

CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

GREEN PLUS JOINT STOCK CORPORATION

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Management of Green Plus Joint Stock Corporation ("the Company") is pleased to present its report and the consolidated financial statements of the Company for the 2nd Quarter period ended 30 June 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 2nd quarter of 2026 are presented in the attached financial statements.

3. Chief Accountant

The members of the Board of Directors, the Supervisory Board, the Executive Board, and the Chief Accountant during the 2nd 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 2nd 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.

Report of management

For the 2nd Quarter period ended 30 June 2026

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

Management is responsible for the consolidated financial statements of each financial period which give a true and fair view of the consolidated financial position of the Company and of the consolidated results of its operations and its consolidated cash flows for the period. In preparing those consolidated 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 consolidated 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 consolidated 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 consolidated financial statements give a true and fair view of the consolidated financial position of the Company as at 30 June 2026 and of the consolidated results of its operations and its consolidated cash flows for 2nd 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 consolidated financial statements.

Vinh Long, 30th July 2026

On behalf of the Company



Lê Đình Phong

General Director

CONSOLIDATED BALANCE SHEET

For the 2nd Quarter period ended 30 June 2026

Unit: VND

ASSETS	Code	Notes	Jun 30, 2026	Jan 1, 2026
A. CURRENT ASSETS	100		267,768,497,855	305,163,224,116
I. Cash and cash equivalents	110	V.1	210,075,601	674,277,506
1. Cash	111		210,075,601	674,277,506
2. Cash equivalents	112		-	-
II. Short-term investments	120		158,654,937,534	119,650,000,000
1. Short-term investments	121		-	-
2. Provision for impairment of short-term investments	122		-	-
3. Short-term held-to-maturity investments	123	V.2a	158,654,937,534	119,650,000,000
4. Provision for short-term held-to-maturity investment	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investm	126		-	-
III. Short - term receivables	130		97,725,320,059	174,363,761,045
1. Trade receivables	131	V.3a	30,332,933,746	38,805,386,726
2. Advance to suppliers	132	V.4	15,223,995,170	12,858,652,055
3. Intercompany receivables	133		-	-
4. Receivables under construction contract progress	134		52,771,176,889	-
5. Other short-term receivables	135	V.5a	(602,785,746)	123,302,508,010
6. Provision for doubtful debts (*)	136		-	(602,785,746)
IV. Inventories	140	V.6	10,942,024,707	10,156,374,818
1. Inventories	141		10,942,024,707	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 as	153		-	-
VI. Current assets	160		236,139,954	318,810,747
1. Short-term prepaid expenses	161	V.11a	184,316,219	265,474,927
2. VAT deducted	162		51,823,735	53,335,820
3. Taxes and payable to state budget	163		-	-
4. Government bonds purchased for resale	164		-	-
5. Current assets	165		-	-

CONSOLIDATED BALANCE SHEET

For the 2nd Quarter period ended 30 June 2026

Unit: VND

ASSETS	Code	Notes	Jun 30, 2026	Jan 1, 2026
B. NON-CURRENT ASSETS	200		412,350,007,694	411,748,197,412
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		9,811,743,918	10,132,923,252
1. Tangible fixed assets	221	V.7	7,354,120,394	7,645,301,648
- Cost	222		10,723,000,000	10,723,000,000
- Accumulated depreciation (*)	223		(3,368,879,606)	(3,077,698,352)
2. Finance-leased fixed assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.8	2,457,623,524	2,487,621,604
- Cost	228		2,999,808,000	2,999,808,000
- Accumulated depreciation (*)	229		(542,184,476)	(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 plants	237		-	-
4. Provision for impairment of long-term biological ass	238		-	-
IV. Investment real estate	240	V.9	37,675,458,366	37,953,083,364
- Original cost	241		42,210,000,000	42,210,000,000
- Accumulated depreciation (*)	242		(4,534,541,634)	(4,256,916,636)
V. Long-term asset in progress	250		171,905,191,334	171,326,953,531
1. Long-term business costs in progress	251		-	-
2. Long-term construction costs in progress	252	V.10	171,905,191,334	171,326,953,531
VI. Long- term financial Investments	260		191,416,984,979	191,003,413,695
1. Investment in equity of subsidiaries	261		-	-
2. Investment in joint-venture	262	V.2b	184,233,083,214	183,817,238,904
3. Investments in equity of other entities	263	V.2c	7,250,000,000	7,250,000,000
4. Provision for impairment of long-term investments in	264	V.2c	(66,098,235)	(63,825,209)
5. Long-term held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments	266		-	-
VII. Other long-term assets	270		948,948,347	740,142,820
1. Long-term deferred expenses	271	V.11b	948,948,347	740,142,820
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		680,118,505,549	716,911,421,528

CONSOLIDATED BALANCE SHEET

For the 2nd Quarter period ended 30 June 2026

Unit: VND

LIABILITIES AND EQUITY	Code	Jun 30, 2026	Jan 1, 2026
C. LIABILITIES	300	81,941,728,619	120,873,991,518
I. Short-term liability	310	73,972,779,589	112,157,953,502
1. Short-term payable to supplier	311 V.13	1,186,264,370	163,411,551
2. Short-term advances from customers	312 V.14	3,169,530,000	-
3. Dividends and profits payable	313	-	-
4. Short-term taxes and amounts payable to the State	314 V.15	1,067,749,799	3,271,694,210
5. Payable to employees	315	181,300	181,300
6. Short-term expense paid	316 V.16	2,769,246,483	6,023,012,150
7. Intercompany payable	317	-	-
8. Construction contract progress payment due to custo	318	-	-
9. Short-term unearned revenue	319	7,363,636	7,363,636
10. Other short-term payable items	320 V.17	738,079,495	483,052,904
11. Short-term borrowings and finance lease liabilities	321 V.12a	64,873,251,122	101,576,372,922
12. Short-term provisions for payables	322	-	-
13. Bonus & welfare funds	323	161,113,384	632,864,829
14. Price stabilization fund	324	-	-
15 Government bonds purchased for resale	325	-	-
II. Long-term liability	330	7,968,949,030	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 receive	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.12b	7,968,949,030	8,716,038,016
10. Convertible bonds	340	-	-
11. Preference shares	341	-	-
12. Deferred income tax liabilitie	342	-	-
13. Long-term provision	343	-	-
14 Development of science and technology fund	344	-	-

CONSOLIDATED BALANCE SHEET

For the 2nd Quarter period ended 30 June 2026

Unit: VND

LIABILITIES AND EQUITY	Code	Notes	Jun 30, 2026	Jan 1, 2026
D. OWNER'S EQUITY	400	V.18	598,176,776,930	596,037,430,010
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		46,651,985,597	44,818,802,590
- Undistributed earnings at the end of the previous period	420a		44,572,302,590	42,875,371,623
- This period undistributed earnings	420b		2,079,683,007	1,943,430,967
11 Lợi ích cổ đông không kiểm soát	429		10,803,361,333	10,497,197,420.00
TOTAL LIABILITIES AND EQUITY	440		680,118,505,549	716,911,421,528

PREPARER



Nguyễn Thị Ngọc Tuyên

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

Vinh Long, 30th July 2026

GENERAL DIRECTOR



Lê Đình Phong

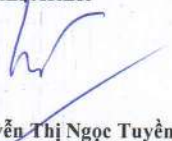
CONSOLIDATED INCOME STATEMENT

For the 2nd Quarter period ended 30 June 2026

Unit: VND

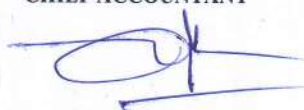
ITEMS	Code	Notes	2nd Quarter		From 1 January to 30 June	
			2026	2025	2026	2025
Revenue from sales of goods and provision of services	01	VI.1	36,957,863,543	21,736,845,562	63,730,543,861	52,301,651,407
Deductions from revenue	02		-	-		
Net revenue from sales of goods and provision of services (10 = 01 - 02)	10	VI.2	36,957,863,543	21,736,845,562	63,730,543,861	52,301,651,407
Cost of goods sold	11	VI.3	34,258,557,959	15,552,166,168	57,952,952,448	41,678,077,599
Gross profit from sales of goods and provision of services (20 = 10 - 11)	20		2,699,305,584	6,184,679,394	5,777,591,413	10,623,573,808
Profit/loss from sale and liquidation of investment real estate	21		-	-	-	-
Financial activities income	22	VI.4	3,155,400,624	1,742,438,649	5,251,523,636	3,467,389,029
Financial activities expenses	23	VI.5	1,856,067,502	2,736,704,602	2,501,105,103	3,533,318,416
- In which: Loan interest expenses	24		1,853,794,440	2,733,892,657	2,496,752,150	3,530,505,975
Selling expenses	25	VI.6	275,494,671	933,805,418	653,550,955	1,630,627,579
General & administration expenses	26	VI.7	2,696,049,104	3,398,466,755	5,199,227,939	5,965,261,514
The profit or (loss) in the joint venture or association cc	27		161,798,580	368,315,579	415,844,310	368,315,579
Operating profit						
{30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		1,188,893,511	1,226,456,847	3,091,075,362	3,330,070,907
Other income	31	VI.8	-	201,533,396	257,367,885	201,646,600
Other expenses	32	VI.9	293,096,055	157,224,468	359,894,581	328,731,290
Other profit (40 = 31 - 32)	40		(293,096,055)	44,308,928	(102,526,696)	(127,084,690)
Total accounting profit before tax						
(50 = 30 + 40)	50		895,797,456	1,270,765,775	2,988,548,666	3,202,986,217
Current business income tax charge	51	VI.11	213,498,348	438,982,759	602,701,746	876,632,495
Deffered business income tax charge	52	VI.12	-	(105,397,415)	-	(105,397,415)
Profit after corporate income tax						
(60 = 50 - 51 - 52)	60		682,299,108	937,180,431	2,385,846,920	2,431,751,137
Lợi nhuận sau thuế của công ty mẹ	61		492,530,798	860,984,173	2,079,683,007	2,256,258,396
Lợi nhuận sau thuế của cổ đông không kiểm soát	62		189,768,310	76,196,258	306,163,913	175,492,741
Earning per share (*)	70	VI.13	9	14	38	39
Diluted earning per share	71	VI.13	9	14	38	39

PREPARER



Nguyễn Thị Ngọc Tuyền

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

Vinh Long, 30th July 2026

GENERAL DIRECTOR



Lê Đình Phong

CONSOLIDATED CASH FLOW STATEMENT

(Indirect Method)

For the 2nd Quarter period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	From 1 January to 30 June	
			2026	2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		2,988,548,666	3,202,986,217
2. Adjustments for:				-
Depreciation of fixed assets and investment properties	02	V.7,8,9	598,804,332	598,804,332
Provisions	03		2,273,026	2,811,830
Gains/losses from foreign exchange rate differences due to revaluation of monetary items denominated in foreign currencies	04		-	-
Investment gains/losses	05		(6,003,649,132)	(3,835,263,756)
Interest expenses	06		2,833,035,972	3,530,505,975
Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		419,012,864	3,499,844,598
Increase (-), decrease (+) in receivables	09		78,450,954,533	(45,868,221,155)
Increase (-), decrease (+) in inventories	10		5,755,383,990	4,693,559,158
Increase (+), decrease (-) in payables (excluding interest payable and income tax payable)	11		(2,136,859,846)	8,743,124,587
Increase (-), decrease (+) in prepaid expenses	12		(127,646,819)	(167,683,746)
Increase (-), decrease (+) in trading securities	13		-	-
Interest paid	14		(6,735,457,872)	(1,898,983,854)
Corporate income tax paid	15		(1,525,697,331)	(1,003,043,775)
Other cash receipts from operating activities	16		-	-
Other cash payments from operating activities	17		(210,807,000)	(135,237,963)
Net cash flow from operating activities	20		73,888,882,519	(32,136,642,150)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase, construction of fixed assets and other long-term assets	21		(588,427,133)	(1,119,339,496)
2. Proceeds from disposal of fixed assets and other long-term assets	22		-	-
3. Loans granted, purchases of debt instruments of other entities	23		(50,765,000,000)	-
4. Loan recoveries, resale of debt instruments of other	24		32,900,762,466	-
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		2,690,491,029	2,136,014,722
Net cash flow from investing activities	30		(15,762,173,638)	44,326,675,226

CONSOLIDATED CASH FLOW STATEMENT

(Indirect Method)

For the 2nd Quarter period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	From 1 January to 30 June	
			2026	2025
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		51,287,324,550	30,393,918,405
4. Repayment of principal loans	34		(109,878,235,336)	(55,099,254,087)
5. Repayment of finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flow from financing activities	40		(58,590,910,786)	(24,705,335,682)
Net cash flow for the year (50 = 20 + 30 + 40)	50		(464,201,905)	(12,515,302,606)
Cash and cash equivalents at the beginning of the year	60		674,277,506	13,084,274,412
Effect of exchange rate changes on cash and cash equivalents	61			
Cash and cash equivalents at the end of the year (70 = 50	70	V.1	210,075,601	568,971,806

PREPARER



Nguyễn Thị Ngọc Tuyền

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

Vinh Long, 30th July 2026

GENERAL DIRECTOR



Lê Đình Phong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

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

Green Plus 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 8, 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 2nd quarter of 2026 had an impact on the financial statements.

None.

6. Total number of employees as of June 30, 2026: 27 employees. (As of January 1, 2026: 31 employees.)**7. Organizational structure of the Company****7.1. List of subsidiaries**

As of June 30, 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 June 30, 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 CONSOLIDATED FINANCIAL STATEMENTS*For the 2nd Quarter period ended 30 June 2026**Unit: VND***II. ACCOUNTING FISCAL YEAR AND CURRENCY USED IN ACCOUNTING****1. Accounting fiscal year**

The fiscal year is begun on January 01 and ended December 31 annually.

2. Currency used in accounting

Vietnam Dong (VND) is used as a currency unit for accounting records.

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 Circular No. 43/2026/TT-BTC dated April 20, 2026 amends and supplements a number of articles of Circular No. 202/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance guiding the method of preparing and presenting consolidated 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 Consolidation of Financial Statements**

The consolidated financial statements include the financial statements of Green+ Group Joint Stock Company and its subsidiary ("the Group") for the 2nd quarter of 2026 as at June 30, 2026.

following accounting policies consistent with those of Green+ Group Joint Stock Company. Adjustments have been made to eliminate any discrepancies in accounting policies to ensure consistency between the subsidiary and Green+ Group Joint Stock Company.

All intra-group balances, transactions, income, expenses, and unrealized gains arising from intra-group transactions included in the carrying amount of assets are fully eliminated.

unless the transaction provides evidence of impairment of the transferred asset.

Non-controlling interests represent the portion of profit or loss and net assets of the subsidiary not attributable to the Group. These

Losses incurred by the subsidiary are allocated to the non-controlling interests even if this results in a deficit balance for non-controlling interests in the net assets of the subsidiary.

Goodwill (or gain from a bargain purchase) arising on the acquisition of a subsidiary represents the excess of the cost of the investment over the fair value of the identifiable net assets of the subsidiary at the acquisition date. Goodwill is amortized on a straight-line basis over its estimated useful life, not exceeding 10 years. Periodically, the Group assesses goodwill for impairment; if there is evidence that the impairment loss exceeds the annual amortization, the excess impairment loss is recognized immediately in the period incurred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For the 2nd Quarter period ended 30 June 2026**Unit: VND***2. Foreign Exchange Rates Applied in Accounting**

The Company translates foreign currencies into Vietnamese Dong based on the actual transaction rate and the recorded book rate.

Principle for Determining Actual Transaction Exchange Rate

All foreign currency transactions arising during the year (such as buying or selling foreign currency, recognizing receivables and payables, purchasing assets, or expenses settled immediately in foreign currency) are accounted for at the actual exchange rate at the transaction date.

advances from customers, prepaid expenses, deposits, and deferred revenue) denominated in foreign currencies are revalued at the actual exchange rate announced at the reporting date.

- The actual exchange rate applied for revaluing monetary items classified as assets is the foreign currency buying rate of the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank). The buying rate as of June 30, 2026: 26,286 VND/USD.

- The actual exchange rate used to revalue monetary items denominated in foreign currencies that are classified as liabilities: the selling exchange rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) is applied. The selling exchange rate as of June 30, 2026: 26,286 VND/USD.

Foreign exchange differences arising during the year from transactions in foreign currencies and from the revaluation of monetary items denominated in foreign currencies at the end of the accounting period, after offsetting exchange gains and losses, are recognized in the profit or loss.

Principles for determining the accounting exchange rate

When recovering receivables, deposits, or making payments for payables denominated in foreign currencies, the Company applies the specific actual accounting exchange rate.

When making payments in foreign currencies, the Company applies the moving weighted average accounting exchange rate.

3. Principle for determining the effective interest rate used to discount cash flows

The effective interest rate used to discount cash flows for items recognized at present value, amortized cost, or recoverable amount is determined based on the interest rate applied by the commercial bank with which the Company frequently transacts, for loans granted to the Company.

4. Principle for recognizing cash and cash equivalents

Cash comprises cash on hand, demand deposits at banks, and cash in transit

5. 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For the 2nd Quarter period ended 30 June 2026**Unit: VND***5. Accounting principles for financial investments (Continued)****Accounting principles for investments in associates**

Investments in associates are recognized when the Group holds from 20% to less than 50% of the voting rights of the investees, has significant influence, but does not have control over the financial and operating policy decisions of these companies. Investments in associates are accounted for in the consolidated financial statements using the equity method.

Under the equity method, the initial investment is recorded at cost and subsequently adjusted for changes in the investor's share of the net assets of the associate or joint venture after acquisition. The consolidated statement of profit or loss reflects the Group's share of the results of operations of the associate or joint venture after acquisition as a separate line item.

Goodwill arising from the investment in an associate or joint venture is included in the carrying amount of the investment. The Group does not amortize this goodwill but assesses it annually for impairment.

The financial statements of the associates and joint ventures are prepared for the same accounting period as the Group's financial statements and apply consistent accounting policies. Appropriate consolidation adjustments have been made where necessary to ensure consistency of accounting policies with those of the Group.

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.

6. 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

7. Principle for recognizing inventory

- Raw materials, goods: include the purchase cost and other directly attributable costs incurred to bring the inventory to its current location and condition
- Finished goods: include the costs of raw materials, direct labor, and attributable manufacturing overheads, which are allocated based on normal operating capacity.
- 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.

8. Principle for recognizing and depreciating fixed assets (FA)**8.1. 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.

8.2. Principle for recognizing intangible fixed assets

Intangible fixed assets are recognized at historical cost less accumulated amortization. The historical cost of an intangible fixed asset comprises all costs incurred by the enterprise to acquire the intangible asset up to the time it is ready for its intended use.

The historical cost of an intangible fixed asset representing land use rights includes the amount paid to legally acquire the land use rights from another party, as well as costs for compensation, site clearance, land leveling, and registration fees.

Land Use Rights

Land use rights represent all actual costs directly related to the land that the Group has incurred, including amounts paid to obtain land use rights, compensation expenses, site clearance costs, land leveling expenses, registration fees, etc. When land use rights are acquired together with buildings and structures on the land, the value of the land use rights is separately identified and recorded as an intangible fixed asset.

8.3. 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:

Buildings and structures 40 yrs

Transportation and transmission equipment 10 yrs

Land use rights with a limited term are depreciated in accordance with the land lease term (50 years):

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For the 2nd Quarter period ended 30 June 2026**Unit: VND***9. 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.

10. 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.

11. 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.

Repair Costs: One-time major repair costs are allocated to expenses using the straight-line method over a period of 24 months.

12. 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For the 2nd Quarter period ended 30 June 2026**Unit: VND***13. Principles for the Recognition of Borrowings and Capitalization of Borrowing Costs**

Principles for the Recognition of Borrowing Costs: Borrowing costs include interest expenses and other costs incurred directly in connection with borrowings. Borrowing costs are recognized as expenses when incurred.

In cases where borrowing costs are directly attributable to the acquisition, construction, or production of qualifying assets that necessarily take a substantial period of time (more than 12 months) to get ready for their intended use or sale, such borrowing costs are capitalized. For specific loans used for the construction of fixed assets or investment properties, interest expenses are capitalized even if the construction period is less than 12 months. Any income earned from the temporary investment of borrowings pending their expenditure on qualifying assets is deducted from the cost of the related assets.

For general borrowings partly used for the acquisition, construction, or production of qualifying assets, the amount of borrowing costs eligible for capitalization is determined by applying a capitalization rate to the weighted average accumulated expenditures on those assets. The capitalization rate is the weighted average interest rate applicable to the borrowings outstanding during the period, excluding borrowings made specifically for the purpose of obtaining a particular qualifying asset.

14. Principle for recognizing payables

Accrued Expenses reflect amounts payable for goods and services that have been received from suppliers or provided to customers but have not yet been paid due to the absence of invoices or insufficient accounting documentation, as well as amounts payable to employees for accrued leave and other production and business expenses that must be accrued.

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

Profit after corporate income tax is distributed to shareholders after allocations to reserves in accordance with the Group's Charter and legal regulations, and after approval 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.

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

16. Principles and methods for recognizing revenue and other income (Continued)**Principles and methods for recognizing financial income**

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.

When an amount previously recognized as revenue becomes uncollectible or is deemed uncertain to be collected, it must be recorded as an expense in the period incurred, rather than as a reduction of revenue.

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 Corporate Income Tax Expenses and Deferred Corporate Income Tax Expenses

Corporate Income Tax Expenses include current corporate income tax expenses and deferred corporate income tax expenses incurred during the year, which are the basis for determining the Company's post-tax business results for the current financial year.

Current corporate income tax expense is the amount of corporate income tax payable calculated based on taxable income for the year and the applicable corporate income tax rate.

Deferred corporate income tax expense is the amount of corporate income tax expected to be payable in the future, arising from the recognition of deferred income tax liabilities during the year and the reversal of previously recognized deferred income tax assets. The Company does not recognize deferred tax assets or deferred tax liabilities arising from transactions that are directly recorded in equity.

Deferred income tax income refers to the reduction of deferred corporate income tax expenses resulting from the recognition of deferred income tax assets during the year and the reversal of previously recognized deferred income tax liabilities.

The Company offsets deferred income tax assets and deferred income tax liabilities only when it has a legally enforceable right to offset current income tax assets against current income tax liabilities, and when the deferred taxes relate to the same taxable entity and are administered by the same taxation authority, and the Company intends to settle current tax liabilities and assets on a net basis.

Taxes payable to the state budget will be finalized with the tax authority. Any differences between the tax payable as recorded in the accounting books and the tax amounts determined through tax audits or finalization will be adjusted upon receipt of the official finalization results.

The current corporate income tax rate applicable to the Company and its subsidiary is 20%.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For the 2nd Quarter period ended 30 June 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. Principles for Recognizing Earnings per Share

Basic earnings per share are calculated by dividing the profit or loss attributable to ordinary shareholders of the Company, after deducting the appropriations to the Bonus and Welfare Fund made during the period, by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share are calculated by dividing the profit or loss attributable to ordinary shareholders of the Company (after adjusting for dividends on convertible preferred shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued if all potential ordinary shares that have a dilutive effect were converted into ordinary shares.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

22. 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.

23. Principles for the Presentation of Assets, Revenue, and Consolidated Business Results by Segment

A business segment includes segments classified by business field and segments classified by geographical area.

A business field segment is a distinguishable component of the Company that is engaged in the production or provision of individual products or services, or a group of related products or services, and is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in the production or provision of products or services within a specific economic environment and is subject to risks and returns that are different from those of business segments operating in other economic environments.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET**1. Cash and cash equivalents**

	Jun 30, 2026	Jan 1, 2026
Cash	210,075,601	674,277,506
Cash	23,644,496	35,530,439
Non-term bank deposits	186,431,105	638,747,067
Total	210,075,601	674,277,506

2. Financial investments (see from page 31 to page 32)**3. Receivables from customers**

	Jun 30, 2026		Jan 1, 2026	
	Value	Provision	Value	Provision
a. Short-term	30,332,933,746	(570,785,746)	38,805,386,726	(570,785,746)
Green+ Pharmacy and Clinic Management Joint Stock Company	22,501,032,180.00	-	25,978,296,180	-
Epcos Foods Company Limited	2,394,077,800.00	-	3,382,997,800	-
Health Gift Joint Stock Company	4,043,071,000.00	-	7,970,602,000	-
Other receivables from customers	1,394,752,766.00	(570,785,746)	1,473,490,746	(570,785,746)
Total	30,332,933,746	(570,785,746)	38,805,386,726	(570,785,746)

b. Receivables from Related Party Customers

Green+ Pharmacy and Clinic Management Joint Stock Company	22,501,032,180.00	-	25,978,296,180	-
Total	22,501,032,180	-	25,978,296,180	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

4. Prepayments to suppliers

	Jun 30, 2026		Jan 1, 2026	
	Value	Provision	Value	Provision
Short-term	15,223,995,170	(32,000,000)	12,858,652,055	(32,000,000)
Cao Gia Phat Construction Investment Jsc (*)	10,866,800,000.00	-	10,866,800,000	-
Green Portal Corporation	860,000,000.00	-	650,000,000	-
Ginseng And Herb Co-op	-	-	617,348,900	-
Viet Nga Group Joint Stock Corporation	3,132,000,000.00			
Prepayments to other suppliers	365,195,170.00	(32,000,000)	724,503,155	(32,000,000)
Total	15,223,995,170	(32,000,000)	12,858,652,055	(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.

5 Other receivables

	Jun 30, 2026		Jan 1, 2026	
	Value	Provision	Value	Provision
a. Short-term	52,771,176,889	-	123,302,508,010	-
Interest receivables from term deposits	4,297,931,889	-	530,326,575	-
Advance for implementation of resort and healthcare real estate projects (1)	-	-	17,600,000,000	-
+ Mr Trần Công Lộc	-	-	17,600,000,000	-
Mrs Đặng Thị Minh Tuyết investment project implementation (2)	4,930,000,000	-	27,195,000,000	-
+ Other receivables	4,930,000,000	-	19,740,000,000	-
			7,455,000,000	-
Advance payments for asset purchases and product research and development (3)	30,260,000,000	-	77,905,227,435	-
+ Mr Nguyễn Trọng Nghĩa	26,100,000,000	-	36,100,000,000	-
+ Mr Nguyễn Văn Lai	4,160,000,000	-	27,221,060,000	-
+ Mr Nguyễn Khắc Ghi	-	-	14,584,167,435	-
'Loan repayments must be collected.	13,200,000,000			
Other receivables	69,000,000		69,000,000	
Other advance payments to employees	14,245,000		2,954,000	-
b. Long-term	591,680,750	-	591,680,750	-
Deposits and pledges	591,680,750	-	591,680,750	-
Total	53,362,857,639	-	123,894,188,760	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

5 Other receivables (Continued)**c. Other receivables from related parties**

+ Mr Trần Công Lộc	-	-	17,600,000,000	-
+ Mrs Đặng Thị Minh Tuyết	4,930,000,000	-	27,195,000,000	-
Total	4,930,000,000	-	44,795,000,000	-

Notes to other receivables

(1) Advance payment for the investment plan of the project "Japanese Medical Resort + Vietnam Lingzhi Mushroom Museum" in Vinh Long Province under Decision No. 0101/QĐ-CT.HĐQT dated January 30, 2024. As of the present date, the project has not yet been implemented, and the Company is considering alternative plans to change the project's purpose in order to comply with the local land use planning.

(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,

(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.

6. Inventories

	Jun 30, 2026		Jan 1, 2026	
	Value	Provision	Value	Provision
Goods	10,942,024,707	-	10,156,374,818	-
Total	10,942,024,707	-	10,156,374,818	-

- The value of obsolete, deteriorated, or unsellable inventories as of the end of the period: none.

- The value of inventories pledged or mortgaged to secure liabilities as of the end of the period: none.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

7. 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	81,656,250	209,525,004	291,181,254
Ending balance	1,333,718,750	2,035,160,856	3,368,879,606
Net book value			
Beginning balance	5,280,437,500	2,364,864,148	7,645,301,648
Ending balance	5,198,781,250	2,155,339,144	7,354,120,394

8 Intangible fixed assets

Items	Quyền sử dụng đất	Tổng cộng
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	29,998,080	29,998,080
Ending balance	542,184,476	542,184,476
Net book value		
Beginning balance	2,487,621,604	2,487,621,604
Ending balance	2,457,623,524	2,457,623,524

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

9 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	4,256,916,636	277,624,998	-	4,534,541,634
Infrastructure	4,256,916,636	277,624,998	-	4,534,541,634
Net book value	17,953,083,364	-	-	17,675,458,366
Infrastructure	17,953,083,364	-	-	17,675,458,366
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	-	-	-	-
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 second floor of the HAGL Lake View building, 72 Ham Nghi Street, Thanh Khe Ward, Da Nang. The Company has signed an annex extending the lease agreement, with the lease term of 1 year starting from February 1, 2025, and ending on January 31, 2026.

(2) Investment property held for capital appreciation consists of the currently unused portion of the second floor of the HAGL Lake View building, 72 Ham Nghi Street, Thanh Khe Ward, Da Nang with the value of VND 20.000.000.000.

Disclosure of the fair value of investment properties

The fair value of the investment property has not been formally assessed and determined as of June 30, 2026. However, based on the actual leasing situation and the market prices of adjacent land, the Company's Executive Board believes that the market value of the investment property is higher than its carrying amount as of this date.

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

	From 1 January to 30 June	
	2026	2025
Rental income	44,181,818	29,454,546
Direct expenses related to generating rental income	4,891,637	2,984,728

10. Construction in progress

	Jan 1, 2026	Expenses incurred during the period	Transferred to fixed assets during the period	Jun 30, 2026
Functional Food Manufacturing Plant (*)	30,929,820,229	578,237,803	-	31,508,058,032
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	578,237,803	-	171,905,191,334

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

10. Construction in progress (Cont'd)

(*) 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.

11. Payables to suppliers

	Jun 30, 2026	Jan 1, 2026
a. Short-term	184,316,219	265,474,927
Tools and equipment	123,090,911	194,629,938
Insurance purchase expenses	47,161,388	37,110,189
Other items	14,063,920	33,734,800
b. Long-term	948,948,347	740,142,820
Tools and equipment	29,890,687	46,662,021
Research and development expenses for ginseng wine	690,972,234	420,138,894
Other items	228,085,426	273,341,905
Total	1,133,264,566	1,005,617,747

12. Loans and finance lease liabilities

	Jun 30, 2026		Jan 1, 2026	
	Value	Amount that can be repaid	Value	Amount that can be repaid
a. Short-term	64,873,251,122	64,873,251,122	101,576,372,922	101,576,372,922
- Vietcombank – Saigon Cholon Branch (1)	40,403,867,150	40,403,867,150	48,647,194,950	48,647,194,950
- Due payables – Vietcombank – Saigon Cholon Branch (2)	1,494,177,972	1,494,177,972	1,494,177,972	1,494,177,972
- Saigonbank - Binh Chanh Branch (3)	6,000,000,000	6,000,000,000		
- SeAbank - HCM Branch (4)	16,975,206,000	16,975,206,000		
- Green Standard International Joint Stock Company	-	-	51,435,000,000	51,435,000,000
b. Long-term	7,968,949,030	7,968,949,030	8,716,038,016	8,716,038,016
- Vietcombank – Saigon Cholon Branch (2)	7,968,949,030	7,968,949,030	8,716,038,016	8,716,038,016
Total	72,842,200,152	72,842,200,152	110,292,410,938	110,292,410,938

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

12. Loans and finance lease liabilities (Cont'd)**Disclosure of details for each loan:**

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

loan agreement:

* Loan contract under the limit No. 001B25 và No. 002B25 dated March 10, 2025:

- Loan purpose: Supplementing working capital;
- Principal and interest repayment period: from June 17, 2026 to September 30, 2026;
- Interest rate: 6,5% - 6,8%/year;
- Form of security:

+ 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 relating to Land Lot No. 653, Map Sheet No. 5, Giao Long Commune, Vinh Long Province;

* Loan contract under the limit No. 121B25 dated July 14, 2025:

- Loan purpose: Supplementing working capital;
- Contract term: 12 months from the date of signing;
- Principal and interest repayment term: 9 months from the date of disbursement; Principal repayment term at the end of the term, interest paid monthly;
- Interest rate: 6,5% - 7,4%/year;
- Form of guarantee:

Ho Chi Minh City according to Housing Mortgage Contract No. 159/NHNT-KH/TC/24 dated June 13, 2024;

+ The right to use land and house at No. 259 Tran Xuan Soan, KP 4, Tan Hung Ward, Ho Chi Minh City according to the Mortgage Contract of Land Use Rights and House No. 159-1/NHNT-KHBL/TC/24 dated December 20,

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

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;
- Pledge of receivables agreement No. 030/NHNT-KH/TC/20 signed on January 3, 2020.

(3) Saigonbank – Binh Chanh Branch includes the following short-term loan agreement:

Loan agreement under credit limit No. 0015/2026/HDTDHMDP-PN dated May 9, 2026.

- Loan purpose: To supplement working capital;
- Repayment period: From May 26, 2026, to May 25, 2027;
- Interest rate: 9.5% per annum;

Collateral:

- Apartment No. 1.09; 1.10, Lot AB, Aview 1 Apartment, Residential Area 13C, Nguyen Van Linh Street, Binh Hung Commune, Ho Chi Minh City.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

12. Loans and finance lease liabilities (Cont'd)

(4)SeAbank – Ho Chi Minh Branch includes the following short-term loan agreement:

*Loan agreement under credit limit No. 188/25/HDTD-HM/HCM dated February 23, 2026.**- Loan purpose: To supplement working capital;**- Repayment period: From February 23, 2026, to February 22, 2027;**- Interest rate: 11.2% per annum;**Collateral:**Province; and assets attached to land at the second floor of the HAGL Lake View Building, 72 Ham Nghi, Thanh Khe Ward, Da Nang City.***13. Payables to suppliers**

	Jun 30, 2026		Jan 1, 2026	
	Value	Amount that can be repaid	Value	Amount that can be repaid
Short-term	1,186,264,370	1,186,264,370	163,411,551	163,411,551
Binh Tay Alcohol Joint Stock Company Branch, Binh Duong Alcohol Factory	249,865,440	249,865,440	-	-
Viet Nga Group Joint Stock Corporation	350,842,500	350,842,500	-	-
Homelink House Service Development and Investment Corporation	433,826,260	433,826,260	160,000,000	160,000,000
Other payables to suppliers	151,730,170	151,730,170	3,411,551	3,411,551
Total	1,186,264,370	1,186,264,370	163,411,551	163,411,551

14. Buyer pays in advance.

	Jun 30, 2026		Jan 1, 2026	
	Value	Amount that can be repaid	Value	Amount that can be repaid
Short-term	3,169,530,000	3,169,530,000		
Hung Phu Fertilizer Co., Ltd	3,169,530,000	3,169,530,000		
Cộng	3,169,530,000	3,169,530,000	-	-

15 Taxes and other payables to the state

Payable	Jan 1, 2026	Amount payable during the period	Amount paid during the period	Jun 30, 2026
VAT on domestic sales	1,368,098,663	2,793,141,079	4,124,959,088	36,280,654
Export and import duties	-	42,482,819	42,482,819	-
Corporate income tax	1,755,877,328	721,297,940	1,644,293,525	832,881,743
Personal income tax	147,718,219	168,710,777	117,841,594	198,587,402
Total	3,271,694,210	3,725,632,615	5,929,577,026	1,067,749,799

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

15 Taxes and other payables to the state (Cont'd)**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
- Fertilizer (*)	5%
- Wisconsin Ginseng, Lingzhi mushrooms (*)	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 1, 2025, fertilizer, American Wisconsin Ginseng, Lingzhi Mushrooms will be subject to a tax rate of 5%.

During the year, the Company was entitled to a reduction in VAT for certain goods and services from 10% to 8% in accordance with Decree No. 180/2024/NĐ-CP, effective from January 1, 2025 to June 30, 2025, and Decree No. 174/2025/NĐ-CP, effective from July 1, 2025 to December 31, 2026

Export and import duties

The company files and pays according to the customs notice:

Other taxes

The company declares and pays in accordance with the regulations.

16. Short-term accrued expenses**a. Short-term**

	Jun 30, 2026	Jan 1, 2026
Loan interests	411,236,055	3,685,427,096
Research and development expenses	2,300,000,000	2,300,000,000
Other expenses	58,010,428	37,585,054
Total	2,769,246,483	6,023,012,150

b. Related parties (*)

International Standard Housing Joint Stock Company	411,236,055	3,662,139,425
Total	411,236,055	3,662,139,425

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

	Jun 30, 2026	01/01/2025
Receipt of deposits and pledges	565,800,000	465,800,000
Interest payable	170,000,000	
Other Payable	17,252,904	25,634,597
Total	755,332,399	1,579,775,529

b. Other payables to related parties

Mr Đặng Đức Trung	170,000,000	-
Total	170,000,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

18. Equity

a. Reconciliation of changes in Owners' Equity: See page 33

b. Details of owner's contributed capital

	Number of Shares	Ownership Percentage	Jun 30, 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%	540,721,430,000	540,721,430,000

c. Equity Transactions with Owners and distribution of dividends and profits

	Jun 30, 2026	Jan 1, 2026
Contributed Capital of Owners	540,721,430,000	540,721,430,000
Beginning balance of contributed capital	540,721,430,000	540,721,430,000
Increase in contributed capital during the period	-	-
Ending balance of contributed capital	540,721,430,000	540,721,430,000

d. Shares

	Jun 30, 2026	Jan 1, 2026
Number of shares registered for issuance	54,072,143	54,072,143
Number of shares sold to the public	54,072,143	54,072,143
Common shares	54,072,143	54,072,143
Number of shares repurchased	-	-
Number of outstanding shares	54,072,143	54,072,143
Common shares	54,072,143	54,072,143
Par value of outstanding shares: VND/share	10,000	10,000

e. Profit Distribution

Information on profit distribution during the year:

Present information regarding the distribution of profits during the year:

During the period, the Company distributed its 2025 profits as follows:

	VND
Appropriation to the Remuneration Fund of the Board of Directors and Supervisory Board	120,000,000
Appropriation to the Bonus and Welfare Fund	126,500,000
Total	246,500,000

f. Non-controlling interests

	From 1 January to 30 June	
	2026	2025
Beginning balance	10,497,197,420	10,522,310,037
Profit for the period	306,163,913	175,492,741
Ending balance	10,803,361,333	10,697,802,778

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

	Jun 30, 2026	Jan 1, 2026
USD	3.15	9.04
Total	3.15	31.41

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF INCOME

	Q2/2026	Q2/2025
1. Revenue from Sales of Goods and Provision of Services		
a. Revenue		
Revenue from Sale of Goods	36,939,819,906	21,725,177,198
Service revenue	18,043,637	11,668,364
Total revenue	36,957,863,543	21,736,845,562
b. Revenue from related parties		
Green Plus Pharmacy and Clinic Management Joint Stock Company	-	9,298,333,333
Total	-	9,298,333,333
2. Net revenue	Q2/2026	Q2/2025
Revenue from merchandises sold	36,939,819,906	21,725,177,198
Net revenue from property rental	18,043,637	11,668,364
Total	36,957,863,543	21,736,845,562
3. Cost of Goods Sold	Q2/2026	Q2/2025
Cost of Goods Sold for Merchandise	34,254,804,241	15,549,663,689
Cost of Goods Sold for Services	3,753,718	2,502,479
Total	34,258,557,959	15,552,166,168
4 Financial Income	Q2/2026	Q2/2025
Interest Income from Bank Deposits	3,155,400,408	1,741,998,103
Realized Foreign Exchange Gains	216	440,546
Total	3,155,400,624	1,742,438,649
5. Financial Expenses	Q2/2026	Q2/2025
Interest Expenses	1,853,794,440	2,733,892,657
Provision/(Reversal) for devaluation of long-term investments	2,273,026	2,811,830
Realized Foreign Exchange Losses	36	115
Total	1,856,067,502	2,736,704,602
6. Selling Expenses	Q2/2026	Q2/2025
Material and Packaging Expenses	-	3,600,000
Tools and Supplies Expenses	84,304,470	46,924,952
Depreciation of Fixed Assets	21,312,501	21,312,501
Outsourced Service Expenses	12,405,254	588,266,271
Other Selling Expenses	157,472,446	273,701,694
Total	275,494,671	933,805,418
7. General and Administrative Expenses	Q2/2026	Q2/2025
Staff Costs	1,825,346,871	2,552,700,825
Office Supplies Expenses	8,782,288	1,156,818
Depreciation of Fixed Assets	124,278,126	124,278,126
Taxes, Fees, and Charges	9,688,000	61,588
Outsourced Service Expenses	612,463,008	608,428,460
Other Administrative Expenses	115,490,811	111,840,938
Total	2,696,049,104	3,398,466,755

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

8. Other Income		Q2/2026	Q2/2025
Sponsorships Received from Partners		-	201,533,395
Other Income		-	1
Cộng		-	201,533,396
9. Other Expenses		Q2/2026	Q2/2025
Depreciation of Non-Operating Fixed Assets		285,116,604	151,309,059
Penalties and Fines Related to Tax Violations		1,824,950	5,165,409
Other Expenses		6,154,501	750,000
Total		293,096,055	157,224,468
10. Production and Business Expenses by Nature		Q2/2026	Q2/2025
Raw materials and supplies expenses		34,254,804,241	15,553,263,689
Labor Costs		1,825,346,871	2,552,700,825
Depreciation of Fixed Assets		145,590,627	145,590,627
Taxes, fee and duties		9,688,000	61,588
Outsourced Service Expenses		624,868,262	1,196,694,731
Other Cash Expenses		369,803,733	436,126,881
Total		37,230,101,734	19,884,438,341
11. Current Corporate Income Tax Expenses		Q2/2026	Q2/2025
1. Corporate income tax expense based on taxable income for 2nd Quarter the current year		213,498,348	438,982,759
2. Adjustments of prior years' corporate income tax expenses to the 2nd Quarter current year's corporate income tax expense		-	-
3. Total current corporate income tax expense		213,498,348	438,982,759
12 Deferred corporate income tax expense		Q2/2026	Q2/2025
- Deferred income tax expense arising from taxable temporary differences		-	(105,397,415)
+ Provision for investment in joint ventures and associates		-	(105,397,415)
Tổng chi phí thuế thu nhập doanh nghiệp hoãn lại		-	(105,397,415)
13 Basic earnings per share		Q2/2026	Q2/2025
Accounting profit after corporate income tax		492,530,798	860,984,173
Adjustments for increases or decreases		-	(126,500,000)
- Adjustments for increases		-	-
- Adjustments for decreases		-	(126,500,000)
+ Appropriation to the Bonus and Welfare Fund		-	(126,500,000)
Profit or loss attributable to ordinary shareholders		492,530,798	734,484,173
Weighted average number of ordinary shares outstanding during the year		54,072,143	52,851,445
Basic earnings per share (*)		9	14
Diluted earnings per share (**)		9	14

Vinh Long, 30th July 2026

PREPARER



Nguyễn Thị Ngọc Tuyền

CHIEF ACCOUNTANT



Nguyễn Quốc Việt

GENERAL DIRECTOR



Lê Đình Phong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

V.2. Financial Investments**a. Held-to-Maturity Investments**

	Jun 30, 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	158,654,937,534	158,654,937,534	119,650,000,000	119,650,000,000
Receivables from short-term loan with a 9-month maturity at Green Portal Corporation (2)	22,000,000,000	22,000,000,000	22,000,000,000	22,000,000,000
Success Startup Investment Fund Joint Stock Company (3)	59,354,937,534	59,354,937,534	27,650,000,000	27,650,000,000
Health Gift Joint Stock Company (4)	70,000,000,000	70,000,000,000	70,000,000,000	70,000,000,000
Total	7,300,000,000	7,300,000,000		
	158,654,937,534	158,654,937,534	119,650,000,000	119,650,000,000

(1) 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 an interest rate of 4.8% per annum as of December 31, 2025.

(2) 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/GPC/BB-HDQT dated December 15, 2025.

(3) Pursuant to Loan Agreement No. 01/HDV/TT dated December 30, 2025, the Company has extended the loan under Loan Agreement No. 01/HDV/TT dated January 01, 2024, with a principal amount of VND 70,000,000,000, a loan term of 12 months, and an interest rate of 7% per annum. Interest is payable in two instalments during the year

(4) A loan granted under Loan Agreement No. 01/2026/HDV dated March 27, 2026, bearing interest at 8.8% per annum with a term of 9 months.

c. Investment in other entities

	Jun 30, 2026			Jan 1, 2025		
	Cost Price	Accumulated Profit (Loss) from Associates	Carrying Amount under the Equity Method	Cost Price	Accumulated Profit (Loss) from Associates	Carrying Amount under the Equity Method
- Investment in Joint Ventures and Associates						
+ Green Standard International Housing Joint Stock Company	183,000,000,000	1,071,284,634	184,071,284,634	183,000,000,000	817,238,904	183,817,238,904
	183,000,000,000	1,071,284,634	184,071,284,634	183,000,000,000	817,238,904	183,817,238,904
Total	183,000,000,000	1,071,284,634	184,071,284,634	183,000,000,000	817,238,904	183,817,238,904

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

Unit: VND

V.2. Long-term Financial Investments (Continued)**- Notes to Investment in Associates****+ Green Standard Housing International Joint Stock Company**

According to the Business Registration Certificate No. 1301115366 dated March 23, 2022 and according to the amended Business Registration Certificates issued by the Department of Planning and Investment of Vinh Long Province, the Company registered to invest in International Standard Housing Joint Stock Company at VND 183,000,000,000, equivalent to 22.90% of the charter capital. As at March 31, 2026, the Company has fully contributed the registered capital at International Standard Housing Joint Stock Company. In the 1st quarter of 2026, International Standard Housing Joint Stock Company operated profitably and had positive accumulated profits.

	Jan 1, 2025			
	Cost Price	Provision	Net Value (*)	Net Value (*)
c. Equity Investment in Other Entities				
- Equity Investment in Other Entities	7,250,000,000	(63,825,209)	7,186,174,791	7,191,337,154
+ Dong Khoi Investment and Development Joint Stock Company	7,250,000,000	(63,825,209)	7,186,174,791	7,191,337,154
Total	7,250,000,000	(63,825,209)	7,186,174,791	7,191,337,154

- Notes to Equity Investment in Other Entities**+ Dong Khoi Investment and Development Joint Stock Company**

According to Enterprise Registration Certificate No. 1301098657 dated October 16, 2020, and subsequent amended Enterprise Registration Certificates issued by the Department of Planning and Investment of Vinh Long Province, the Group registered an investment of VND 7,250,000,000 in Dong Khoi Investment and Development Joint Stock Company, equivalent to 14.5% of its charter capital. As of March 31, 2026, the Group had fully contributed the registered capital to Dong Khoi Investment and Development Joint Stock Company. 1st quarter of 2026, the business results of Dong Khoi Investment and Development Joint Stock Company were losses and accumulated profits were negative. The Group determined the value of the investment using the equity method based on the audited financial statements of 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 2nd Quarter period ended 30 June 2026

V.19. Equity

Unit: VND

a. Statement of Changes in Equity

Items	Contributed Capital	Share Premium	Retained Earnings	Non-controlling Interests	Total
Balance as at January 1, 2025	540,721,430,000	-	43,240,671,623	10,522,310,037	594,484,411,660
- Profit for the Period	-	-	2,256,258,396	175,492,741	2,431,751,137
- Appropriation to Bonus and Welfare Funds for	-	-	(239,300,000)	-	(239,300,000)
- Remuneration for the Board of Directors	-	-	(126,000,000)	-	(126,000,000)
Balance as at June 30, 2025	540,721,430,000	-	45,131,630,019	10,697,802,778	596,550,862,797
Balance as at January 1, 2026	540,721,430,000	-	44,818,802,590	10,497,197,420	596,037,430,010
- Profit for the Period	-	-	2,079,683,007	306,163,913	2,385,846,920
- Appropriation to Bonus and Welfare Funds for 2025	-	-	(126,500,000)	-	(126,500,000)
- Remuneration for the Board of Directors	-	-	(120,000,000)	-	(120,000,000)
Balance as at June 30, 2026	540,721,430,000	-	46,651,985,597	10,803,361,333	598,176,776,930