BIG INVESTMENT GROUP JOINT STOCK COMPANY

Reviewed Interim Consolidated Financial statements for the accounting period ended 30 June 2026

Hanoi - August 2026

CONTENT

REPORT OF THE EXECUTIVE BOARD

The Executive Board of Big Investment Group Joint Stock Company ("the Company") is pleased to present its report and the reviewed Interim Consolidated Financial statements of the Company for the accounting period ended 30 June 2026.

CORPORATE INFORMATION

Big Investment Group Joint Stock Company (name changed from Big Group Holdings Joint Stock Company) formerly Nam Son Industrial Equipment Joint Stock Company has been established according to the firstly Business Registration Certificate No. 0108045831 issued by Hanoi Department of Planning and Investment dated 07 November 2017, The Certificate has been amended several times, with the 16th amendment dated 29 June 2026 relating to the Company's business lines, name, charter capital, head office address, and legal representative of the Company was also issued by the Hanoi Department of Planning and Investment.

Authorized Capital of the Company under the 16th Amended Enterprise Registration Certificate No. 0108045831 dated 29 June 2026 is VND 341,814,520,000 (*In word: Three hundred and forty-one billion eight hundred and fourteen million five hundred and twenty thousand dong).*

The company's name in a foreign language is: BIG INVESTMENT GROUP JOINT STOCK COMPANY.

The Company's shares have been transacted on Unlisted Public Company Market (UPCOM) with stock symbol of BIG.

The Company's head office is located at No 62/6 Khuc Thua Du, Cau Giay ward, Hanoi.

THE BOARD OF MANAGEMENT, EXECUTIVE BOARD AND BOARD OF SUPERVISORS

The members of the Board of Management during the financial period and at the date of this report include:

Board of Management

Mr. Kieu Van Khoa	Chairman	*Appointed from 27 May 2026*
Mr. Kieu Van Khoa	Member	*Resigned from 27 May 2026*
Mr. Vo Phi Nhat Huy	Chairman	*Resigned from 27 May 2026*
Mr. Vo Phi Nhat Huy	Member	*Appointed from 27 May 2026*
Mrs. Tran Thi Mua Thao	Member	*Appointed from 29 April 2026*
Mr. Tran Nhat Duc	Member	*Appointed from 29 April 2026*
Mr. Vo Thuan Hoa	Independent member	

Executive board

Mr. Vo Phi Nhat Huy	General Director	*Appointed from 27 May 2026*
Mrs. Tran Thi Mua Thao	General Director	*Resigned from 27 May 2026*
Mrs. Tran Thi Mua Thao	Vice General Director	*Appointed from 27 May 2026*
Mr. Nguyen Minh Khang	Vice General Director	*Appointed from 25 February 2026*
Mr. Nguyen Trong Vinh	Vice General Director	*Appointed from 19 May 2026*

Board of Supervisors

Mr. Tan Loc Louis	Head of Supervisory board	*Resigned from 29 April 2026*
Mr. Trieu Hieu Khanh	Member	*Resigned from 29 April 2026*
Mr. Vo Tuan Hai	Member	*Resigned from 29 April 2026*

From 29 April 2026 Company is changing its organizational and operational model, discontinuing the Supervisory Board and establishing an Audit Committee under the Board of Directors.

REPORT OF THE EXECUTIVE BOARD (Continued)

EVENTS SINCE THE BALANCE SHEET DATE

As at the date of this report, in all material respect, the Executive board confirmed there have been no significant events that require adjustments or disclosures in the reviewed Interim Consolidated Financial statements for the accounting period ended 30 June 2026

AUDITORS

CPA VIETNAM Auditing Company Limited - Northern Branch has audited the Big Investment Group Joint Stock Company's Interim Consolidated Financial statements for the accounting period ended at 30 June 2026.

THE EXECUTIVE BOARD'S RESPONSIBILITY

The Executive board is responsible for preparing the Interim Consolidated Financial Statements for the accounting period ended 30 June 2026, which give a true and fair view of the Company's financial position as at 30 June 2026 and of its results and interim Consolidated cash flows. The Executive board believes there were no contingent events that might affect the going concern of the Company. In preparing those Interim Consolidated Financial statements, the Executive board is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed (if any) and explained in the interim financial statements;
- Prepare the Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business;
- Design, implement and maintain an effective internal control system for the purpose of preparing and presenting the Consolidated Financial Statements to minimize errors and frauds.

The Executive Board is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accompanying Interim Consolidated Financial statements comply with Vietnamese Accounting Standards, Corporate Accounting System of Vietnam and the prevailing regulations. 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.

The Executive Board confirms that the Company has complied with the above requirements in preparing the Interim Consolidated Financial statements.

On behalf of the Board of Management,

M.S.D.N: 0108045831 — STOCK SYMBOL : BIG — C.T.C.P. TẬP ĐOÀN ĐẦU TƯ BIG — BIG INVESTMENT GROUP — BIG JSC

Kieu Van Khoa

Chairman of the Management Board

Hanoi, 28 August 2026

CPA VIETNAM
CÔNG TY TNHH KIỂM TOÁN CPA VIETNAM
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INPACT MEMBER

No: 49/2026/BCSX - CPAMB1

REVIEWED REPORT ON INTERIM CONSOLIDATED FINANCIAL INFORMATION

To: **The shareholders; The Board Management and Directors of Big Investment Group Joint Stock Company**

We have reviewed the accompanying Interim Consolidated Financial statements of Big Investment Group Joint Stock Company prepared on 28 August 2026, as set out from page 05 to page 40 including: Interim Statement of Financial Position as at 30 June 2026, Interim Income Statement, Interim Cash Flow Statement and Notes to the Interim Consolidated Financial statements for the accounting period ended 30 June 2026.

Responsibilities of the Board of Directors

The Board of Directors is responsible for the preparation and fair presentation of the Company's Interim Consolidated Financial statements in accordance with Vietnamese accounting standards, Vietnamese Corporate accounting system and other prevailing legal regulations, and for such internal control as the Board of Directors determines is necessary to enable the preparation of Interim Consolidated Financial statements that are free from material misstatement, whether due to fraud or errors.

Responsibilities of auditors

Our responsibility is to express a conclusion on these Interim Consolidated Financial statements based on our review. We have conducted our review in accordance with Vietnamese Standards on Review Engagements No.2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Auditor's Conclusion

Based on our review result, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial statements does not give a true and fair view, in all material respects, of the financial position of Big Investment Group Joint Stock Company as at 30 June 2026, and of its interim financial performance and its interim cash flows for the accounting period end 30 June 2026 in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other prevailing legal regulations on preparation and presentation of the Interim Consolidated Financial statements.

M.S.C.N: 0101917917-002 CÔNG TY TNHH KIỂM TOÁN CPA VIETNAM CHI NHÁNH MIỀN BẮC THÀNH PHỐ HÀ NỘI - VIỆT NAM

Nguyen Thi Hong Lien
Director
Certificate for Audit application registration: 0445-2023-137-1
On behalf and representative for
CPA VIETNAM AUDITING COMPANY LIMITED - NORTHERN BRANCH
Hanoi, 28 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	CODE	NOTES	30 June 2026 VND	01 January 2026 VND
A. CURRENT ASSETS	**100**		**425,989,892,964**	**263,022,041,476**
I. Cash and cash equivalents	**110**	5.1	**153,810,149,644**	**101,230,565,045**
1. Cash	111		3,536,861,972	101,230,565,045
2. Cash equivalents	112		150,273,287,672	-
II. Current financial investments	**120**		-	-
III. Current receivables	**130**		**220,215,325,689**	**148,681,787,703**
1. Current trade receivables	131	5.2	102,605,339,025	51,409,446,259
2. Current advance to suppliers	132	5.3	91,095,641,379	97,200,419,986
3. Other current receivables	135	5.4	26,514,345,285	71,921,458
IV. Inventories	**140**	5.5	**51,349,294,481**	**12,898,421,516**
1. Inventories	141		51,349,294,481	12,898,421,516
2. Provision for inventory devaluation	142		-	-
V. Current biological assets	**150**		-	-
VI. Other current assets	**160**		**615,123,150**	**211,267,212**
1. Current deferred expenses	161	5.6	503,439,803	204,734,281
2. Deductible value added tax	162		108,683,347	3,532,931
3. Taxes and other receivables from the State	163	5.13	3,000,000	3,000,000
B. NON - CURRENT ASSETS	**200**		**174,773,192,994**	**141,186,127,719**
I. Non - current receivables	**210**		**34,206,636,000**	**2,180,000,000**
1. Other non-current receivables	215	5.4	34,206,636,000	2,180,000,000
2. Provision for non-current doubful receivables	216		-	-
II. Fixed assets	**220**		**115,009,349,012**	**117,184,431,819**
1. Tangible fixed assets	221	5.7	44,971,699,012	47,146,781,819
- Historical cost	*222*		*50,845,972,763*	*51,606,917,863*
- Accumulated depreciation	*223*		*(5,874,273,751)*	*(4,460,136,044)*
2. Financial leased fixed assets	224		-	-
3. Intangible fixed assets	227	5.8	70,037,650,000	70,037,650,000
- Historical cost	*228*		*70,143,191,800*	*70,143,191,800*
- Accumulated depreciation	*229*		*(105,541,800)*	*(105,541,800)*
III. Non - current biological assets	**230**		-	-
IV. Investment property	**240**	5.9	**22,355,184,759**	**20,372,308,613**
- Historical cost	*241*		*23,578,860,327*	*21,407,088,327*
- Accumulated depreciation	*242*		*(1,223,675,568)*	*(1,034,779,714)*
V. Non - current assets in progress	**250**		-	-
VI. Non - current financial investments	**260**		-	-
1. Investments in subsidiaries	261		-	-
2. Provision for impairment of non - current investments in other entities	264		-	-
VI. Other non - current assets	**270**		**3,202,023,223**	**1,449,387,287**
1. Non - current deferred expenses	271	5.6	3,202,023,223	1,449,387,287
2. Deferred income tax assets	272		-	-
3. Non - current equipment, supplies, and spare parts	273		-	-
4. Other non - current assets	274		-	-
5. Goodwill	275		-	-
TOTAL ASSETS	280		600,763,085,958	404,208,169,195

BIG INV[illegible]UP JOINT STOCK COMPANY
62/6 Kh[illegible]au Giay ward, Hanoi

B 01a-DN/HN
Issued under Circular No.43/2026/TT-BTC
dated 20 April 2026 of the Ministry of Finance

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(Continued)

RESOURCES	CODE	NOTES	30 June 2026 VND	01 January 2026 VND
C. LIABILITIES	**300**		**228,711,479,935**	**189,597,286,086**
I. Current liabilities	**310**		**181,386,018,596**	**140,602,602,086**
1. Current trade payables	311	5.10	53,687,640,169	10,503,198,561
2. Current prepayments from customers	312	5.11	-	1,726,064,217
3. Dividends and profits payables	313	5.12	6,214,466,000	-
4. Taxes and other current payables to the State	314	5.13	14,324,425,989	14,834,627,846
5. Payables to employees	315		888,842,399	579,694,000
6. Current accrual expenses	316	5.14	969,845,559	536,766,956
7. Current inter - company payables	317		-	-
8. Payables according to the progress of construction contracts	318		-	-
9. Current deferred revenue	319	5.16	-	54,000,000
10. Other current payables	320	5.15	587,271,643	300,709,439
11. Current loans and finance lease liabilities	321	5.17	104,713,526,837	112,067,541,067
II. Non - current liabilities	**330**		**47,325,461,339**	**48,994,684,000**
1. Other non - current payables	338	5.15	228,000,000	378,000,000
2. Non - current loans and finance lease liabilities	339	5.17	47,097,461,339	48,616,684,000
D. OWNER'S EQUITY	**400**	5.18	**372,051,606,023**	**214,610,883,109**
1. Owner's contributed capital	411		341,814,520,000	159,895,300,000
- Ordinary shares with voting rights	*411a*		*341,814,520,000*	*159,895,300,000*
- Preference shares	*411b*		-	-
2. Capital surplus	412		(526,100,000)	-
3. Equity conversion option	413		-	-
4. Other owner's equity	414		-	-
5. Treasury stock (*)	415		-	-
6. Asset revaluation difference	416		-	-
7. Foreign exchange rate difference	417		-	-
6. Development investment fund	418		-	-
7. Other equity funds	419		-	-
8. Undistributed post-tax profits	420		15,361,439,897	39,708,102,047
- Undistributed post-tax profits accumulated by the end of the previous period	420a		*2,421,306,047*	*3,152,108,823*
- Undistributed post-tax profits of current period	420b		*12,940,133,850*	*36,555,993,224*
9. Non-controlling interests	429		15,401,746,126	15,007,481,062
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**600,763,085,958**	**404,208,169,195**

Hanoi, 28 August 2026

Prepared	Chief Accountant	Chairman of the Management Board
Le Van Hung	Le Van Hung	Kieu Van Khoa

INTERIM CONSOLIDATED INCOME STATEMENT

For the accounting period ended 30 June 2026

ITEMS	CODE	NOTES	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
1. Revenue from sale of goods and rendering of services	01	6.1	301,836,833,253	208,693,783,918
2. Revenue deductions	02	6.2	2,201,122	-
3. Net revenue from sale of goods and rendering of services	**10**		**301,834,632,131**	**208,693,783,918**
4. Costs of goods sold	11	6.3	268,845,383,435	198,780,113,446
5. Gross profit/(loss) from sale of goods and rendering of services	**20**		**32,989,248,696**	**9,913,670,472**
6. Profit/(loss) from the sale or disposal of investment property	21		-	-
7. Finance income	22	6.4	762,434,794	444,144,616
8. Finance expenses	23	6.5	7,748,040,630	4,081,136,351
- In which: Interest expense	*24*		*7,727,381,406*	*4,081,136,351*
9. Selling expenses	25	6.6	3,016,706,385	826,157,682
10. General and administrative expenses	26	6.6	5,462,990,977	2,631,719,805
11. Profit /(loss) in joint ventures and associates	27		-	-
12. Net profit/(loss) from operating activities	**30**		**17,523,945,498**	**2,818,801,250**
13. Other income	31	6.7	46,684,241	-
14. Other expenses	32	6.7	860,992,468	12,683,119
15. Other profit	**40**		**(814,308,227)**	**(12,683,119)**
16. Profit /(loss) before tax	**50**		**16,709,637,271**	**2,806,118,131**
17. Current corporate income tax expense	51	6.9	3,449,977,357	561,223,626
18. Deferred corporate income tax expense	52		-	-
19. Net profit /(loss) after tax	**60**		**13,259,659,914**	**2,244,894,505**
20. Net profit/(loss) after tax of parent company's shareholders	61		12,940,133,850	2,244,894,505
21. Net profit/(loss) after tax of non - controlling's shareholders	62		319,526,064	
22. Earnings per share	**70**	6.10	**550**	**149**
23. Diluted earnings per share	**71**	6.11		**72**

Hanoi, 28 August 2026

Prepared	Chief Accountant	Chairman of the Management Board
Le Van Hung	Le Van Hung	Kieu Van Khoa

M.S.D.N: 0108045831 * STOCK SYMBOL : BIG * C.T.C.P. * BIG INVESTMENT GROUP * TẬP ĐOÀN ĐẦU TƯ BIG

CONSOLIDATED CASH FLOW STATEMENT

Indirect method

For the accounting period ended 30 June 2026

ITEMS	CODE	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
I. CASH FLOW FROM OPERATING ACTIVITIES			
1. Net profit/(loss) before tax	**01**	**16,709,637,271**	**2,806,118,131**
2. Adjustment for:			
- Depreciation of fixed assets and investment property	02	1,735,670,733	1,227,851,525
- (Gains)/losses from revaluation of monetary items denominated in foreign currencies	04	474,240	-
- (Profits) losses from investing activities	05	(114,449,626)	(889,719)
- Interest expense	06	7,727,381,406	4,081,136,351
3. Operating profit/(loss) before changes in working capital	**08**	**26,058,714,024**	**8,114,216,288**
- Increase/(decrease) in receivables	09	(103,665,324,402)	(31,819,090,969)
- Increase/(decrease) in inventories	10	(38,450,872,965)	23,107,712,187
- Increase/(decrease) in payables (Other than interest, corporate income tax payable)	11	38,573,382,278	(85,730,431,631)
- Increase/(decrease) in deferred expenses	12	(2,051,341,458)	218,666,842
- Interest paid	14	(7,677,761,336)	(3,988,213,451)
- Corporate income tax paid	15	(300,489,205)	-
Net cash inflows (outflows) from operating activities	**20**	**(87,513,693,064)**	**(90,097,140,734)**
II. CASH FLOW FROM INVESTING ACTIVITIES			
1. Lending, buying debt instruments of other entities	21	(2,977,208,718)	(38,017,709,318)
2. Loan recovery, resale of debt instruments of other entities	22	845,454,545	-
3. Recovery of capital investment in other entities	26	-	34,396,000,000
4. Interest and dividends received	27	702,739,727	889,719
Net cash inflows (outflows) from investing activities	**30**	**(1,429,014,446)**	**(3,620,819,599)**
III. CASH FLOW FROM FINANCIAL ACTIVES			
1. Capital contribution and issuance of shares receivables	31	150,395,529,000	-
2. Borrowing received	33	99,424,414,841	161,569,113,149
3. Borrowing repayment	34	(108,297,651,732)	(73,537,283,867)
4. Dividends and profit paid	36	-	-
Net cash inflows (outflows) from financial activities	**40**	**141,522,292,109**	**88,031,829,282**
NET CASH INFLOWS (OUTFLOWS)	**50**	**52,579,584,599**	**(5,686,131,051)**
Cash and cash equivalents at the beginning of the year	**60**	**101,230,565,045**	**33,196,042,677**
Effect of foreign exchange on cash and cash equivalents	61	-	-
Cash and cash equivalents at the end of the year	**70**	**153,810,149,644**	**27,509,911,626**

Hanoi, 28 August 2026

Prepared	Chief Accountant	Chairman of the Management Board
Le Van Hung	Le Van Hung	Kieu Van Khoa

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period ended 30 June 2026

1. CORPORATE INFORMATION

1.1 Formal equity

Big Investment Group Joint Stock Company (name changed from Big Group Holdings Joint Stock Company) formerly NamSon Industrial Equipment Joint Stock Company has been established according to the firstly Business Registration Certificate No. 0108045831 issued by Hanoi Department of Planning and Investment dated 07 November 2017, The Certificate has been amended several times, with the 16th amendment dated 29 June 2026 relating to the Company's business lines, name, charter capital, head office address, and legal representative of the Company was also issued by the Hanoi Department of Planning and Investment.

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The Company's shares have been transacted on Unlisted Public Company Market (UPCOM) with stock symbol of BIG.

The Company's head office is located at 62/6 Khuc Thua Du, Cau Giay ward, Hanoi.

1.2 Principal business and activities

The Company's activities are: Wholesale of other machines, equipment and spare parts; Installing industrial machines and equipment; Passenger road transport in urban and suburban areas (excluding bus transport); Cargo road transport; Warehouses and commodity storage; Installing electricity [power] systems; Maintenance, repair of automobiles and other motor vehicles; Wholesale of agricultural machines, equipment and spare parts; Wholesale of construction materials, installing equipment; Short-time accommodation; Wholesale of metals and ore ,Details: Except wholesale of precious metals and gemstones; Wholesale of beverages; Restaurants and mobile food services; Repairing prefabricated metal products; Repairing machines and equipment; Repairing other equipment; Consultancy, brokerage, real-estate auction, land use right auction, Details: Excluding real estate valuation and auction; Provision and management of labor resources, Details: Except for sending workers abroad; Advertising, Details: Except for tobacco advertising; Agency, intermediary, auction, Details: Except for auctions and excluding the exercise of export rights, import rights, and distribution rights for goods on the List of goods that foreign investors and foreign-invested economic organizations are not allowed to exercise export rights or distribution rights; Preparing construction sites, Details: Except for blasting activities; Computer programming, Details: Supply of microchips; Producing balls, gear-boxes, cog-wheels, control and movement transmission components; Computer consultancy services and network administration; IT services and other services related to computers, Details: Consulting services related to hardware installation; Software services; Data processing services; Database services; Maintenance and repair services of machinery and office equipment including computers; Other computer services; Completing construction works; Data processing, hosting and related activities, Details: Data processing services; Building other civil engineering works, Details: Building of industrial works; Soft-ware publishing, Details: Soft-ware production; Architectural practice and related technical consultancy, Details: Design of civil and industrial structures; Survey and design of traffic works; Design of technical infrastructure works. Construction supervision of civil and industrial works, roads, and irrigation works. Design and estimate review. Investment project consulting, project management, preparation and evaluation of bidding documents for construction works; Building non-residential houses; Trade promotion; Other uncategorized education, Details: Business training, education; Building of water supply and drainage works; Leasing machines, equipment and other tangible equipment, Details: (except for aircraft, hot air balloons); Doing business in real-estate, land use rights of owner, users or leased land, Details: Except for investment in building infrastructure for cemeteries and graveyards to transfer land use rights attached to infrastructure; Installing water supply and drainage, radiator and air-conditioning systems, (except installation of refrigeration equipment (freezers, cold storage, ice machines, air conditioners, water coolers) using R22 refrigerant in the field of seafood processing);

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

1. CORPORATE INFORMATION (Continued)

Installing other construction systems; Other specialized construction; Wholesale of agricultural and forestry raw materials (excluding wood, bamboo and other species of bamboo) and livestock (not operating at headquarters); Wholesale of rice, wheat, other cereals, flour (not operating at headquarters); Wholesale of food products (Wholesale of coffee); General wholesale, Details: Import and export of goods traded by the company; General wholesale; Uncategorized finance-assistant services, Details: Investment consulting activities; Management consultancy (except financial, accounting, legal consulting); Retail of food, foodstuff, beverages, cigarettes and rustic tobacco accounting for a large proportion in department stores; Retail business in supermarkets and trade centers; Retail of food in specialized stores; Retail of foodstuff in specialized stores; Retail of beverages in specialized stores; Retail of cigarettes, rustic tobacco in specialized stores; Coffee production; Leasing intangible non-financial assets; Travel agencies; Tour operation; Reservation services and support services related to promotion and organization of tours; General office administrative services; Building residential houses; Building electrical works; Building processing and manufacturing works; Destroying and dismantling; Retail of computers, peripheral devices, software and telecommunication equipment in specialized stores; Retail of audiovisual equipment in specialized stores; Retail of gold, silver, copper, iron and tin, and of paint, glass and other construction installing appliances in specialized stores; Retail of household electrical appliances, beds, wardrobes, tables, chairs and similar interior furniture, light and electric light sets, other uncategorized household appliances in specialized stores; Other accommodation; Producing electricity; Orchards (growing fruit trees); Reproducing and raising agricultural annual seedlings; Reproducing and raising agricultural perennial seedlings; Growing plants producing spices and pharmaceutical materials; Breeding water buffalo and cows; Breeding poultry; Combined cultivation of trees and plants with breeding animals; Growing vegetables, fruit, flowers and ornamental flowers; Mechanical engineering processing; treating and overlaying metal; Building railways; Building road; Specialized design; Producing mining and constructional machines; Beverage services (except bar and club activities with dancing); Processing and preserving fruit and vegetables; Producing other products from wood, producing products from straw, thatch and plaited materials; Producing plywood, veneer and other thin planks; Producing woodwork used for construction; Producing wooden crates for packaging; Producing pulp, paper and board; Producing wrinkle paper, wrinkle board, packages from paper and board...

The Company's main activities during the period include trading in construction materials, agricultural products, brokerage consulting, real estate leasing, and short-term accommodation services.

1.3 Normal business cycle:

The Company's normal production and business cycle is carried out for a time period of 12 months.

1.4 The Company's structure

As at 30 June 2026, the Company has subsidiaries and associates as below:

Subsidiaries	Location	Main activities	Proportion of voting power held	Proportion of voting power held	Proportion of benefits held
1. Big Bro Brokerage JSC	62/6 Khuc Thua Du Street, Cau Giay Ward, Hanoi	Brokerage services	90%	90%	90%
2. Big CT Trading and Service JSC	35-37 Street No. 4, Trung Son Residential Area, Binh Hung Commune, HCM City	Building materials business	90%	90%	90%
3. Big Land Group JSC	35-37 Street No. 4, Trung Son Residential Area, Binh Hung Commune, HCM City	Real estate and accommodation services business	60%	60%	60%
4. Big EXPO Import-Export JSC	503+505 Hoang Lien Street, Lao Cai Ward, Lao Cai Province	Agricultural products business	90%	90%	90%
5. Big FNB JSC	95 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City	Food and beverage services business	98%	99%	98%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

1.4 The Company's structure (Continued)

The affiliated units as at 30 June 2026 include:

Name	Address
Branch in Ho Chi Minh city	No. 94 Nguyen Thi Thap, Tan Hung Ward, Ho Chi Minh City
Branch in Lao Cai	No. 503 - 505 Hoang Lien, Lao Cai Ward Lao Cai
Representative office in Hanoi (*)	No. 68, Tran Thai Tong Street, Cau Giay Ward, Hanoi
Representative office in Da Nang	No. 24 Chinh Huu, An Hai Ward, Da Nang City
Trung Son Business Location	No. 35-37, Street No. 4, Trung Son Residential Area, Hamlet 4, Binh Hung Commune, Ho Chi Minh City
Vung Tau Business Location	147-149 Hoang Hoa Tham Street, Vung Tau Ward, HCM City
Can Tho Business Location	31-33 Tran Quang Khai Street, Cai Khe Ward, Can Tho City
Company Business Location	95 Vo Thi Sau Street, Xuan Hoa Ward, Ho Chi Minh City

(*): Representative office in Hanoi is in the process of closing tax code but has not completed it.

1.5 Number of employees at the end of the accounting period

The number of Company's employees as at 30 June 2026 was 61 people, of which manager was 08. (The number of Company's employees as at 31 December 2025 was 53 people).

1.6 Declaration on comparative information in the Financial Statements

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 providing guidance on the methods for preparation and presentation of consolidated financial statements. Circular No. 43/2026/TT-BTC takes effect from the date of issuance and applies to the preparation and presentation of consolidated financial statements for fiscal years beginning on or after 01 January 2026.

The Company has applied Corporate Accounting System issued together with Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC since 01 January 2026. In the event that the application of this Circular results in changes to the presentation of the financial statements, the Company will restate or reclassify comparative figures in accordance with regulations.

The accounting period ended on 30 June 2026 is the Company's first interim consolidated accounting period. The comparative information presented in the Interim Consolidated Statement of Financial Position and the related notes are the figures reported in the Consolidated Financial Statements for the financial year ended 31 December 2025. The figures presented in the Interim Consolidated Statement of Profit or Loss, Interim Consolidated Statement of Cash Flows and the related notes are the figures reported in the Parent Company's separate financial statements for the accounting period ended 30 June 2025. Accordingly, these figures are presented for informational purposes only and are not comparative figures.

2. ACCOUNTING CURRENCY AND ACCOUNTING PERIOD

2.1 Accounting period

The Company's fiscal year starts from 01 January and ends on 31 December of the calendar years.

The Company's Interim Consolidated Financial statements are prepared for the 6-month accounting period from 01 January to 30 June.

2.2 Accounting currency

The Company maintains its accounting records in Vietnam dong (VND).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

3.1 Accounting system applied

The Financial Statements of the Company, which are prepared in accordance with Vietnamese Corporate Accounting System approved by the Minister of Finance in Circular No. 99/2025/TT-BTC dated 27 October 2025.

3.2 Declaration of compliance with Accounting Standards and Accounting System

The Consolidated Financial Statements are prepared on the basis of the consolidated financial statements of the parent company and those of its subsidiaries which the Company can control as at 30 June 2026. The accompanying Consolidated Financial Statements are presented in Vietnam Dong (VND) in in accordance with Vietnam Accounting Standards and Circular No. 43/2026/TT - BTC dated at 22 April 2026 issued by the Ministry of Finance guiding the preparation of the Consolidated Financial Statements, prepared on the principle of cost and in accordance with Vietnamese Accounting Standards, prevailing Vietnamese corporate accounting systems and legal regulation related to preparation and presentation of financial statements.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company effectively obtains control of subsidiaries and continued to be consolidated until the date that such control ceases

The Financial Statements of subsidiaries are prepared for the same financial period as the parent company, using consistent accounting policies. If necessary, appropriate adjustments are made to Financial Statements of subsidiaries for the consistent accounting policies within the group. All inter-company transactions, balances and unrealized gains or loss result from inter-company transactions are eliminated in full.

Non - controlling interest

Non - controlling interests comprise the interests of non - controlling shareholders at the date of initial consolidation and these interests in equity's movements from the date of the consolidation. The loss applicable to the non - controlling shareholders' equity in excess their equity in total equity of the subsidiary, are reduced in the Company's interest except the non - controlling shareholder has a binding obligation to, and is able to, offset such losses.

Business combination

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess between the cost of acquisition and the total fair values of the assets acquired is recognized as goodwill. Any shortfall between the purchase price and the total fair value of acquired assets is recognized in the Consolidated Income Statements for the accounting period in which the acquisition of the subsidiary is incurred.

4. ACCOUNTING POLICIES APPLIED

The significant accounting policies, which have been adopted by the Company in the preparation of these interim consolidated financial statements, are as follows:

Accounting estimates

To comply with Accounting Standards, Accounting System and regulations in Vietnam, the Executive Board have been required to have the estimates and assumptions influence on liability, assets, contingent liability and assets as at the date of the interim Consolidated financial statements as well as revenue and expenditure in the fiscal year. Although the accounting estimates are made with the knowledge of the Executive Board, actual business results could differ from those estimates and assumptions.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

4. ACCOUNTING POLICIES APPLIED (Continued)

Accounting principle of Cash and cash equivalents

Cash is consist of cash on hand and cash at banks.

Cash equivalent comprise current investments with maturity of less than three months can be transferred easily to cash without any risks in transferring since the date of purchase.

Accounting principle for transaction in foreign currencies

Transaction denominated in currencies other than VND during the period are are translated into VND at the actual exchange rate at the transaction date.

Assets and liabilities denominated in currencies other than VND, excluding non-term deposits, are translated into VND using the average of the bank transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts. The Company does not translate the portion or the entire value of foreign currency-denominated receivables for which a provision for bad debts has been made.

Balances of foreign currency non-term deposits are translated using the average of the bank transfer buying and selling rates at the end of the accounting period quoted by the commercial bank where the Company maintains its deposit accounts.

Exchange rate differences arising from the translation of foreign currency-denominated monetary items are recognized in profit or loss for the period and presented on a net basis in the Income Statement.

Actual exchange rate differences arising during the period and differences due to revaluation of monetary items denominated in foreign currency at the Balance sheet date are recognized at Finance income or Finance expenses in the accounting period.

Accounting principle of receivables

Receivables are amounts that can be collected from customers or other entities classified by maturity, receivable counterparty, receivable currency and other factors in accordance with the charteristics of the Company's business operations and its management requirements:

- Trade receivables includes commercial receivables arising from sales transactions, such as receivables from the sale of goods or provision of services, and receivables from the liquidation or disposal of assets between the Company and the buyer (an entity independent of the seller, rather than an internal unit of the enterprise). These receivables also from export sales proceeds made by a principal through an entrusted party;
- Other receivables includes non-commercial receivables unrelated to sales transactions, such as receivables of cash dividends and profit distributions, amounts paid on behalf of third parties, amounts paid by an entrusted import-export party on behalf of the entrusting party, borrowings of non-monetary assets, penalties, compensation, shortages of assets pending resolution, etc.

Receivables are presented at their carrying amounts less allowance for doubtful debts. A provision for doubtful debts is recognized when there is any indication or evidence that the Company is unable or unlikely to recover its receivables in accordance with current accounting regulations.

Accounting principle of Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories includes direct materials, direct labor and overheads, if any, that have been incurred in bringing the inventories to their present location and condition or includes costs of purchase and other costs directly attributable to the acquisition of inventories.

The cost of inventories is determined using the weighted average method.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

4. ACCOUNTING POLICIES APPLIED (Continued)

Accounting principle of Inventories (Continued)

Net realizable value is determined as the estimated selling price less the estimated costs of completion and the costs to be incurred in marketing, selling and distribution.

An inventories provision is made when there is reliable evidence of a decline in the net realizable value compared to the original cost of the inventory.

Accounting principle and depreciation of Tangible fixed assets

Tangible fixed assets is measured at historical cost less accumulated depreciation. The historical cost of tangible fixed asset comprises of its purchase price and any directly attributable costs to bring the tangible fixed asset into the location and condition necessary for the asset to be capable of operating in the manner intended by the Company.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings and structures	06 - 25 years
Means of transport	06 - 12 years
Tools and equipments	35 months

Accounting principle and depreciation of Intangible fixed assets

The Company's intangible fixed assets are land use rights and computer software, which are stated at cost less accumulated depreciation.

The purchase price of new computer software that is not an integral part of the related hardware is capitalized and accounted for as intangible fixed assets. Computer software is amortized using the straight-line method within 03 years.

The intangible fixed asset is the long-term land use right at No. 503 - 505 Hoang Lien, Lao Cai Ward, Lao Cai Province and No. 31-33 Tran Quang Khai Street, Cai Khe Ward, Can Tho, which is recorded as an intangible fixed asset when the Company is granted a land use right certificate. The original cost of the land use right includes all costs directly related to bringing the land into the location and condition necessary for the asset to be capable of operating in the manner intended by the Company. The Company does not amortize intangible fixed assets because the land use right has no term.

Accounting principle and depreciation of Investment properties

Investment properties, including land use rights and assets attached to land, are held by the Company for the purpose of gaining interest from leasing or waiting for an increase in value are stated at cost minus accumulated depreciation.

The historical cost of investment property includes all costs (cash and cash equivalents) that the Company spends or the fair value of other amounts offered in exchange for the acquisition of the investment property to the time of purchase or completion of such Investment Property.

Expenses related to investment properties incurred after initial recognition must be recognized as production and business expenses in the year, unless this expense is likely to cause investment properties to make generate future economic benefits more than initially assessed, it will be recoginized as an increase in the historical cost of the investment property.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

4. ACCOUNTING POLICIES APPLIED (Continued)

Accounting principle and depreciation of Investment properties (Continued)

Investment properties for lease are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Building and structures	25 years

No amortization has been recorded for intangible fixed assets as the land use rights are of indefinite duration.

Accounting principle of prepaid expenses

Prepaid expenses include expenses actually incurred but related to the result of business activities of many accounting periods. Prepaid expense include the following expenses:

Tools and supplies

Tools and instruments that have been put into used are amortized to expense on a straight - line basis over the amortization period from 12 to 36 months.

Office, hotel and fire systems repaired cost

Office, hotel and fire systems repaired costs are allocated to expenses using the straight-line method over an allocation period of 12 to 36 months.

Others

Other prepaid costs include insurance allocated for 12 months, software allocated for 24 months, internet fees, digital signatures, elevator repair... allocated for 06 months and 24 months.

Accounting principle of payables

Payables shall be recorded specifically to original term and remaining term as at reporting date, original currencies and each object.

Payables including trade payables, debt payables, intra-company payables and other payables are liabilities which can be measured reliably at the amount and time, and recognised not less than the obligation to pay, classified as follows:

- Trade payables: includes trade payables arising from the purchase of goods, services and assets between the Company and independent sellers,
- Other payables include payables of non-commercial nature, unrelated to the purchase, sale and provision of goods and services.

Accounting principle of borrowing

Includes borrowings excluding borrowings in the form of an issue of bonds or preferred shares with a provision that obliges the issuer to redeem it at a specified time in the future.

Borrowing shall be recorded specifically to object and classified current and non - current by repayment period.

Expenses that are directly attributable to the borrowing are recognized as finance expense, except for cost incurred on a consolidated borrowing for investment, construction or production in progress, which are capitalized under Accounting Standard Borrowing expense.

Accounting principle of recognition and capitalization of borrowing costs

All borrowing costs are recognized in the Income Statement when incurred, unless capitalized in accordance with the Vietnamese Accounting Standard on "Borrowing Costs."

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

4. ACCOUNTING POLICIES APPLIED (Continued)

Accounting principle of accrual expenses

Accrued expenses include expenses have been recorded into the operating cost, but not actually paid at the end of the fiscal year to ensure the consistency between revenues and expenses. By the time actually spent, any difference (if any) between record value and conduct value will be added or reduced. Accrued expenses at the balance sheet date include interest expense payable electricity and water bills, transportation expense, warehouse rental, internet... payable in June 2026.

Accounting principle of dividends and profits payable

Dividends are recognized as a liability upon approval by the General Meeting of Shareholders.

Accounting principle of owner's equity

Owner's equity is recognized under actual contribution of the shareholders.

Capital surplus is recognized according to the difference between the issue price and par value of shares when additionally issued. Direct expenses related to the additional issuance of shares and the re-issuance of treasury shares are recorded as a reduction in capital surplus.

Profit after corporate income tax is distributed to shareholders after fund allocation in accordance with the Company's Charter as well as the provision of Law and has been approved by the General Meeting of shareholders.

Accounting principle and method of Revenue and other revenue

The Company's revenue includes revenue from sales of goods, brokerage consulting, revenue from real estate leased, and revenue from short-term accommodation rentals.

Revenue from sales of goods

Sales revenue is recognized when all five (5) following conditions are satisfied:

- The company has transferred the significant risks and rewards associated with the ownership of the product or goods to the buyer;
- The company no longer retains control over the goods as the owner or has the ability to control the goods;
- The revenue can be measured reliably;
- It is likely to obtain economic benefits from the sales transaction.
- Determine the costs incurred for the transaction and the cost to complete the sales transaction.

Revenue from services render

Revenue from a service transaction is recognized when the outcome of the transaction can be measured reliably. In case the service provision transaction involves many periods, revenue is recognized in the period according to the result of the work completed as at the statement of financial position date of that period. The outcome of a service transaction is determined when all four (4) of the following conditions are satisfied:

- The revenue can be measured reliably;
- It is likely to obtain economic benefits from the transaction of providing such services;
- The portion of work completed at the statement of financial position date can be determined; and
- Determine the costs incurred for the transaction and the cost to complete the transaction providing that service.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

4. ACCOUNTING POLICIES APPLIED (Continued)

Accounting principle and method of Revenue and other revenue (Continued)

Revenue from interest and other income

Other revenue includes interest income from deposits, payment discounts, contractual penalties, and other income. Interest income is recognized on an accrual basis (taking into account the effective yield of the asset), unless the recoverability of interest is uncertain. Gains from the payment discounts, contractual penalties, and other income are recognized when actually incurred.

Accounting principle of cost of goods sold

Cost of goods sold reflect the cost of goods sold and services provide and cost of real estate leased during period. Cost of goods sold is recorded on the principle of matching with revenue.

Principle and method of recording finance expense

Finance expense reflects financial operating cost including expenses of lending and borrowing and foreign exchange rate difference.

Principle and method of recording corporate income tax expense

Corporate income tax expense (or corporate tax income): The sum of current tax expense and deferred tax expense (or current tax income and deferred taxable income) when determined the profit or loss for a period.

Current corporate income tax (CIT): is the payable corporate income tax amount calculated on the taxable income for the period and the current corporate income tax rate. Current income tax is calculated based on taxable income and the applicable tax rate for the tax period. The difference between the taxable income and the accounting profit is due to the adjustment of the differences between the accounting profit and the taxable income according to the current tax regulation.

The Company is obliged to pay corporate income tax at the tax rate from 20% on taxable income.

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

Related parties

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

In considering related party relationships, the nature of the relationship is emphasized more than the legal form.

Earnings per share

Earnings per share for ordinary shares are calculated by dividing the profit or loss attributable to shareholders of common stock by the weighted average number of ordinary shares outstanding for the period. Diluted earnings per share is determined by adjusting the profit or loss attributable to the owners of ordinary shares and the weighted average number of ordinary shares outstanding for the effect of those ordinary shares. potentially dilutive include convertible bonds and stock options.

4. ACCOUNTING POLICIES APPLIED (Continued)

Segments report

Segment is a distinguishable component of the Company that is engaged in the provision of a related product or service (business segment), or in the provision of a product or service to the extent possible. a particular economic environment (geographical segment) that is subject to risks and rewards that are different from those of other departments. The Board of Management believes that the Company operates in business departments of commercial business, rendering services and operates in a geographical department mainly in Vietnam (due to revenue from overseas subsidiaries accounts for a small proportion) so the department report will be prepared by business sector.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

Cash and cash equivalents held by the company unrestricted use

	30 June 2026 VND	01 January 2026 VND
Cash on hand	2,442,346,129	131,483,884
Cash at bank	1,094,515,843	101,099,081,161
Cash in transit	-	-
Cash equivalents (*)	150,273,287,672	-
Total	**153,810,149,644**	**101,230,565,045**

(*): Cash equivalents are deposit with term of 01 month at commercial banks, details as follows:

	30 June 2026 VND	01 January 2026 VND
+ Deposit contract with term of 01 month at Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch (Interest rate 4.75%/year)	*120,222,534,247*	-
+ Deposit contract with term of 32-day at Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi Branch (Interest rate 4.75%/year)	*30,050,753,425*	-
Total	**150,273,287,672**	**-**

5.2 Current trade receivables

	30 June 2026 (VND)		01 January 2026 (VND)	
	Historical cost	Provision	Historical cost	Provision
OPMEC Co., Ltd.	4,458,000,000	-	5,996,607,987	-
Industrial Mechanics and Automation Co., Ltd.	384,320,121	-	2,235,077,765	-
Minh Dang Investment, Trading, and Import-Export Group JSC	21,509,249,188	-	3,192,532,188	-
An Phong CT Production and Trading Co., Ltd.	-	-	4,742,211,600	-
Binh An Hung Yen Maritime Development JSC	6,574,329,150	-	9,869,245,150	-
GP Resource Co., Ltd.	5,357,443,409	-	9,657,443,409	-
Danh Pham Trading and Import-Export JSC	-	-	4,709,873,490	-
T&T Food Rice Co., Ltd.	9,690,000,000	-	-	-
Thoi Phong Trading and Service JSC	6,338,756,126	-	-	-
Thanh Hieu Construction Development Trading Co., Ltd.	8,243,540,037	-	838,997,269	-
Foodstuff 68 JSC	9,576,000,000	-	-	-
Minh Triet Agricultural Produce Trading Co., Ltd.	5,415,000,000	-	-	-
Others	25,058,700,994	-	10,167,457,401	-
Total	**102,605,339,025**	**-**	**51,409,446,259**	**-**
In which:				
Trade receivables with related parties (Detail at Note 7.1)	-		-	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.3 Current advance to suppliers

	30 June 2026 (VND)		01 January 2026 (VND)	
	Book value	Provision	Book value	Provision
TNB Trading and Service Joint Stock Company	40,757,552,532	-	21,671,933,332	-
Thuan Thien Construction Materials Trading Co., Ltd.	8,927,415,194	-	13,619,274,400	-
Nam Phuong Xanh Co., Ltd.	8,000,129,000	-	21,917,000,000	-
Thien Long General Investment, Trading and Service Co., Ltd.	19,027,633,690	-	21,725,963,190	-
An Loc Phat Agricultural Produce Import-Export Co., Ltd.	-	-	18,210,999,464	-
Nhat Thien Construction, Trading and Service JSC	6,865,287,208	-	-	-
Others	7,517,623,755	-	55,249,600	-
Total	**91,095,641,379**	-	**97,200,419,986**	-

5.4 Other receivables

	30 June 2026 (VND)		01 January 2026 (VND)	
	Book value	Provision	Book value	Provision
Current	**26,514,345,285**	-	**71,921,458**	-
- Current mortgages, collateral, deposits (i)	26,508,000,000	-	-	-
- Advance	1,243,628	-	67,829,595	-
- Other receivables	5,101,657	-	4,091,863	-
+ Others	*5,101,657*	-	*4,091,863*	-
Non - current	**34,206,636,000**	-	**2,180,000,000**	-
- Non -current mortgages, collateral, deposits (i)	34,206,636,000	-	2,180,000,000	-
- Other receivables	-		-	
Total	**60,720,981,285**	-	**2,251,921,458**	-

(i) This includes deposits, performance bond deposits, and hotel/office rental deposits. Details are as follows:

- Current deposits for photocopier rental: 8,000,000 VND.

- Current deposits for under real estate transfer deposit contracts totaling VND 22,000,000,000. Of which:

+ A deposit of VND 9,000,000,000 to Mr. Vo Phi Nhat Huy - General Director under real estate purchase deposit contract No. 01/2026/HĐĐC/BIGFNB-HUY dated 10 June 2026, regarding the transfer of land in Phuoc Kien Commune, Ho Chi Minh City.

+ A deposit of VND 5,000,000,000 to Mr. Vo Phi Nhat Huy - General Director under real estate purchase deposit contract No. 01/2026/HĐĐC/BIGHOTEL-HUY dated 15 June 2026, regarding the transfer of land in An Cuu Ward, Hue City.

+ A deposit of VND 5,000,000,000 to Mrs. Tran Thi Thuy under Real Estate Purchase Deposit Contract No. 01/2026/HĐĐC/BIGCT-NGUYEN dated 24 June 2026, regarding the transfer of land in Chu Se Commune, Gia Lai Province.

+ A deposit of VND 3,000,000,000 to Ms. Pham Tuyet Mai Real Estate Purchase Deposit Contract No. 01/2026/HĐĐC/BIGCT-NGUYEN dated 26 June 2026, regarding the transfer of land in Chu Se Commune, Gia Lai Province.

- Contract deposits to Mrs. Tran Thi Thuy for the cooperation in developing coffee growing areas and purchasing coffee under Contract No. 01/2026/HĐHT-VT dated 20 April 2026, amounting to VND 4,500,000,000.

- Non - current deposits for hotel/office rentals in Hanoi, Ho Chi Minh City, and Vung Tau: 2,110,000,000 VND.

- Non - current deposits for electricity and water purchase contracts: 76,636,000 VND.

- A deposit of VND 20,000,000 under Business Cooperation Contract No. 1723/HĐHT/E-Coffee/2026 dated 28 April 2026 with Trung Nguyen Franchising Joint Stock Company

- Contract deposits for cooperation and real estate transfer commitments totaling VND 32,000,000,000. Of which:

+ A deposit of VND 15,000,000,000 to Mr. Vo Phi Nhat Huy - General Director, under the investment cooperation and real estate transfer commitment contract No. 01/2026/HTĐT/BIG-CT dated 28 March 2026 and its appendix, for the investment cooperation to acquire land, construct and operate a hotel and restaurant in Binh Thuy Ward, Can Tho City. The expected completion date is 31 December 2027.

+ A deposit of VND 17,000,000,000 to Mr. Vo Phi Nhat Huy - General Director, under the investment cooperation and real estate transfer commitment contract No. 01/2026/HTĐT/BIG-CT dated 28 March 2026 and an appendix for investment cooperation, land subdivision and development of serviced apartments and shophouses in Soc Trang Ward, Can Tho City. The expected completion date is 31 December 2027.

In which:

Other receivables with related parties	55,501,243,008	67,829,595

(Detail at Note 7.1)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.5 Inventories

	30 June 2026 (VND)		01 January 2026 (VND)	
	Historical cost	Provision	Historical cost	Provision
Goods in transit	-	-	-	-
Raw materials	25,732,471	-	-	-
Tools and supplies	35,979,535	-	-	-
Works in progress	-	-	-	-
Products	-	-	-	-
Merchandises	51,287,582,475	-	12,898,421,516	-
Others merchandises	*51,287,582,475*	-	*12,898,421,516*	-
Consigned goods	-	-	-	-
Goods and raw materials in bonded warehouses	-	-	-	-
Total	**51,349,294,481**	**-**	**12,898,421,516**	**-**

5.6 Deferred expense

	30 June 2026 (VND)	01 January 2026 (VND)
Current	**503,439,803**	**204,734,281**
- Tools and supplies	107,743,905	124,905,476
- Insurance expense	53,609,594	37,387,004
- Elevator repair	43,153,705	-
- Office repair	268,966,389	-
- Others	29,966,210	42,441,801
Non-current	**3,202,023,223**	**1,449,387,287**
- Tools and supplies	514,388,029	368,916,665
- Office and hotel repair	2,478,277,435	892,696,685
- Fire protection system repairs	112,511,493	187,519,162
- Others	96,846,266	254,775
Total	**3,705,463,026**	**1,654,121,568**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.7 Increased/ Decreased Tangible fixed assets

	Building and structure	*Means of transport*	*Office equipment*	*Total*
HISTORICAL COST				
As at 01 January 2026	48,555,190,591	3,051,727,272	-	51,606,917,863
Purchased	-	745,976,000	59,460,718	805,436,718
Disposal	-	(1,566,381,818)	-	(1,566,381,818)
As at 30 June 2026	**48,555,190,591**	**2,231,321,454**	**59,460,718**	**50,845,972,763**
ACCUMULATED DEPRECIATION				
As at 01 January 2026	4,329,604,224	130,531,820	-	4,460,136,044
Depreciation in period	1,406,061,168	139,241,350	1,472,361	1,546,774,879
Disposal	-	(132,637,172)	-	(132,637,172)
As at 30 June 2026	**5,735,665,392**	**137,135,998**	**1,472,361**	**5,874,273,751**
NET BOOK VALUE				
As at 01 January 2026	44,225,586,367	2,921,195,452	-	47,146,781,819
As at 30 June 2026	**42,819,525,199**	**2,094,185,456**	**57,988,357**	**44,971,699,012**

The remaining value of tangible fixed assets used as mortgage or loan collateral as of 30 June 2026 is VND 44,913,710,655 (As at 01 January 2026, it was VND 47,146,781,819).

List of tangible fixed assets existing during the period with a value representing 10% or more of total tangible fixed assets:

	30 June 2026 (VND)			01 January 2026 (VND)		
	Historical cost	Accumulated depreciation	Net book value	Historical cost	Accumulated depreciation	Net book value
Assets						
Building and structure						
Lao Cai Complex Building Project	33,657,730,591	4,817,581,310	28,840,149,281	33,657,730,591	3,928,362,014	29,729,368,577
Residential building in Cai Khe Ward, Can Tho City	14,897,460,000	918,084,082	13,979,375,918	14,897,460,000	401,242,210	14,496,217,790

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.8 Intangible fixed assets

Currency: VND

	Land use rights	Computer software	*Total*
HISTORICAL COST			
As at 01 January 2026	70,037,650,000	105,541,800	70,143,191,800
Purchased	-	-	-
As at 30 June 2026	**70,037,650,000**	**105,541,800**	**70,143,191,800**
ACCUMULATED DEPRECIATION			
As at 01 January 2026	-	105,541,800	105,541,800
As at 30 June 2026	**-**	**105,541,800**	**105,541,800**
NET BOOK VALUE			
As at 01 January 2026	70,037,650,000	-	70,037,650,000
As at 30 June 2026	**70,037,650,000**	**-**	**70,037,650,000**

- The remaining value of Intangible fixed assets used as mortgage or loan collateral as of 30 June 2026 is VND 70,037,650,000 (As at 01 January 2026, it was VND 70,037,650,000).
- The historical cost of fixed assets that have been fully depreciated but are still in use is VND 105,541,800 (As at 01 January 2026 it was VND 105,541,800).

List of intangible fixed assets existing during the period with a value representing 10% or more of total intangible fixed assets:

	30 June 2026 (VND)			01 January 2026 (VND)		
	Historical cost	Accumulated depreciation	Net book value	Historical cost	Accumulated depreciation	Net book value
Assets						
Land use rights						
Land use rights for plot number 102 in Lao Cai ward, Lao Cai province	31,669,500,000	-	31,669,500,000	31,669,500,000	-	31,669,500,000
Land use rights for plot number 290 in Lao Cai ward, Lao Cai province	13,577,500,000	-	13,577,500,000	13,577,500,000	-	13,577,500,000
Land use rights for plot number 406 in Cai Khe ward, Can Tho City	24,790,650,000	-	24,790,650,000	24,790,650,000	-	24,790,650,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.9 Increased/ Decreased investment real estate

	Beginning balance	Increase during the period	Decreased during the period	Closing balance
INVESTMENT REAL ESTATE FOR LEASE				
HISTORICAL COST	**21,407,088,327**	**2,171,772,000**	-	**23,578,860,327**
Building and land use right	21,407,088,327	2,171,772,000	-	23,578,860,327
IMPAIRMENT LOSS	**1,034,779,714**	**188,895,854**	-	**1,223,675,568**
Building and land use right	1,034,779,714	188,895,854	-	1,223,675,568
NET BOOK VALUE	**20,372,308,613**	**1,982,876,146**	-	**22,355,184,759**
Building and land use right	20,372,308,613	1,982,876,146	-	22,355,184,759

Revenue and cost of goods sold related to investment real estate for lease during the period are presented in Note 6.1 and 6.3, amounting to VND 196,363,638 and VND 188,895,854 respectively.

The remaining value of investment real estate used as mortgage or loan collateral as of 30 June 2026 is VND 22,355,184,759 (as of 01 January 2026: VND 20,372,308,613).

According to Vietnamese Accounting Standard No. 05 - Investment Properties, the fair value of Investment Property as at 30 June 2026 should be presented. However, with regard to the land use rights and assets on the land of 9 plots in Suoi Cao A hamlet, the company have no sufficient information enough to determine the fair value of these assets at the statement of financial position date.

List of investment real estate existing during the period with a value representing 10% or more of total investment real estate:

	30 June 2026 (VND)			01 January 2026 (VND)		
	Historical cost	Accumulated depreciation	Net book value	Historical cost	Accumulated depreciation	Net book value
Assets						
Land use rights and ownership of assets on the land of 9 plots of land in Suoi Cao A hamlet, Gia Loc ward, Tay Ninh province.	23,578,860,327	1,223,675,568	22,355,184,759	21,407,088,327	1,034,779,714	20,372,308,613

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.10 Current trade payables

	30 June 2026 VND	01 January 2026 VND
IDcast Vietnam Die Casting JSC	68,960,656	798,739,686
SGG Architecture & Construction JSC	945,377,510	1,346,698,245
M.A.P Global Joint Stock Company	-	441,480,871
An Thai Automotive Joint Stock Company	-	1,560,880,000
Nhat Thien Trading, Service & Construction Joint Stock Company	-	3,913,970,547
Ngoc Thien Import-Export Co., Ltd.	33,788,000,000	-
CHHEANG DY IMPORT EXPORT CO., LTD.	10,409,271,600	-
Hanoi DC Steel Co., Ltd.	2,359,306,957	869,488,627
Others	6,116,723,446	1,571,940,585
Total	**53,687,640,169**	**10,503,198,561**
In which		
Payable to related parties	-	-
(Details in note 7.1)		

5.11 Current customer advances

	30 June 2026 VND	01 January 2026 VND
Hai Phuc Thinh Steel Manufacturing and Trading Company Limited	-	719,064,217
Dai Viet Luxury Trading and Services Co., Ltd	-	900,000,000
Others	-	107,000,000
Total	**-**	**1,726,064,217**
In which		
Advance from related parties	-	-
(Details in note 7.1)		

5.12 Dividends, profits payables

	30 June 2026 VND	01 January 2026 VND
Dividends, profits payables	6,214,466,000	-

The company distribute dividends in accordance with General Meeting of Shareholders Resolution No. 01/2026/BIG/NQ-ĐHĐCĐ dated 29 April 2026, regarding the payment of cash dividends. The cash dividend is payable at a rate of 2% of the charter capital at the time of closing the shareholder list, with the expected payment date being 30 September 2026, in accordance with the Board of Directors' Resolution No. 19/2026/BIG/NQ-HĐQT dated 27 July 2026.

5.13 Taxes and receivables and payables to the State

Currency: VND

	01 January 2026	Payable in the period	Paid in the period	30 June 2026
Payables	**14,834,627,846**	**6,592,432,058**	**7,102,633,915**	**14,324,425,989**
Current	**14,834,627,846**	**6,592,432,058**	**7,102,633,915**	**14,324,425,989**
Value added tax	5,261,741,337	2,750,829,514	6,456,074,834	1,556,496,017
Corporate income tax	9,197,926,991	3,449,977,357	300,489,205	12,347,415,143
Personal income tax	170,959,518	186,291,855	142,069,876	215,181,497
Fees, charges, and payables	204,000,000	205,333,332	204,000,000	205,333,332
Receivables	**3,000,000**	-	-	**3,000,000**
Overpaid business license tax	3,000,000	-	-	3,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.14 Current accrued expenses

	30 June 2026 VND	01 January 2026 VND
Current	**969,845,559**	**536,766,956**
Bank loan interest	423,323,004	373,702,934
Electricity and water costs	303,522,379	154,863,990
Warehouse rental and transportation costs	226,997,782	8,200,032
Others	16,002,394	-
Non - current	**-**	**-**
Total	**969,845,559**	**536,766,956**

5.15 Other payables

	30 June 2026 VND	01 January 2026 VND
Current	**587,271,643**	**300,709,439**
Union funds	9,860,000	-
Social insurance	42,360,000	44,494,278
Health Insurance	7,290,000	6,097,500
Unemployment Insurance	3,240,000	2,710,000
Other payables	571,643	3,807,661
+ Others	*571,643*	*3,807,661*
Receivable funds, deposit	523,950,000	243,600,000
Non - current	**228,000,000**	**378,000,000**
Receivable funds, deposit	228,000,000	378,000,000
Total	**815,271,643**	**678,709,439**

5.16 Deferred revenue

	30 June 2026 VND	01 January 2026 VND
Current	**-**	**54,000,000**
Office rental revenue	-	54,000,000
Non - current	**-**	**-**
Total	**-**	**54,000,000**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.17 Loans and finance leases

a. Loans

	30 June 2026 VND	Increase during the period VND	Decrease during the period VND	01 January 2026 VND
Current loan	**100,694,414,841**	**97,694,414,841**	**105,244,429,067**	**108,244,429,067**
+ Loc Phat Vietnam JSC Bank - ho Chi Minh City Branch (I)	18,806,249,596	18,806,249,596	18,803,658,564	18,803,658,564
+ JSC Bank for Foreign Trade of Vietnam - Saigon Branch (ii)	-	-	35,000,000,000	35,000,000,000
+ Military Commercial Joint Stock Bank - Cu Chi Branch (iii)	43,973,165,245	43,973,165,245	16,532,287,704	16,532,287,704
+ Vietnam Prosperity JSC Bank - Ho Chi Minh City Branch (iv)	14,915,000,000	14,915,000,000	14,915,000,000	14,915,000,000
+ Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch (v)	20,000,000,000	20,000,000,000	19,993,482,799	19,993,482,799
+ Tin Viet Finance Company (vi)	1,000,000,000	-	-	1,000,000,000
+ Electricity Finance Company (vii)	2,000,000,000	-	-	2,000,000,000
Non-current loan due to date	**4,019,111,996**	**2,182,555,996**	**1,986,556,000**	**3,823,112,000**
+ Vietnam Prosperity JSC Bank - Ho Chi Minh City Branch (i)	1,793,112,000	896,556,000	896,556,000	1,793,112,000
+ Vietnam Prosperity JSC Bank (ii)	255,999,996	255,999,996	-	-
+ Shinhan Bank Vietnam Limited - Phu My Hung Branch (iii)	-	-	150,000,000	150,000,000
+ Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch (iv)	1,970,000,000	1,030,000,000	940,000,000	1,880,000,000
Total current loan	**104,713,526,837**	**99,876,970,837**	**107,230,985,067**	**112,067,541,067**
Non-current loan	**47,097,461,339**	**1,730,000,000**	**3,249,222,661**	**48,616,684,000**
+ Vietnam Prosperity JSC Bank - Ho Chi Minh City Branch (i)	22,712,628,000	-	896,556,000	23,609,184,000
+ Vietnam Prosperity JSC Bank (ii)	917,333,339	1,280,000,000	362,666,661	-
+ Shinhan Bank Vietnam Limited - Phu My Hung Branch (iii)	-	-	937,500,000	937,500,000
+ Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch (iv)	23,467,500,000	450,000,000	1,052,500,000	24,070,000,000
Total	**151,810,988,176**	**101,606,970,837**	**110,480,207,728**	**160,684,225,067**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.17 Loans and finance leases (Continued)

b. Current loan details

(i) *Loc Phat Vietnam Commercial Joint Stock Bank - Ho Chi Minh City Branch*

Credit limit contract No. HDTD503202500061 dated 21 May 2025, loan limit is 28,000,000,000 VND, the term of the loan is 12 months from 21 May 2025. The company borrows to serve production and business activities. This loan bears interest for each disbursement. The loan is secured by Land use rights and assets on the land of 9 plots of land in Suoi Cao A hamlet, Gia Loc ward, Tay Ninh province (Details in note 5.9) and assets of a third party.

(ii) *Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Branch*

Credit limit contract No. 0114/SGN.KHDN/LD25 dated 13 May 2025 and Amended and supplemented contract No. 0114/SGN.KHDN/LD25-01 dated 10 June 2025, credit limit is 35,000,000,000 VND, the validity period of the credit limit is 36 months from 13 May 2025. The loan facility comprises: Loan Agreement No. 0115/SGN.KHDN/LD25 dated 13 May 2025, as amended and supplemented under Amendment No. 0115/SGN.KHDN/LD25-01 dated 10 June 2025; Guarantee Facility Agreement No. 0116/SGN.KHDN/LD25 dated 13 May 2025, as amended and supplemented under Amendment No. 0116/SGN.KHDN/LD25-01 dated 10 June 2025; and Letter of Credit Facility Agreement No. 0117/SGN.KHDN/LD25 dated 13 May 2025, and its amendment and supplemented under Amendment No. 0117/SGN.KHDN/LD25-01 dated 10 June 2025 .The term for maintaining the loan facility is 12 months. Each loan has a maximum term of 6 months. Loan interest rate is specifically stated on each Debt Receipt. The company borrows capital to supplement working capital for production and business activities. Collateral includes: 2,500,000 BIG shares of Big Group Joint Stock Company deposited in account No. 094C024305.01 at Nhat Viet Securities Joint Stock Company and assets of third parties.

(iii) *Military Commercial Joint Stock Bank - Cu Chi Branch*

Credit limit contract No. 281932.25.900.37054416.TD dated 10 April 2025, Contract Appendices No. 281932.25.900.37054416.TD.PL01 dated 10 April 2025, No. 281932.25.900.37054416.TD.PL02 dated 16 April 2025, and No. 281932.25.900.37054416.TD.PL03 dated 11 September 2025., limit of VND 30,000,000,000, the term of credit from 10 April 2025 to 17 February 2026. Loan interest rate is specified on each Debt Receipt. The company borrows capital to supplement working capital for production and business activities. The loan is secured by assets of a third party.

Credit limit contract No. 394849.26.900.37054416.TD dated 09 April 2026, limit of VND 60,000,000,000, the term of crediy from 09 April 2026 to 07 April 2027. Loan interest rate is specified on each Debt Receipt. The company borrows capital to supplement working capital for production and business activities. The loan is secured by assets of a third party, all goods and receivables arising from the financing plan funded by MB; security deposits at MB; and deposits under deposit contract/savings books/valuable papers issued or accepted by MB.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.17 Loans and finance leases (Continued)

b. Current loan details (Continued)

(iv) Vietnam Prosperity Bank - Ho Chi Minh City Branch

Loan under the Framework Agreement on Credit Granting No. CLC-38542/7961974/TTK dated 24 March 2025; Credit Contract No. CLC-51165-01 dated 29 July 2025, credit limit of VND 38,000,000,000. The term of the loan is 12 months. Interest rate according to each debt receipt. Purpose is to supplementing capital for iron, steel and other metal trading activities. The loan is secured by assets of a third party.
Loan contract No. CLC-56772-01 dated 10 September 2025, Loan limit of VND 3,000,000,000. The term of loan is 12 months. Loan interest rate is specifically stated on each Debt Note. Loan purpose is to supplement working capital for iron and steel trading operations. The loan is unsecured.

(v) Bank for Agriculture and Rural Development - Lao Cai Branch

Credit contract No. 8800-LAV202501597 dated 13 October 2025, credit limit of VND 20,000,000,000, The term of credit 12 months. Loan interest rate is specifically stated on each Debt Note. Loan purpose is to supplement working capital. Collateral is Land Use Rights: Land plot 39, map No. 27, Hoang Lien Street, Lao Cai Ward, Lao Cai City, area 216.82m2, House on land with area 121.8m2, floor area 639m2 according to the certificate of land use rights, house ownership rights and assets attached to land No. DL 515047 issued by Lao Cai Provincial Land Registration Office on 11 August 2023 in the name of the Company. (Details in Notes No. 5.7 and 5.8).

(vi) Tin Viet Finance Company

Credit limit contract No. 2200006694 dated 12 November 2025. Credit limit of VND 2,000,000,000. Limit maintenance period is 12 months from the disbursement date. Loan interest rate is specifically stated on each Debt Note. The purpose of the loan is to supplement working capital. The loan is unsecured.

(vii) Electricity Finance Company

Credit limit contract No. MSLADWL355121 dated 04 December 2025 . Credit limit of VND 1,000,000,000. Limit maintenance period is 12 months from the disbursement date. Loan interest rate is specifically stated on each Debt Note. The purpose of the loan is to supplement working capital. The loan is unsecured.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.17 Loans and finance leases (Continued)

c. Non - current loan details

(i) Vietnam Prosperity Bank - Ho Chi Minh City Branch

Loan contract No. CLC-38542-01 dated 24 March 2025 (Non - current loan contract), Disbursement request and Debt acknowledgement contract dated 25 March 2025. Loan limit of VND 26,000,000,000. The term of loan is 180 months from 25 March 2025. Loan purpose is to purchase real estate. Interest rate 11.5% from 25 March 2025 and adjusted every 12 months. Collateral is Land Use Rights Certificate No. AA 01294321, Certificate: VP2334 Can Tho Land Registration Office issued on 14 May 2025. Land plot No. 406, map sheet No. 59, address 31-33 Tran Quang Khai Street. Cai Khe Ward, Can Tho City, in the name of the Company. (Details in Note No. 5.7 and 5.8).

(ii) Vietnam Prosperity Joint Stock Commercial Bank

Automobile Loan and Mortgage Contract No. 150126-7961974-AUTO-1/HĐ (Non - current loan contract); disbursement under Contract No. 150126-7961974-AUTO-1 dated 15 January 2026; The term of loan is 60 months; loan interest rate is 7.9% for the first 12 months, subject to adjustment every 12 months thereafter (first adjustment date: 15 January 2027). Loan purpose is to purchase of a VinFast VF9 automobile. Collateral is VinFast VF9 automobile, license plate 30M-784.22, Vehicle Registration Certificate No. 2900167645 issued by the Ministry of Public Security on 12 January 2026. (Details in Note No. 5.7).

(iii) SHINHAN Bank Vietnam Limited - Phu My Hung Branch

Credit contract No. SHBVN/SSG/2025-HDTD-070 dated 25 February 2025 (Non - current loan contract), Loan withdrawal application cum Debt acknowledgement agreement dated 3 March 2025. Limit of VND 1,200,000,000. Purpose of loan is to purchase assets as cars for business activities. The term of credit is 96 months from 3 March 2025. Interest rate is 7.9% from 3 March 2025 and adjusted every 3 months. The collateral is a Vinfast VF9 Plus E6AC01 vehicle with license plate 51L-619.60 according to the vehicle registration certificate No. 50 079280 of the Company. (Details in Note No. 5.7).

(iv) *Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch*

Loan under Credit Contract 8800-LAV-20241462 dated 13 September 2024, limit of VND 28,300,000,000, the term of loan is 180 months from 13 September 2024. Loan interest rate is 6.5%/year from 13 September 2024 to 13 September 2026, from 14 September 2026, loan interest is adjusted every 6 months. The collateral is the Land Use Rights and assets on the land at plot 34, map No. 27, Hoang Lien Street, Lao Cai Ward, Lao Cai City, area of 525.5m2 of the Company (Details in Note No. 5.7 and 5.8).

Credit Contract No. 8800-LAV-2026 dated 03 March 2026, with a loan amount of VND 450,000,000 to purchase a Mazda CX-5 for business purposes, the term of credit is 60 months. The interest rate is 10%/year and adjusted every 6 months. The loan is secured by the Mazda CX-5 (Details in Note No. 5.7).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.18 Owner's equity

a. Increase and decrease in owner's equity

Currency: VND

	Contributed legal capital	Share premium	Foreign exchange differences reserve	Non-controlling interests	Undistributed earnings	Total
Beginning balance of previous year	**150,846,890,000**	-	-	-	**12,200,518,823**	**163,047,408,823**
Increase in capital in previous year	-	-	-	15,000,000,000	-	15,000,000,000
Profit from previous year	-	-	-	7,481,062	36,555,993,224	36,563,474,286
Other increase	-	-	-	-	-	-
Stock dividend distribution	9,048,410,000	-	-	-	(9,048,410,000)	-
Other decrease	-	-	-	-	-	-
Ending balance of previous year/ Beginning balance of current period	**159,895,300,000**	-	-	**15,007,481,062**	**39,708,102,047**	**214,610,883,109**
Increase in capital (*)	150,846,890,000	(526,100,000)	-	-	-	150,320,790,000
Increase in capital of the subsidiaries	-	-	-	74,739,000	-	74,739,000
Profit from current period	-	-	-	319,526,064	12,940,133,850	13,259,659,914
Other increase	-	-	-	-	-	-
Dividend to shareholders (**)	31,072,330,000	-	-	-	(37,286,796,000)	(6,214,466,000)
Other decrease	-	-	-	-	-	-
Ending balance	**341,814,520,000**	**(526,100,000)**	-	**15,401,746,126**	**15,361,439,897**	**372,051,606,023**

(*): The Company increased its charter capital through a public offering of shares in accordance with General Meeting of Shareholders Resolution No. 01/2025/BIG/NQ-ĐHĐCĐ dated 27 April 2025. The charter capital increase was completed in accordance with Document No. 2166/UBCK-QLCB issued by the State Securities Commission on 19 March 2026 and the 13th Amended Business Registration Certificate dated 2 April 2026.

(**): The company distribute dividends in accordance with General Meeting of Shareholders Resolution No. 01/2026/BIG/NQ-ĐHĐCĐ dated 29 April 2026, regarding dividend payment.

- The distribution rates is 10% for stock dividends based on the charter capital at the time of closing the shareholder list, with a value of VND 31,072,330,000. The stock dividend distribution was completed on 29 June 2026

- The distribution rates is 2% for cash dividends based on the charter capital at the time of closing the shareholder list, with a value of VND 6,214,466,000. The cash dividend is expected to be paid on 30 September 2026, in accordance with the Board of Directors' Resolution No. 19/2026/BIG/NQ-HĐQT dated 27 July 2026.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.18 Owner's equity (Continued)

b. Detail of owner's equity

	30 June 2026 (VND)	01 January 2026 (VND)
Mr. Vo Phi Nhat Huy	68,409,230,000	32,000,560,000
Mr. Tran Sinh Vuong	-	11,000,000,000
Other shareholders	273,405,290,000	116,894,740,000
Total	**341,814,520,000**	**159,895,300,000**

c. Capital transactions with owners and distribution of dividends, profits:

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Contributed capital		
+ *Beginning balance*	159,895,300,000	150,846,890,000
+ *Increase*	181,919,220,000	-
+ *Decrease*	-	-
+ *Ending balance*	341,814,520,000	150,846,890,000
Dividend paid	37,286,796,000	-

d. Shares

	30/06/2026 Cổ phiếu	01/01/2026 Cổ phiếu
Number of shares registered for issuance	**34,181,452**	**15,989,530**
Number of shares sold to the public	**34,181,452**	**15,989,530**
Common shares	34,181,452	15,989,530
Number of shares to be redeemed	-	-
Common shares	-	-
Number of shares outstanding	**34,181,452**	**15,989,530**
Common shares	34,181,452	15,989,530

Par value of outstanding shares: 10,000 VND per share

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

5.19 Off statement of financial position items

Assets used for pledged and mortgaged as at 30 June 2026:

a. Fixed asset

No.	Assets	Item	Historical cost VND	Remaining value VND	Collateral for mortgages and pledges	Purpose of security	Duration
1.	Building and structure	Tangible fixed assets	33,657,730,591	28,840,149,281	Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch	Non - current loan	13 September 2039
1.	Building and structure	Tangible fixed assets	14,897,460,000	13,979,375,918	Vietnam Prosperity JSC Bank - HCM City Branch	Non - current loan	25 March 2040
2.	Means of transport	Tangible fixed assets	1,485,345,454	1,379,291,788	Vietnam Prosperity JSC Bank - HCM City Branch	Non - current loan	15 January 2031
2.	Means of transport	Tangible fixed assets	745,976,000	714,893,668	Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch	Non - current loan	03 March 2031
3.	Land use rights	Intangible fixed assets	31,669,500,000	31,669,500,000	Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch	Non - current loan	13 September 2039
3.	Land use rights	Intangible fixed assets	13,577,500,000	13,577,500,000	Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch	Current loan	21 September 2026
3.	Land use rights	Intangible fixed assets	24,790,650,000	24,790,650,000	Vietnam Prosperity JSC Bank - HCM City Branch	Non - current loan	25 March 2040

c. Investment real estate

No.	Assets	Item	Historical cost VND	Remaining value VND	Collateral for mortgages and pledges	Purpose of security	Duration
1.	Building and land use right	Investment real estate	23,578,860,327	22,355,184,759	Loc Phat Vietnam Commercial Joint Stock Bank - Ho Chi Minh City Branch	Current loan	18 October 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

6. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED INCOME STATEMENT

6.1 Net revenue from sales of goods and rendering of services

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Revenue from sale of goods, finished goods	268,231,964,840	200,711,728,859
Revenue from service rendering	33,408,504,775	7,821,473,240
Revenue from investment real estate lease	196,363,638	160,581,819
Total	**301,836,833,253**	**208,693,783,918**
Revenue with related parties	**-**	**10,290,741**

(Details at Note 7.1).

6.2 Revenue deductions

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Sales allowances	2,201,122	-
Total	**2,201,122**	**-**

6.3 Cost of goods sold and services rendered

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Cost of goods sold	261,376,403,850	194,752,826,868
Cost of service rendering	7,280,083,731	3,839,144,812
Cost of investment real estate lease	188,895,854	188,141,766
Total	**268,845,383,435**	**198,780,113,446**

6.4 Finance income

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Bond, deposits and loan receivable interest	708,210,815	889,719
Realized gain from foreign exchange rate	4,223,979	-
Payment discount	50,000,000	443,254,897
Total	**762,434,794**	**444,144,616**

6.5 Finance expense

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Loan interest	7,727,381,406	4,081,136,351
Payment discounts, interest on deferred sales	-	-
Loss from disposal of financial investments	-	-
Realized loss from foreign exchange rate	20,184,984	-
Unrealized loss from foreign exchange rate	474,240	-
Total	**7,748,040,630**	**4,081,136,351**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

6. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED INCOME STATEMENT (Continued)

6.6 Selling expenses and general and administrative expenses

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
General and administrative expenses		
Employee expenses	3,104,759,132	1,627,759,704
Expenses of office equipments	458,767,116	104,097,774
Depreciation expenses of fixed assets	139,241,350	52,212,728
Taxes and fee	-	7,000,000
Outsourcing services	1,146,542,016	582,706,905
Other cash expenses	613,681,363	257,942,694
Total	**5,462,990,977**	**2,631,719,805**
Selling expenses		
Employee expenses	2,058,890,914	638,091,561
Packaging material costs	-	-
Tools and supplies	29,256,909	4,768,867
Depreciation expenses	1,472,361	-
Outsourcing services	912,271,386	156,763,755
Other cash expenses	14,814,815	26,533,499
Total	**3,016,706,385**	**826,157,682**

6.7 Other income and expense

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Other income	**46,684,241**	**-**
- Income from contractual compensation	39,200,000	-
- Others	7,484,241	-
Other expense	**860,992,468**	**12,683,119**
- Disposal and sale of fixed assets and tools & equipment	648,290,101	-
- Late payment in tax, social insurance interest	172,701,600	12,683,119
- Others	40,000,767	-
Other profit/loss (Net)	**(814,308,227)**	**(12,683,119)**

6.8 Production and operating cost

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Raw materials	488,024,025	108,866,641
Purchase price of goods	261,136,128,850	194,737,826,868
Labor costs	5,168,925,046	2,265,851,265
Depreciation expenses of fixed assets	1,735,670,733	1,227,851,525
Made/(Reversal) provision of doubtful receivables	-	-
Outsourcing services	7,984,299,475	3,438,295,874
Other cash expenses	812,032,668	459,298,760
Total	**277,325,080,797**	**202,237,990,933**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

6. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM CONSOLIDATED INCOME STATEMENT (Consolidated)

6.9 Current corporate income tax (CIT)

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Corporate income tax expense for the current period	3,449,977,357	561,223,626
Total	**3,449,977,357**	**561,223,626**

6.10 Earnings per share

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Accounting profit after corporate income tax	13,259,659,914	2,244,894,505
Profits distributed to owners of the Parent's ordinary shares	12,940,133,850	2,244,894,505
Average outstanding common shares during the period	23,524,538	15,084,689
Earnings per share (VND/share)	**550**	**149**

6.11 Diluted earnings per share

	Accounting period ended 30 June 2025 VND
The Company uses the following information to calculate diluted earnings per share:	
Accounting profit after corporate income tax	2,244,894,505
Profits distributed to common share holders	2,244,894,505
Average outstanding common shares during the period (shares)	15,084,689
Common shares expected to be issued additionally (*)	15,989,530
Diluted earnings per share	**72**

(*) *On 27 April 2025, the Company issued Resolution No. 01/2025/BIG/NQ-ĐHĐCĐ of the General Meeting of Shareholders approving the plan to issue shares for dividend payment at a ratio of 50:3(equivalent to VND 9,048,410,000) and the plan for a public offering of additional shares with an expected increase in capital of VND 150,846,890,000.*

For the accounting period ended 30 June 2026, no events resulted in diluted earnings per share.

7. OTHER INFORMATION

7.1 Related parties

List of related parties with significant transactions and balance in the period:

Related parties	Relationship
Members of the Board of Management, Board of Directors, other managers and close individuals in the families of these members	Significant influence

a. Remuneration of the Board of Management and Directors

Remuneration paid to members of the Board of Directors and Management, Board of supervisor and Chief accountant of the Company during the period, details are as follows:

	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Salary and allowances	1,217,059,174	1,182,080,495
Total	**1,217,059,174**	**1,182,080,495**

Remuneration of Board of Directors

Name	Position	Accounting period ended 30 June 2026 VND	Accounting period ended 30 June 2025 VND
Mr. Vo Phi Nhat Huy	Member	249,188,890	206,930,000
Mr. Kieu Van Khoa	Chairman	190,277,777	199,999,998
Mr. Vo Thuan Hoa	Independent member	108,333,334	55,555,556
Mr. Tran Nhat Duc	Member	58,888,889	-
Total		**606,688,890**	**462,485,554**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

7. OTHER INFORMATION (Continued)

a. Remuneration of the Board of Directors, Supervisory Board, Board of Management, and other key management personnel.

Board of Supervisors		**196,588,334**	**351,344,774**
Mr. Tan Loc Louis	Head of Supervisory Board	111,111,111	144,444,444
Mr. Trieu Hieu Khanh	Member	22,222,223	33,333,330
Mr. Vo Tuan Hai	Member	63,255,000	78,247,000
Mrs. Trinh Thi Thanh Phuong	Former Member		95,320,000

Salaries of the Board of Management and other managers

Name	**Position**	**Accounting period ended 30 June 2026 VND**	**Accounting period ended 30 June 2025 VND**
Ms. Tran Thi Mua Thao	Vice General Director	131,510,000	161,842,620
Ms. Nguyen Thi Hao	Former Vice General Director		115,782,547
Mr. Nguyen Trong Vinh	Vice General Director	20,000,000	
Mr. Nguyen Minh Khang	Vice General Director	165,309,028	
Mr. Le Van Hung	Chief Accountant	96,962,922	90,625,000
Total		**413,781,950**	**368,250,167**

b. Transactions with related parties

Related parties	**Relationship**	**Transaction**	**Accounting period ended 30 June 2026 VND**	**Accounting period ended 30 June 2025 VND**
Revenue				
Mrs. Tran Thi Mua Thao	Vice General Director	Accommodation services	-	10,290,741
Total			**-**	**10,290,741**

Related parties	**Relationship**	**Transaction**	**Accounting period ended 30 June 2026 VND**	**Accounting period ended 30 June 2025 VND**
Advances				
Mr. Kieu Van Khoa	Chairman	Advance	20,000,000	-
		Refund	20,000,000	-
Mr. Nguyen Minh Khang	Vice General Director	Advance	5,000,000	-
		Refund	5,000,000	-
Mrs. Tran Thi Mua Thao	Vice General Director	Advance	200,000,000	1,000,000,000
		Refund	200,000,000	1,000,000,000
Mr. Vo Phi Nhat Huy	General Director	Advance	69,326,153	200,000,000
		Refund	113,912,740	200,000,000
Mrs. Nguyen Thi Hao	Former Vice General Director	Advance		100,000,000
		Refund		100,000,000
Mrs. Trinh Thi Thanh Phuong	Former Member of Supervisory Board	Advance		93,403,000
		Refund		84,000,000
Mr. Vo Tuan Hai	Member of Supervisory Board	Advance	5,240,000	3,000,000
		Refund	27,239,380	-
Mr. Le Van Hung	Chief Accountant	Advance	-	100,000,000
		Refund	-	100,000,000
Deposit				
Mr. Vo Phi Nhat Huy	General Director	Deposit	76,000,000,000	-
		Refund	30,000,000,000	-
Mrs. Tran Thi Thuy	Sister of Vice General Director	Deposit	9,500,000,000	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

7. OTHER INFORMATION (Continued)

7.1 Related parties

c. Balances with related parties

Related parties	Relationship	30 June 2026 VND	01 January 2026 VND
Margin deposit		**55,500,000,000**	**-**
Mr. Vo Phi Nhat Huy	General Director	46,000,000,000	-
Mrs. Tran Thi Thuy	Sister of Vice General Director	9,500,000,000	
Advance		**1,243,008**	**67,829,595**
Mr. Vo Phi Nhat Huy	General Director	1,243,008	45,829,595
Mr. Vo Tuan Hai	Member of Supervisory Board		22,000,000

7.2 Segment Report

a. Primary segment report

Consolidated segment income statement for the accounting period ended 30 June 2026

Items	*Trading*	*Services and Real Estate business*	*Internal exclusion and consolidation adjustments*	*Total*
Net revenue from sales and rendering of services to external customers.	268,229,763,718	33,604,868,413		301,834,632,131
Total net revenue	**268,229,763,718**	**33,604,868,413**	**-**	**301,834,632,131**
Cost of goods sold and services rendered	261,376,403,850	7,468,979,585		268,845,383,435
Gross profit from goods sold and services rendered	**6,853,359,868**	**26,135,888,828**	**-**	**32,989,248,696**
Segment selling expense				3,016,706,385
Segment general and administrative expenses				5,462,990,977
Net profit/(loss) from operating activities				**24,509,551,334**
Income from financial activities				(6,985,605,836)
Other incomes				(814,308,227)
Profit /(loss) before tax				**16,709,637,271**
Current corporate income tax				3,449,977,357
Profit in the year				**13,259,659,914**

Consolidated segment income statement for the accounting period ended 30 June 2025

Items	*Trading*	*Services and Real Estate business*	*Internal exclusion and consolidation adjustments*	*Total*
Net revenue from sales and rendering of services to external customers.	200,711,728,859	7,982,055,059		208,693,783,918
Total net revenue	**200,711,728,859**	**7,982,055,059**	**-**	**208,693,783,918**
Cost of goods sold and services rendered	194,752,826,868	4,027,286,578		198,780,113,446
Gross profit from goods sold and services rendered	**5,958,901,991**	**3,954,768,481**	**-**	**9,913,670,472**
Segment selling expense				826,157,682
Segment general and administrative expenses				2,631,719,805
Net profit/(loss) from operating activities				**6,455,792,985**
Income from financial activities				(3,636,991,735)
Other incomes				(12,683,119)
Profit /(loss) before tax				**2,806,118,131**
Current corporate income tax				561,223,626
Profit in the year				**2,244,894,505**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

7.2 Segment report (Continued)

a. Primary segment report (Continued)

Segment assets and liabilities as of 30 June 2026

Items	*Trading*	*Services and Real Estate business*	*Internal exclusion and consolidation adjustments*	*Total*
Assets				
Inventories	*51,335,945,440*	*13,349,041*		*51,349,294,481*
Trade receivables and advances to suppliers	*182,662,278,417*	*11,038,701,987*		*193,700,980,404*
Fixed assets and Investment real estate	-	*137,364,533,771*		*137,364,533,771*
Non - current receivables	-	*34,206,636,000*		*34,206,636,000*
Non-distributable assets				*184,141,641,302*
Goodwill	-	-		-
Total assets				**600,763,085,958**

Items	Trading	Services and Real Estate business	*Internal exclusion and consolidation adjustments*	*Total*
Liabilities				
Payable to suppliers and advances from customers.	*52,010,678,689*	*1,676,961,480*		*53,687,640,169*
Loan payables	*100,694,414,841*	*51,116,573,335*		*151,810,988,176*
Non-distributable liabilities				*23,212,851,590*
Total liabilities				**228,711,479,935**

Segment assets and liabilities as of 01 January 2026

Items	*Trading*	*Services and Real Estate business*	*Internal exclusion and consolidation adjustments*	*Total*
Assets				
Inventories	*12,898,421,516*	-		*12,898,421,516*
Trade receivables and advances to suppliers	*134,922,869,511*	*13,686,996,734*		*148,609,866,245*
Fixed assets and Investment real estate	-	*137,556,740,432*		*137,556,740,432*
Non - current receivables		*2,180,000,000*		*2,180,000,000*
Non-distributable assets				*102,963,141,002*
Goodwill	-	-		-
Total assets				**404,208,169,195**

Items	*Trading*	*Services and Real Estate business*	*Internal exclusion and consolidation adjustments*	*Total*
Liabilities				
Payable to suppliers and advances from customers.	*7,620,725,093*	*4,608,537,685*		*12,229,262,778*
Loan payables	*109,331,929,067*	*51,352,296,000*		*160,684,225,067*
Non-distributable liabilities				*16,683,798,241*
Total liabilities				**189,597,286,086**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the accounting period ended 30 June 2026

7. OTHER INFORMATION (Continued)

7.3 Subsequent events since the balance sheet date

There were no extraordinary events occurring after the balance sheet date that affected the financial position and operations of the Company which required adjustment or disclosure in subsequent periods.

7.4 Comparative figures

Comparative information of the Interim Statement of Financial Position is the data on the Consolidated Financial Statement for the fiscal year ended 31 December 2025, which were audited by CPA VIETNAM Auditing Co., Ltd. - Northern Branch.

Comparative figures on the interim income statement, interim cash flow statement and related notes are Financial Statement figures for the separate financial period ended 30 June 2025, which were reviewed by CPA VIETNAM Auditing Co., Ltd. - Northern Branch.

Hanoi, 28 August 2026

Prepared	Chief Accountant	Chairman of the Management Board
Le Van Hung	Le Van Hung	Kieu Van Khoa