	-	629,674,598	1,234,769,832	629,921,044	1,234,769,832
12. Other income	31	VI.8	257,367,885	113,204	257,121,439	113,204
13. Other expenses	32	VI.9	66,798,526	171,506,822	66,798,526	171,506,822
14. Other profit (40 = 31 - 32)	40	-	190,569,359	(171,393,618)	190,322,913	(171,393,618)
Total accounting profit before tax						
15. (50 = 30 + 40)	50	-	820,243,957	1,063,376,214	820,243,957	1,063,376,214
16. Current business income tax charge	51	VI.11	185,511,093	263,880,890	185,511,093	263,880,890
17. Deferred business income tax charge	52	-	-	-	-	-
Profit after corporate income tax						
18 (60 = 50 - 51 - 52)	60	-	634,732,864	799,495,324	634,732,864	799,495,324

PREPARER



Nguyễn Thị Ngọc Tuyền

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

Vinh Long, 20th April 2026

GENERAL DIRECTOR



SEPARATE CASH FLOW STATEMENT

(Indirect Method)

Unit: VND

For the 1st Quarter period ended 31 March 2026

ITEMS	Code	Notes	From 1 January to 31 March	
			2026	2025
I. CASH FLOWS FROM OPRATING ACTIVITIES				
1. Profit before tax	01		820,243,957	1,063,376,214
2. Adjustments for:				
Depreciation of fixed assets and investment properties	02	V.8 V.9 V.10	299,402,166	299,402,166
Provisions	03		-	-
Gains/losses from foreign exchange rate differences due to revaluation of monetary items denominated in foreign currencies	04		-	-
Investment gains/losses	05	VI.4	(860,610,706)	(499,869,173)
Interest expenses	06	VI.5	568,408,654	482,308,935
Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		827,444,071	1,345,218,142
Increase (-), decrease (+) in receivables	09		76,471,610,222	(11,026,923,119)
Increase (-), decrease (+) in inventories (excluding interest payable and income tax payable)	11		(472,382,439)	225,683,391
Increase (-), decrease (+) in prepaid expenses	12		170,920,301	8,943,693,574
Increase (-), decrease (+) in trading securities	13		97,777,404	65,164,009
Interest paid	14		-	-
Corporate income tax paid	15		(5,158,819,624)	(684,057,863)
Other cash receipts from operating activities	16		(745,000,000)	(123,275,070)
Other cash payments from operating activities	17		-	-
Net cash flow from operating activities	20		71,071,549,935	(1,386,734,899)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase, construction of fixed assets and other				
1. long-term assets	21		(410,200,844)	(766,479,012)
2. Proceeds from disposal of fixed assets and other long-term assets	22		-	-
3. Loans granted, purchases of debt instruments of other entities	23		-	-
4. Loan recoveries, resale of debt instruments of other entities	24		-	-
5. Capital contribution to other entities	25		-	-
6. Proceeds from recovery of other entities' contributed capital	26		-	43,310,000,000
7. Interest, dividends, and profits received	27		257,602	2,115,211,637
Net cash flow from investing activities	30		(409,943,242)	44,678,732,625

SEPARATE CASH FLOW STATEMENT

(Indirect Method)

For the 1st Quarter period ended 31 March 2026

Unit: VND

III. CASH FLOWS FROM FINANCING ACTIVITIES

1. Proceeds from issuance of shares, capital contribution from owners	31	-	-
2. Return of contributed capital to owners, repurchase of issued shares	32	-	-
3. Proceeds from borrowings	33	13,412,118,550	10,601,926,671
4. Repayment of principal loans	34	(82,018,236,978)	(41,364,561,179)
5. Repayment of finance lease liabilities	35	-	-
6. Dividends and profits paid to owners	36	-	-
Net cash flow from financing activities	40	(68,606,118,428)	(30,762,634,508)
Net cash flow for the year (50 = 20 + 30 + 40)	50	2,055,488,265	12,529,363,218
Cash and cash equivalents at the beginning of	60	651,603,026	13,029,594,958
Effect of exchange rate changes on cash and cash	61	-	-
Cash and cash equivalents at the end of the year	70	2,707,091,291	25,558,958,176

V.1

Vinh Long, 29th April 2026

PREPARER



Nguyễn Thị Ngọc Tuyền

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

GENERAL DIRECTOR



Lê Đình Phong

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

I. Business Characteristics of the Company**1. The Company**

Green+ Group Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company operating under Enterprise Registration Certificate No. 1301009978, initially registered on June 1, 2016, and most recently amended for the 15th time on August 08, 2025, issued by the Department of Finance of Vinh Long Province.

Form of capital ownership: Joint Stock Company.

Stock code: GPC

Head office: Lot AIV-1, Giao Long Industrial Park – Phase 2, Giao Long Commune, Ving Long Province, Vietnam.

In addition, the Company also has two branches :

Located at Ho Chi Minh City : 2nd floor of Geenplus Building, No. 73-75 Tran Trong Cung Street, Tan Thuan Ward, Ho Chi Minh City.

Located at Ha Noi City : Room 312, 3rd floor of VCCI Building, No. 9 Dao Duy Anh Street, Kim Lien Ward, Ha Noi City.

2. The Company's business operations

The Company operates in the fields of commerce and services.

3. Core business operations

The Company's business sectors include the trading of functional food products and leasing of premises.

4. Normal production and business cycle

The Company's operating cycle lasts within 12 months, following the standard financial year starting from January 1 and ending on December 31.

5. The Company's operational characteristics during the 1st quarter of 2026 had an impact on the financial statements.

None.

6. Total number of employees as of March 31, 2026: 27 employees. (As of January 01, 2026: 29 employees.)**7. Organizational structure of the Company****7.1. List of subsidiaries**

As of March 31, 2026, the Company had one (01) directly owned subsidiary as follows:

<i>Name of Subsidiary</i>	<i>Business Activities</i>	<i>Ownership Percentage</i>	<i>Ownership interest</i>	<i>Voting rights percentage</i>
Tien Thinh Organic Joint Stock Company	Business in fertilizer trading	85.7%	85.7%	85.7%

7.2. List of associates

As of March 31, 2026, the Company had one (01) associate as follows:

<i>Name of associate</i>	<i>Business Activities</i>	<i>Ownership Percentage</i>	<i>Ownership interest</i>	<i>Voting rights percentage</i>
Green Standard International Housing Joint Stock Company	Architectural activities and related technical consultancy	22.9%	22.9%	22.9%

8. Statement on the comparability of information in the financial statements

The selection of figures and information to be presented in the financial statements is carried out based on the principle of comparability between corresponding accounting periods.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the 1st Quarter period ended 31 March 2026**Unit: VND***II. ACCOUNTING FISCAL YEAR AND CURRENCY USED IN ACCOUNTING****1. Accounting fiscal year**

The Company's financial year begins on January 1 and ends on December 31 each year.

2. Currency used in accounting

The Vietnamese Dong (VND) is used as the currency for accounting record-keeping.

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED**1. Accounting regime applied**

The Company applies the Vietnamese Accounting Standards and the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025; and other relevant circulars and guidance on the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

2. Statement of compliance with accounting standards and accounting regime

The Executive Board affirms that it has complied with the requirements of the Vietnamese Accounting Standards and the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, as well as other circulars and guidelines issued by the Ministry of Finance on the implementation of accounting standards in the preparation and presentation of the financial statements.

IV. APPLIED ACCOUNTING POLICIES**1. Basis of preparation of the financial statements**

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

2. Foreign currency transactions

Foreign currency transactions are translated at the exchange rates prevailing on the transaction dates. Monetary items denominated in foreign currencies are revalued at the exchange rates prevailing at the end of the accounting period.

Exchange differences arising during the period from foreign currency transactions are recognized in financial income or financial expenses. Exchange differences resulting from the revaluation of monetary items denominated in foreign currencies at the end of the financial year, after offsetting gains and losses, are also recognized in financial income or financial expenses.

Principles for determining the exchange rates used in foreign currency transactions

The exchange rate used to translate foreign currency transactions is the actual transaction rate at the time the transaction occurs. The actual transaction rate for foreign currency transactions is determined as follows:

The actual transaction rate for foreign exchange transactions (including spot contracts, forward contracts, futures contracts, options contracts, and swap contracts) is the exchange rate agreed upon in the foreign exchange purchase or sale contract between the Company and the bank.

For capital contributions or receipt of contributed capital, the exchange rate applied is the buying rate of the commercial bank where the Company opens its account to receive the investor's capital on the date of contribution.

For receivables, the exchange rate applied is the buying rate of the commercial bank designated by the Company for customer payment at the time the transaction occurs.

For payables, the exchange rate applied is the selling rate of the commercial bank at which the Company expects to conduct the transaction at the time the transaction occurs.

For transactions involving the purchase of assets or expenses that are immediately settled in foreign currencies (not through payables accounts), the exchange rate applied is the buying rate of the commercial bank where the Company makes the payment.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the 1st Quarter period ended 31 March 2026**Unit: VND***2. Foreign Currency Transactions (Continued)**

All foreign currency transactions arising during the period—including foreign currency purchases and sales, capital contributions or receipt of contributed capital, recognition of receivables and payables, and transactions involving the purchase of assets or expenses immediately settled in foreign currencies are accounted for using the actual exchange rate at the time the transaction occurs.

Principle for determining exchange rates at the end of the financial year

- The actual transaction rate used for revaluating monetary items denominated in foreign currencies that are classified as assets is the buying rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank). The buying exchange rate as of March 31, 2026 is VND 26.247 per USD.

- The actual transaction rate used for revaluating monetary items denominated in foreign currencies that are classified as liabilities is the selling rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank). The selling exchange rate as of March 31, 2026 is VND 26.247 per USD.

Principle for determining exchange rates used in accounting records

When collecting receivables, deposits, or making payments of payables in foreign currencies, the Company applies the specifically identified actual book exchange rate.

When making payments in foreign currencies, the Company uses the moving average exchange rate recorded in the accounting books.

3. Principle for recognizing cash and cash equivalents

Cash includes cash on hand and demand deposits with banks.

4. Accounting principles for financial investments**Accounting principles for held-to-maturity investments**

Held-to-maturity investments include time deposits with banks.

Held-to-maturity investments are initially recognized at cost, including the purchase price and any transaction costs related to the acquisition of the investments. After initial recognition, these investments are measured at their recoverable value. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Any interest earned before the Company takes ownership is deducted from the initial cost at the time of purchase.

Accounting principles for investments in subsidiaries and associates

ability to control the financial and operating policies of the investee in order to obtain economic benefits from the investee's activities.

An associate is an enterprise over which the Company has significant influence but does not have control over the financial and operating policies. Significant influence is demonstrated by the right to participate in the decisions on the financial and operating policies of the investee, but without having control over those policies.

Investments in subsidiaries and associates are initially recognized at cost, which includes the purchase price or the capital contribution, plus any directly attributable costs related to the investment. In the case of investments made with non-monetary assets, the investment is recognized at the fair value of the non-monetary asset at the transaction date.

Dividends and profits from periods prior to the purchase of the investment are accounted for as a reduction in the carrying value of the investment. Dividends and profits from periods after the purchase of the investment are recognized as income. Dividends received in the form of additional shares are only tracked in terms of the increase in the number of shares, without recognizing the value of the shares received.

A provision for impairment of investments in subsidiaries and associates is recognized when the subsidiary or associate incurs

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the 1st Quarter period ended 31 March 2026**Unit: VND***4. Accounting principles for financial investments (Continued)****Accounting principles for investments in equity instruments of other entities**

Investments in equity instruments of other entities include investments in equity instruments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at cost, which includes the purchase price or capital contribution, plus any direct transaction costs related to the investment. Dividends and profits from periods prior to the purchase of the investment are accounted for as a reduction in the carrying value of the investment. Dividends and profits from periods after the purchase of the investment are recognized as income. Dividends received in the form of additional shares are only tracked in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recognized at par value (except for state-owned enterprises that follow the applicable laws and regulations).

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

- For investments where the fair value cannot be determined at the reporting date, the provision for impairment is made based on the losses of the investee, with the provision calculated as the difference between the actual capital contributions of the parties to the other entity and the actual equity, multiplied by the Company's ownership percentage relative to the total actual capital contributions of the parties in the other entity.

5. Principle for recognizing trade receivables and other receivables

Receivables are presented at their carrying amount, less any provision for doubtful debts.

The classification of receivables is carried out based on the following principles:

- Receivables from customers reflect trade receivables arising from buy-and-sell transactions between the Company and independent buyers, including receivables for goods sold under export consignment arrangements with other entities.
- Other receivables reflect non-trade receivables that are not related to buy-and-sell transactions.

A provision for doubtful debts is made for each receivable based on the aging of overdue debts or the expected amount of loss. Specifically:

- For overdue receivables;
- For receivables that are not yet overdue but are considered unlikely to be recovered: the provision is based on the estimated amount of loss.

The increase or decrease in the provision for doubtful debts to be made at the end of the financial year is recognized as part of administrative expenses.

6. Principle for recognizing inventory

Inventory is recognized at the lower of cost or net realizable value.

The cost of inventory is determined as follows:

- Raw materials, goods: include the purchase cost and other directly attributable costs incurred to bring the inventory to its current location and condition
- Work-in-progress: includes only the cost of raw materials.

Inventory valuation method: Using the First-In, First-Out (FIFO) method.

Inventory accounting: Perpetual inventory method.

Method for creating provision for inventory write-down (if any): A provision for inventory write-down is made for each inventory item where the cost exceeds the net realizable value. The net realizable value is the estimated selling price of the inventory in the ordinary course of business, less the estimated costs to complete and the estimated costs necessary to make the sale.

The increase or decrease in the provision for inventory write-down to be made at the end of the financial year is recognized in the cost of goods sold.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

7. Principle for recognizing and depreciating fixed assets (FA)**7.1. Principle for recognizing tangible fixed assets**

Tangible fixed assets are recognized at cost, less accumulated depreciation. The cost includes all expenditures that the company incurs to acquire the asset and bring it to the intended use at the time it is ready for use. Subsequent costs are added to the carrying amount of the fixed asset only if it is certain that these costs will result in future economic benefits from the use of the asset. Costs that do not meet this condition are recognized as expenses in the period incurred.

When a tangible fixed asset is sold or disposed of, the cost and accumulated depreciation are removed from the books, and any resulting gain or loss from the disposal is recognized in income or expenses for the period.

Acquired tangible fixed assets

The cost of a tangible fixed asset includes the purchase price (less any trade discounts or rebates), taxes (excluding refundable taxes), and any directly attributable costs necessary to bring the asset into working condition for its intended use, such as installation costs, trial operation costs, expert fees, and other directly related costs.

Fixed assets, including buildings and structures attached to land use rights, have the value of the land use rights separately determined and recognized as intangible assets.

7.2. Principle for recognizing intangible fixed assets

Intangible fixed assets are recognized at cost, less accumulated amortization. The cost of intangible fixed assets includes all expenditures that the Company incurs to acquire the asset and bring it to its intended use. Costs incurred after initial recognition are recognized as production and business expenses unless these costs are associated with a specific intangible fixed asset and increase the economic benefits from that asset.

When an intangible fixed asset is sold or disposed of, the cost and accumulated amortization are removed from the books, and any resulting gain or loss from the disposal is recognized in income or expenses for the year.

Determining the cost in each case

Land use right

Land use rights represent all the actual costs incurred by the Company directly related to the land, including the cost of acquiring the land use rights, compensation, land clearance, land leveling, registration fees, and other associated costs. When land use rights are purchased along with buildings and structures on the land, the value of the land use rights is separately determined and recognized as an intangible fixed asset.

7.3. Depreciation method for fixed assets (FA)

Fixed assets are depreciated using the straight-line method based on the estimated useful life of the asset. The estimated useful life is the period during which the asset is expected to be used in production or business operations.

The estimated useful life of the fixed assets is as follows:

<i>Buildings and structures</i>	<i>40 yrs</i>
<i>Transportation and transmission equipmen</i>	<i>10 yrs</i>
<i>Land use rights with a limited term are depreciated in accordance with the land lease term (50 years).</i>	

8. Principle for recognizing construction in progress costs

Construction in progress reflects costs directly related to assets under construction, including machinery and equipment being installed for production, leasing, and management purposes, as well as costs related to the repair of fixed assets in progress. These assets are recognized at cost and are not depreciated.

These costs are transferred to the asset account when the project is completed, the final acceptance has been performed, and the asset is handed over and ready for use.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the 1st Quarter period ended 31 March 2026**Unit: VND***9. Principle for recognizing and depreciating investment properties**

Principle for recognizing investment properties: Investment properties are land use rights, buildings, part of a building, or infrastructure owned or leased by the Company for the purpose of generating rental income or for capital appreciation. Investment properties are presented at cost, less accumulated depreciation.

The cost of investment properties: It includes all costs incurred by the Company or the fair value of any consideration exchanged to acquire the investment property, up to the point of purchase or completion of construction of the investment property.

Costs related to investment properties incurred after initial recognition are recognized as operating expenses in the period, unless it is certain that these costs will increase the future economic benefits from the investment property, in which case they are capitalized and added to the cost of the investment property.

Investment properties held for rental income are depreciated using the straight-line method based on the estimated useful life of the property.

The estimated useful life of investment properties held for rental income is as follows:

Factories, structures

40 yrs

Investment properties held for capital appreciation are not depreciated. If there is clear evidence that the value of investment properties held for capital appreciation has declined compared to market value and the impairment loss can be reliably measured, the investment property is written down to its new value, and the loss is recognized in the cost of goods sold.

10. Principle for recognizing prepaid expenses

Prepaid expenses at the Company include actual costs incurred but related to business activities across multiple accounting periods. The method for allocating prepaid expenses: Prepaid expenses are allocated to business operating expenses for each period using the straight-line method.

The Company's prepaid expenses include the following costs:

Tools and equipment: Tools and equipment that have been put into use are allocated to expenses using the straight-line method, with the allocation period not exceeding 36 months.

Insurance costs: Fire insurance and property insurance that the Company purchases and pays for in advance for multiple accounting periods.

11. Principle for recognizing payables

Payables are recognized for amounts due in the future related to goods and services received. Payables are recognized based on reasonable estimates of the amounts owed.

The classification of payables into payables to suppliers, accrued expenses, intercompany payables, and other payables is carried out based on the following principles:

- Payables to suppliers reflect trade payables arising from the purchase of goods, services, and assets, where the supplier is an independent entity, including payables related to imports through consignment agents.
- Other payables reflect amounts owed that are non-trade in nature and are not related to the purchase, sale, or provision of goods and services.

12. Principle for recognizing loans

The value of loans is recognized as the total amount borrowed from banks and other parties (excluding loans in the form of bond issuances or preferred stock issuances with mandatory buyback clauses at a certain future date).

Loans are tracked in detail by each lender, debt party, loan agreement, and type of borrowed asset.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the 1st Quarter period ended 31 March 2026**Unit: VND***13. Principle for recognizing accrued expenses**

Accrued expenses reflect amounts owed for goods or services received from suppliers or provided to customers but not yet paid, due to the absence of invoices or incomplete accounting documentation. It also includes amounts owed to employees for accrued wages, paid leave, and other expenses that need to be accrued for production or business activities.

14. Principle for recognizing unearned revenue

Unearned revenue is revenue that will be recognized in accordance with the portion of the obligation that the Company will fulfill in one or more subsequent accounting periods.

Unearned revenue includes amounts paid in advance by customers for one or more accounting periods for the rental of assets.

The method of allocating unearned revenue is based on the proportion of the obligation that the Company will fulfill in one or more subsequent accounting periods.

15. Principle for recognizing equity**Shareholders' contributions**

Owner's contributions are recognized based on the actual amount contributed by the shareholders.

Share premium: Share premium is recognized as the difference between the issue price and the nominal value of shares issued in the initial offering, additional issuances, the difference between the reissue price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to the additional issuance of shares and the reissuance of treasury shares are deducted from the share premium.

Principle for recognizing undistributed profit

Net income after corporate income tax is distributed to shareholders after the allocation of funds in accordance with the Company's bylaws and legal requirements, and has been approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-cash items included in the retained earnings that may affect cash flow 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 payables when approved by the General Meeting of Shareholders.

16. Principles and methods for recognizing revenue and other income**Principles and methods for recognizing revenue from the sale of goods and finished products**

Revenue from the sale of goods is recognized when all of the following five conditions are met:

1. The Company has transferred the significant risks and rewards of ownership of the product or goods to the buyer;
2. The Company no longer retains control over the goods as if it were the owner or has control over the goods;
3. The revenue can be reliably measured. When the contract allows the buyer the right to return the goods purchased under specific conditions, revenue is only recognized when those specific conditions no longer exist, and the buyer no longer has the right to return the goods (except when the customer has the right to return goods in exchange for other goods or services);
4. The Company has received or will receive economic benefits from the sale transaction;
5. The costs related to the sale transaction can be reliably measured.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the 1st Quarter period ended 31 March 2026**Unit: VND***16. Principles and methods for recognizing revenue and other income (Continued)****Principles and methods for recognizing revenue from service transactions**

Revenue from service transactions is recognized when the outcome of the transaction can be reliably measured. If the service is performed over multiple periods, revenue is recognized for the period based on the portion of the work completed as of the end of the reporting period.

The outcome of a service transaction is considered reliably measurable when all of the following four conditions are met:

1. The revenue can be reliably measured. If the contract allows the buyer the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist, and the buyer no longer has the right to return the service;
2. It is probable that economic benefits will flow from the service transaction;
3. The stage of completion of the transaction at the end of the reporting period can be reliably measured;
4. The costs incurred for the transaction and the costs to complete the service transaction can be reliably measured.

Principles and methods for recognizing financial income

Financial income is recognized when both of the following conditions are met:

1. It is probable that economic benefits will flow from the transaction;
2. The income can be reliably measured.

Financial income includes interest income, dividends, profits from investments, and other financial income of the Company.

Interest income is recognized on an accrual basis, determined based on the balances of interest-bearing accounts and the actual interest rates for each period.

Dividends and profit distributions are recognized when the Company has the right to receive dividends or profits from its investments. Dividends received in the form of additional shares are only tracked by the increase in the number of shares, without recognizing the value of the shares received.

Interest income is recognized on an accrual basis, determined based on the balances of interest-bearing accounts and the actual interest rates for each period.

17. Principles and methods for recognizing cost of goods sold (COGS)

Cost of goods sold reflects the cost of products, goods, or services in the reporting period. The cost of goods sold is recognized at the time the transaction occurs or when it is reasonably certain that the cost will be incurred in the future, regardless of whether the payment has been made. Cost of goods sold and revenue are recognized simultaneously according to the matching principle. Costs exceeding normal consumption are immediately recognized in the cost of goods sold based on the prudence principle.

18. Principles and methods for recognizing financial expenses

Financial expenses include: costs or losses related to financial investment activities, borrowing costs; provision for impairment of financial investments, foreign exchange losses, and other financial expenses.

Each financial expense is recognized separately for each type of cost when it is incurred during the period and can be reliably measured with sufficient evidence of the costs.

19. Principles and methods for recognizing current income tax expenses**Principles and methods for recognizing current income tax expenses**

Current income tax is the tax calculated based on taxable income. The 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 carried-forward losses.

Current income tax is the tax calculated based on taxable income. The 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 carried-forward losses.

Taxes payable to the state budget will be specifically settled with the tax authorities. Any differences between the tax payable per the accounting records and the amounts verified during tax assessments will be adjusted when the final settlement with the tax authorities is made.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the 1st Quarter period ended 31 March 2026**Unit: VND***20. Financial instruments****Initial recognition****Financial assets**

According to Circular No. 210/2009/TT-BTC dated November 6, 2009 ("Circular 210"), financial assets are appropriately classified for the purpose of disclosure in the financial statements, into financial assets recognized at fair value through profit or loss, loans and receivables, held-to-maturity investments, and financial assets available for sale. The Company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are determined at cost, including any directly attributable transaction costs.

The Company's financial assets include cash and short-term deposits, receivables from customers and other receivables, and short-term investments.

Financial liabilities

Financial liabilities, as defined under Circular 210 for the purpose of disclosure in the financial statements, are appropriately classified into financial liabilities recognized through the income statement, and financial liabilities measured at amortized cost. The Company determines the classification of these financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at cost, including any directly attributable transaction costs.

The Company's financial liabilities include payables to suppliers, other payables, debts, and loans.

Subsequent measurement

Currently, there is no requirement to remeasure the value of financial instruments after initial recognition.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and presented at their net value in the financial statements if, and only if, the entity has a legally enforceable right to offset the recognized amounts and intends to either settle on a net basis or realize the asset and settle the liability simultaneously.

21. Related parties

(i) Entities that control, or are controlled directly or indirectly through one or more intermediaries, or are under common control with the reporting entity (including parent companies, subsidiaries, and subsidiaries within the same group);

(ii) Associate companies (as defined in Accounting Standard No. 07 "Accounting for Investments in Associate Companies");

(iii) Individuals who have the right, directly or indirectly, to vote in the reporting entity, leading to significant influence over the entity, including close family members of these individuals. Close family members of an individual are those who can be controlled or controlled by the individual in dealings with the entity, such as parents, spouses, children, and siblings.

(iv) Key management personnel who have the authority and responsibility for planning, directing, and controlling the activities of the reporting entity, including executives, management personnel of the company, and close family members of these individuals.

(v) Entities in which individuals described in (iii) or (iv) hold, directly or indirectly, a significant voting interest or through which they can significantly influence the entity. This includes companies owned by the executives or major shareholders of the reporting entity, as well as companies that share key management personnel with the reporting entity.

In considering each related party relationship, the substance of the relationship should be considered, rather than just its legal form.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

		Original currency	Mar 31, 2026	Jan 1, 2026
1. Cash and cash equivalents				
Cash			2,707,091,291	651,603,026
Cash			2,524,545,451	35,530,439
Non-term bank deposits			182,545,840	616,072,587
- Việt Nam đồng			182,376,547	615,836,851
+ Vietcombank			165,368,456	598,328,411
+ Other banks			17,008,091	17,508,440
- Foreign currency		6,45 USD	169,293	235,736
Total			2,707,091,291	651,603,026
2. Financial investments (see from page 30 to page 31)				
3. Receivables from customers			Mar 31, 2026	Jan 1, 2026
			Value	Provision
a. Short-term			29,202,177,226	(570,785,746)
Green+ Pharmacy and Clinic Management Joint Stock Company			22,501,032,180	-
Epco Foods Company Limited			3,395,983,800	-
Health Gift Joint Stock Company			1,593,202,000	-
Other receivables from customers			1,711,959,246	(570,785,746)
Total			29,202,177,226	(570,785,746)
b. Receivables from related parties			Mar 31, 2026	Jan 1, 2026
			Value	Provision
Green+ Pharmacy and Clinic Management Joint Stock Company			22,501,032,180	-
Total			22,501,032,180	-
4. Prepayments to suppliers			Mar 31, 2026	Jan 1, 2026
			Value	Provision
Short-term			12,460,056,644	(32,000,000)
Cao Gia Phat Construction Investment Jsc (*)			10,866,800,000	-
Green Portal Corporation			1,400,000,000	650,000,000
Ginseng And Herb Co-op			-	617,348,900
Prepayments to other suppliers			193,256,644	(32,000,000)
Total			12,460,056,644	(32,000,000)

(*) The prepayment represents 30% of the value of Construction Contract No. 01/2024/HĐTCXD/CGP-GREEN for the construction of the functional food manufacturing plant, under the package: Construction - Phase 2, located at Lot AIV-1, Giao Long Industrial Park Phase 2, Giao Long Commune, Vinh Long Province.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

5. Other receivables

	Mar 31, 2026		Jan 1, 2026	
	Value	Provision	Value	Provision
a. Short-term	49,066,886,260	-	115,847,508,010	-
Interest receivables from term deposits	1,390,677,259	-	530,326,575	-
Advance for implementation of resort and healthcare real estate projects (1)	17,600,000,000	-	17,600,000,000	-
+ Mr Trần Công Lộc	17,600,000,000	-	17,600,000,000	-
+ Mr Nguyễn Minh Cường	-	-	-	-

5. Other receivables (Continued)

	Mar 31, 2026		Jan 1, 2026	
	Value	Provision	Value	Provision
Advance for financial investment (2)	110,000,000	-	19,740,000,000	-
+ Mrs Đặng Thị Minh Tuyết	110,000,000	-	19,740,000,000	-
Advance for investment project implementation (3)	29,890,000,000	-	77,905,227,435	-
+ Mr Nguyễn Trọng Nghĩa - Head of Product Development Department	26,100,000,000	-	36,100,000,000	-
+ Mr Nguyễn Văn Lai	3,790,000,000	-	27,221,060,000	-
+ Mr Nguyễn Khắc Ghi	-	-	14,584,167,435	-
Other advances	69,000,000	-	69,000,000	-
Other receivables	7,209,001	-	2,954,000	-
b. Long-term	591,680,750	-	591,680,750	-
Deposits and pledges	591,680,750	-	591,680,750	-
Total	49,658,567,010	-	116,439,188,760	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

5. Other receivables (Continued)	Mar 31, 2026		Jan 1, 2026	
	Value	Provision	Value	Provision
c. Other receivables from related parties				
+ Mr Trần Công Lộc	17,600,000,000	-	17,600,000,000	-
+ Mrs Đặng Thị Minh Tuyết	110,000,000	-	19,740,000,000	-
Total	17,710,000,000	-	37,340,000,000	-

Notes to other receivables

(1) Advance payment for the investment plan of the project "Japanese Medical Resort and Vietnam Lingzhi Mushroom Museum" in Vinh Long Province under Decision No. 0101/QĐ-CT.HĐQT dated January 30, 2024. As at the date of preparation of these financial statements, the Company has fully recovered this advance.

(2) Advance payment for the acquisition of equity interests in companies specialized in cultivating valuable medicinal plants such as Ngoc Linh ginseng and Lingzhi mushrooms, under the Board of Management' Meeting Minutes No. 144/2024/GPC/BBH-HĐQT dated December 24, 2024. As at the date of preparation of these financial statements, the Company has fully recovered this advance.

(3) Advance for research and development of 40 products from Wisconsin ginseng under Decision No. 45/2023/GPC/QĐ-HĐQT dated September 04, 2023, and according to the progress report on the product development program from U.S. ginseng updated to August 01, 2025. Pursuant to the Board of Management' Decision No. 80/2025/GPC/QĐ-HĐQT dated December 15, 2025, the Company is revising its product development direction and strategy and has discontinued the development of products that are no longer aligned with its strategic objectives. As at the date of preparation of these financial statements, the individuals mentioned above have reimbursed an amount of VND 51.805.227.435. With respect to the products under development, they are currently in the research and pilot testing stages. Certain products have obtained product registration certificates and have been commercially produced and launched to the market, including instant ginseng powder, premium ginseng powder, Wisconsin ginseng lozenges, Wisconsin GPlus ginseng capsules, turmeric ginseng honey, U.S. ginseng extract and various Wisconsin ginseng wines.

Other receivables (1), (2) and (3) are secured by the assets of shareholders in accordance with the Commitment Letter dated March 26, 2026

6 Inventories	Mar 31, 2026		Jan 1, 2026	
	Amount	Provision	Amount	Provision
Merchandises	10,628,757,257	-	10,156,374,818	-
Total	10,628,757,257	-	10,156,374,818	-

Value of stagnant, inferior, or unsellable inventories: None

7 Prepaid expenses	Mar 31, 2026	Jan 1, 2026
a. Short-term prepaid expenses	241,098,022	265,474,927
Tools and supplies issued for use	195,674,934	194,629,938
Insurance expenses	21,523,728	37,110,189
Other items	23,899,360	33,734,800
b. Long-term prepaid expenses	666,742,321	740,142,820
Tools and supplies	37,729,569	46,662,021
Ginseng wine research and development costs	378,472,230	420,138,894
Other items	250,540,522	273,341,905
Total	907,840,343	1,005,617,747

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

8 Tangible fixed assets

Items	Buildings and structures	Transportation vehicles	Total
Original cost			
Beginning balance	6,532,500,000	4,190,500,000	10,723,000,000
Ending balance	6,532,500,000	4,190,500,000	10,723,000,000
Accumulated depreciation			
Beginning balance	1,252,062,500	1,825,635,852	3,077,698,352
Depreciation for the period	40,828,125	104,762,502	145,590,627
Ending balance	1,292,890,625	1,930,398,354	3,223,288,979
Net book value			
Beginning balance	5,280,437,500	2,364,864,148	7,645,301,648
Ending balance	5,239,609,375	2,260,101,646	7,499,711,021

9 Intangible fixed assets

Items	Land Use Rights	Total
Original cost		
Beginning balance	2,999,808,000	2,999,808,000
Ending balance	2,999,808,000	2,999,808,000
Accumulated depreciation		
Beginning balance	512,186,396	512,186,396
Depreciation for the period	14,999,040	14,999,040
Ending balance	527,185,436	527,185,436
Net book value		
Beginning balance	2,487,621,604	2,487,621,604
Ending balance	2,472,622,564	2,472,622,564

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

10 Increase, decrease in investment property

Items	Beginning balance	Increase during the period	Decrease during the period	Ending balance
a. Investment properties for lease (1)				
Original cost	22,210,000,000	-	-	22,210,000,000
Infrastructure	22,210,000,000	-	-	22,210,000,000
Accumulated depreciation	3,701,666,640	138,812,499	-	3,840,479,139
Infrastructure	4,256,916,636	138,812,499	-	4,395,729,135
Net book value	18,508,333,360	-	-	17,814,270,865
Infrastructure	17,953,083,364	-	-	17,814,270,865
b. Investment properties held for capital appreciation (2)				
Original cost	20,000,000,000	-	-	20,000,000,000
House and Land use rights	20,000,000,000	-	-	20,000,000,000
Impairment loss	-	-	-	-
House and Land use rights	-	-	-	-
Net book value	20,000,000,000	-	-	20,000,000,000
House and Land use rights	20,000,000,000	-	-	20,000,000,000

(1) The investment property for lease is the 2nd floor of HAGL Lake View building, 72 Ham Nghi, Thanh Khe Ward, Da Nang. The Company has signed an addendum to extend the lease contract, the lease term is 02 years from November 01, 2025 and ends on October 31, 2026.

(2) The investment property waiting for price increase is the currently unleased part of the 2nd floor of HAGL Lake View building, 72 Ham Nghi, Thanh Khe Ward, Da Nang with the value of VND 20.000.000.000.

Present the fair value of investment property

The fair value of the investment property has not been formally assessed and determined as at December 31, 2025. However, based on the actual leasing situation and the market price of adjacent land, the Board of General Directors of the Company believes that the market value of the investment property is greater than the remaining value as at this date

The income and expenses related to leasing the investment property for lease are as follows:

	From 1 January to 31 March	
	2026	2025
Rental income	29,454,545	19,636,364
Direct expenses related to generating rental income	1,575,273	1,134,546

11. Construction in progress

	Jan 1, 2026	Expenses incurred during the period	Transferred to fixed assets during the period	Mar 31, 2026
Functional Food Manufacturing Plant (*)	30,929,820,229	325,955,368	-	31,255,775,597
Acquisition of assets	140,300,000,000	-	-	140,300,000,000
+ Transfer of land use rights (**)	140,300,000,000	-	-	140,300,000,000
Others	97,133,302	-	-	97,133,302
Total	171,326,953,531	325,955,368	-	171,652,908,899

(*) The Functional Food Manufacturing Plant project, with a capacity of 17,000 products per year, is being constructed at Giao Long Industrial Park, Vinh Long Province. The construction of the building and other items under Phase 1 of the construction package has been completed. As of now, the project is continuing with the investment items under Phase 2 of the construction package, which includes the construction of the factory, and has not yet been completed or put into operation.

(**) The transfer of the real estate located at 259 Tran Xuan Soan, Tan Hung Ward, Ho Chi Minh City, pursuant to Transfer Agreement No. 0103/GPC/TTCN-2024 dated March 26, 2024 and the related transfer contracts between the Company and Mr. Dang Duc Thanh (Chairman of the Board of Directors) and his spouse, was approved by the General Meeting of Shareholders under Resolution No. 22/2024/GPC/NQ-DHĐCĐ dated March 06, 2024. As at the date of preparation of these financial statements, the Company has received handover of the property and the related documentation. However, the transfer has not yet been completed as the relevant legal procedures are still in progress. This property is being used as collateral for a loan of Tien Thinh Organic Corporation (a subsidiary).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

12 Payables to suppliers	Mar 31, 2026		Jan 1, 2026	
	Value	Amount that can be repaid	Value	Amount that can be repaid
Short-term	356,703,972	356,703,972	380,623,214	380,623,214
Binh Tay Alcohol Joint Stock Company Branch, Binh Duong Alcohol Factory	92,459,439	92,459,439	-	-
Green Art Trading Co., Ltd.	101,906,000	101,906,000	-	-
Other payables to suppliers	3,411,551	3,411,551	78,813,314	78,813,314
Total	356,703,972	356,703,972	380,623,214	380,623,214

13 Taxes and other payables to the state

Payable	Jan 1, 2026	Amount payable during the period	Amount paid during the period	Mar 31, 2026
VAT on domestic sales	1,368,098,663	1,544,816,043	2,703,381,205	209,533,501
Export and import duties	-	42,482,819	42,482,819	-
Corporate income tax	852,245,091	185,511,093	745,000,000	292,756,184
Personal income tax	122,718,219	115,130,294	73,669,283	164,179,230
Total	2,343,061,973	1,887,940,249	3,564,533,307	666,468,915

Disclosure of the method for determining taxes, fees, and other payable charges.**VAT**

The Company pays Value Added Tax (VAT) using the credit method. The applicable VAT rates are as follows:

	Tax rate
- Wisconsin Ginseng, Lingzhi mushrooms, Fertilizers. (*)	5%
- Other goods and services	10%

(*) According to the provisions of Clause 2, Article 9 of the Law on Value Added Tax 2024 effective from July 01, 2025, fertilizer, American Wisconsin Ginseng, Lingzhi Mushrooms will be subject to a tax rate of 5%

During the period, the Company received a VAT reduction for certain goods and services from 10% to 8% under Decree No. 180/2024/ND-CP from January 01, 2025 to June 30, 2025, and Decree No. 174/2025/ND-CP from July 01, 2025 to December 31, 2026.

Export and import duties

The company files and pays according to the customs notice.

Corporate income tax

Income from other activities is subject to corporate income tax at a rate of 20%.

Property tax

Land lease payments are made according to the notice from the tax authority.

Other taxes

The company declares and pays in accordance with the regulations.

14 Accrued expenses	Mar 31, 2026	Jan 1, 2026
a. Short-term		
Loan interests		4,468,203,196
Research and development expenses	2,200,000,000	2,300,000,000
Other expenses	15,377,280	37,585,054
Total	2,215,377,280	6,805,788,250
b. Related parties (*)		
Organic Tien Thinh Joint Stock Company	-	806,063,771
Green Standard International Housing Joint Stock Company	-	3,662,139,425
Total	-	4,468,203,196

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

15 Other Payable**a. Short-term**

Short-term deposits received

485,800,000 465,800,000

Borrowings payables

260,000,000 -

Other payables

4,111,891 3,828,247

Total**749,911,891 469,628,247****b. Related parties**

Green Standard International Housing Joint Stock Company

90,000,000 -

Total**90,000,000 -****16 Loans and finance lease liabilities****Mar 31, 2026****Jan 1, 2026****Value****Amount that can
be repaid****Value****Amount that can be
repaid****a. Short-term borrowings and
finance lease liabilities****29,110,954,494 29,110,954,494 97,717,072,922 97,717,072,922**- Vietcombank – Saigon Cholon
Branch (1)

27,990,321,015 27,990,321,015 23,647,194,950 23,647,194,950

- Due payables – Vietcombank
– Saigon Cholon Branch (2)

1,120,633,479 1,120,633,479 1,494,177,972 1,494,177,972

Organic Tien Thinh Joint Stock
Company

- - 21,140,700,000 21,140,700,000

- Green Standard International
Housing Joint Stock Company

- - 51,435,000,000 51,435,000,000

**b. Long-term borrowings and
finance lease liabilities****8,716,038,016 8,716,038,016 8,716,038,016 8,716,038,016**- Vietcombank – Saigon Cholon
Branch (2)

8,716,038,016 8,716,038,016 8,716,038,016 8,716,038,016

Total**37,826,992,510 37,826,992,510 106,433,110,938 106,433,110,938**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

16 Loans and finance lease liabilities (Continued)

Disclosure of details for each loan:

Disclosure of bank loans

(1) Vietcombank – Saigon Cholon Branch includes the following short-term loan agreement:

Loan agreement under credit limit No. 002B25 dated March 10, 2025.

- *Loan purpose: To supplement working capital;*
- *Repayment period: From June 17, 2026, to September 30, 2026;*
- *Interest rate: 6.5% - 6.8% per annum;*

Collateral:

- *All assets being constructions on land to be formed in the future relating to the dietary supplement manufacturing plant project, located at Land Lot No. 653, Map Sheet No. 5, Giao Long Commune, Vinh Long Province;*
- *Land use rights and assets attached to land at plot No. 653, map sheet No. 5 in Giao Long Commune, Vinh Long Province;*
- *Land use rights and assets attached to land at the second floor of the HAGL Lake View Building, 72 Ham Nghi, Thanh Khe Ward, Da Nang City.*

(2) Long-term loan and current portion of long-term debt payable to Vietcombank – Saigon Cholon Branch includes the following

Loan agreement under credit limit No. 335C22 signed on October 5, 2022:

- *Loan purpose: To pay for the construction of the functional food manufacturing plant;*
- *Repayment period: From January 26, 2023, to October 26, 2032;*
- *Interest rate: 10.4% - 11.2% per annum;*

Collateral:

- *Land use rights and assets attached to land at plot No. 653, map sheet No. 5 in Giao Long Commune, Vinh Long Province;*
- *Land use rights and assets attached to land at the second floor of the HAGL Lake View building, 72 Ham Nghi, Thanh Khe Ward, Da Nang City.*
- *Pledge of receivables agreement No. 030/NHNT-KH/TC/20 dated on January 3, 2020.*

	From 1 January to 31 March	
	2026	2025
17 Bonus and welfare fund		
Beginning balance	632,864,829	409,302,792
allocation	-	115,384,419
Fund expenditure	(595,751,445)	(4,237,963)
Ending balance	37,113,384	520,449,248

18 Equity**a. Statement of changes in equity**

Items	Owner's equity contributions	Share premium	Undistributed after-tax profit	Total
Balance as of January 1, 2025	540,721,430,000		39,930,428,431	580,651,858,431
Profit	-	-	799,495,324	799,495,324
Allocation to welfare fund	-	-	(115,384,419)	(115,384,419)
Board of Directors' remuneration	-	-	(126,000,000)	(126,000,000)
Balance as of March 31, 2025	540,721,430,000	-	40,488,539,336	581,209,969,336
Balance as of January 1, 2026	540,721,430,000	-	41,146,331,600	581,867,761,600
Profit	-	-	634,732,864	634,732,864
Board of Directors' remuneration	-	-	(120,000,000)	(120,000,000)
Balance as of March 31, 2026	540,721,430,000	-	41,661,064,464	582,382,494,464
b. Share Capital Details	Number of Shares	Ownership Percentage	Mar 31, 2026	Jan 1, 2026
Mr Đặng Đức Thành	15,600,000	28.85%	156,000,000,000	156,000,000,000
Mrs Nguyễn Thị Thanh Loan	7,800,000	14.43%	78,000,000,000	78,000,000,000
Others	30,672,143	56.72%	306,721,430,000	306,721,430,000
Total	54,072,143	100.00%	540,721,430,000	540,721,430,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

18 Equity (Continued)**c. Equity Transactions with Owners
and distribution of dividends and profits**

Contributed Capital of Owners

Beginning balance of contributed capital

Increase in contributed capital during the period

Ending balance of contributed capital

Mar 31, 2026

Jan 1, 2026

540,721,430,000

540,721,430,000

-

540,721,430,000

540,721,430,000

Mar 31, 2026

01/01/2025

d. Shares

Number of shares registered for issuance

Number of shares sold to the public

Common shares

Number of shares repurchased

Number of outstanding shares

Common shares

Par value of outstanding shares: VND/share

54,072,143

54,072,143

54,072,143

54,072,143

54,072,143

54,072,143

-

54,072,143

54,072,143

54,072,143

54,072,143

10,000

10,000

19 Off-Balance Sheet Items**Various Foreign Currencies**

Mar 31, 2026

Jan 1, 2026

USD

6.45

9.04

Total

6.45

31.41

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS**1. Revenue from Sales of Goods and Provision of Services**

Q1/2026

Q1/2025

a. Revenue

Revenue from Sale of Goods

Revenue from Leasing Premises

Total

26,741,650,500

15,294,034,935

31,029,818

20,770,910

26,772,680,318

15,314,805,845

b. Revenue from Related Parties

Green+ Pharmacy and Clinic Management Joint Stock Company

Total

Q1/2026

Q1/2025

21,051,852

-

21,051,852

-

2. Net Revenue from Sales of Goods and Provision of Services

Revenue from Sale of Goods

Revenue from Leasing Premises

Total

Q1/2026

Q1/2025

26,741,650,500

15,294,034,935

31,029,818

20,770,910

26,772,680,318

15,314,805,845

3. Cost of Goods Sold

Cost of Goods Sold for Merchandise

Cost of Leasing Premises

Total

Q1/2026

Q1/2025

23,690,640,771

10,973,408,952

3,753,718

2,502,479

23,694,394,489

10,975,911,431

4. Financial Income

Interest Income from Bank Deposits

Realized Foreign Exchange Gains

Total

Q1/2026

Q1/2025

860,608,286

499,869,173

2,420

306

860,610,706

499,869,479

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

5. Financial Expenses	Q1/2026	Q1/2025
Interest Expenses	568,408,654	482,308,935
Other financial expenses	2,079,891	496
Total	570,488,545	482,309,431
6. Selling Expenses	Q1/2026	Q1/2025
Material and Packaging Expenses	-	578,118
Tools and Supplies Expenses	106,857,909	28,292,771
Depreciation of Fixed Assets	21,312,501	21,312,501
Outsourced Service Expenses	28,015,326	18,321,188
Other Selling Expenses	221,870,548	628,317,583
Total	378,056,284	696,822,161
7. General and Administrative Expenses	Q1/2026	Q1/2025
Staff Costs	1,824,757,333	1,843,904,934
Office Supplies Expenses	8,161,547	1,156,818
Depreciation of Fixed Assets	124,278,126	124,278,126
Taxes, Fees, and Charges	40,000	9,529,717
Outsourced Service Expenses	229,342,885	296,454,346
Other Administrative Expenses	174,097,217	149,538,528
Total	2,360,677,108	2,424,862,469
8. Other Income	Q1/2026	Q1/2025
Sponsorships Received from Partners	257,121,439	-
Other Income	246,446	113,204
Total	257,367,885	113,204
9. Other Expenses	Q1/2026	Q1/2025
Sponsorship Expenses	-	20,000,000
Depreciation of Non-Operating Fixed Assets	14,999,040	151,309,659
Penalties and Fines Related to Tax Violations	6,303,525	197,163
Other Expenses	45,495,961	-
Total	66,798,526	171,506,822
10. Production and Business Expenses by Nature	Q1/2026	Q1/2025
Cost of Goods	23,690,640,771	10,973,987,070
Labor Costs	1,824,757,333	1,843,904,934
Depreciation of Fixed Assets	145,590,627	145,590,627
Taxes, fees and charges	40,000	9,529,717
Outsourced Service Expenses	257,358,211	314,775,534
Other Cash Expenses	514,740,939	809,808,179
Total	26,433,127,881	14,097,596,061

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

11. Current Corporate Income Tax Expenses

The corporate income tax payable for the year is estimated as follows:

	Q1/2026	Q1/2025
1. Total Accounting Profit Before Tax	820,243,957	1,063,376,214
2. Adjustments to Increase or Decrease Accounting Profit to Determine Taxable Income:	107,311,508	256,028,234
2.1. Adjustments to Increase	107,311,508	256,028,234
<i>Non-deductible Expenses</i>	107,311,508	256,028,234
2.2. Adjustments to Decrease	-	-
<i>Dividends Received</i>	-	-
3. Taxable Income	927,555,465	1,319,404,448
4. Previous quarter losses have been carried forward.	-	-
5. Taxable Profit	927,555,465	1,319,404,448
6. Corporate Income Tax Rate	20%	20%
7. Corporate Income Tax Payable at the Standard Rate	185,511,093	263,880,890
8. Current Corporate Income Tax Payable	185,511,093	263,880,890

Vinh Long, 29th April 2026

PREPARER



Nguyễn Thị Ngọc Tuyên

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

GENERAL DIRECTOR



Lê Đình Phong

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

V.2. Financial Investments

a. Held-to-Maturity Investments

	Mar 31, 2026		Jan 1, 2026	
	Original Value	Booking Value	Original Value	Booking Value
Short-term				
Term deposits with a 12-month maturity at Vietcombank – Saigon Cho Lon Branch (*)	49,650,000,000	49,650,000,000	49,650,000,000	49,650,000,000
Receivables from short-term loan with a 9-month maturity at Green Portal Corporation (**)	22,000,000,000	22,000,000,000	22,000,000,000	22,000,000,000
Total	27,650,000,000	27,650,000,000	27,650,000,000	27,650,000,000
	22,000,000,000	22,000,000,000	50,000,000,000	50,000,000,000

(*) These are term deposits with an original term of 12 months at the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) that are automatically renewed, with

(**) A loan granted under Loan Agreement No. 01/2025/HDV dated December 30, 2025, bearing interest at 8.8% per annum with a term of 9 months. The loan was approved by the Board of Management in accordance with Minutes of Meeting No. 80.2025/GP-CBB-HDQT dated December 15, 2025.

b. Long-term Financial Investments

	Mar 31, 2026			Jan 1, 2026		
	Original Value	Provision	Fair Value	Original Value	Provision	Fair Value
Investments in Subsidiaries:						
- Tien Thinh Organic Joint Stock Company (1)	60,000,000,000	-	60,000,000,000	60,000,000,000	-	60,000,000,000
- Investments in Joint Ventures and Associates	60,000,000,000	-	60,000,000,000	60,000,000,000	-	60,000,000,000
- Green Standard International Housing Joint Stock Company (2)	183,000,000,000	-	183,000,000,000	183,000,000,000	-	183,000,000,000
- Equity Investments in Other Entities:						
- Dong Khoi Investment and Development Joint Stock Company (3)	7,250,000,000	(63,825,209)	7,186,174,791	7,250,000,000	(63,825,209)	7,186,174,791
Total	250,250,000,000	(63,825,209)	250,186,174,791	250,250,000,000	(63,825,209)	250,186,174,791

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 1st Quarter period ended 31 March 2026

Unit: VND

V.2. Financial Investments (Continued)

I	Company	Address	Core Business	Share	Ownership Ratio	Capital Contribution Ratio	Voting Rights Ratio	Significant Transaction
	Investments in Subsidiaries							
	- Tien Thinh Organic Joint Stock Company (1)	73-75 Tran Trong Cung Street, Tan Thuan Ward, Ho Chi Minh City	Fertilizer Trading	6,000,000	85.7%	85.7%	85.7%	- Borrowing Money - Repayment of Borrowed Money
	Investments in Associates							
	- Green Standard International Housing Joint Stock Company (2)	Land lot No. 318, Map sheet No. 21, Phu Chien Hamlet, Phu Hung Commune, Ben Tre City, Ben Tre	Architectural Activities and Related Technical Consultancy	18,300,000	22.9%	22.9%	22.9%	- Taking a Loan - Payment of Loan Interest
	Long-term Investments in Other Companies							
	- Dong Khoi Investment and Development Joint Stock Company (3)	Land lot No. 721, Map sheet No. 25, Quoi Hung Hamlet, Quoi Son Commune, Chau Thanh District, Ben Tre	Real Estate Business	725,000	14.5%	14.5%	14.5%	