

**BIG GROUP HOLDINGS INVESTMENT JOINT STOCK
COMPANY**

Reviewed Interim Financial statements
for the financial period ended 30 June 2025



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REPORT OF THE EXECUTIVE BOARD

The Executive Board of Big Group Holdings Investment Joint Stock Company (“the Company”) is pleased to present its report and the reviewed Interim Financial Statements of the Company for the financial period ended 30 June 2025.

CORPORATE INFORMATION

Big Group Holdings Investment Joint Stock Company (name changed from Big Invest Group 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 11th amendment dated 19 May 2025 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 11th Amended Enterprise Registration Certificate No. 0108045831 dated 19 May 2025 is VND 150,846,890,000 (*In word: One hundred fifty billion eight hundred forty six million eight hundred ninety thousand dong*).

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 fiscal period and at the date of this report include:

Board of Management

Mr. Vo Phi Nhat Huy	Chairman	
Mr. Kieu Van Khoa	Member	
Mrs. Tran Thi Mua Thao	Member	<i>Resigned from 27 April 2025</i>
Mr. Vo Thuan Hoa	Independent member	<i>Appointed from 27 April 2025</i>

Executive board

Mrs. Tran Thi Mua Thao	General Director
Mrs. Nguyen Thi Hao	Vice General Director

Board of Supervisors

Mr. Tan Loc Louis	Head of Supervisory board	
Mr. Trieu Thi Khanh	Member	
Mrs. Trinh Thi Thanh Phuong	Member	<i>Resigned from 27 April 2025</i>
Mr. Vo Tuan Hai	Member	<i>Appointed from 27 April 2025</i>

EVENTS SINCE THE BALANCE SHEET DATE

As at the date of this report, other than the event stated in Note 7.3 of the Notes to the Interim Financial Statements, in all material respect, the Executive board confirmed there have been no significant events that require adjustments or disclosures in the reviewed Interim Financial Statements of the Company at the financial period ended 30 June 2025.

REPORT OF THE EXECUTIVE BOARD (Continued)

AUDITORS

CPA VIETNAM Auditing Company Limited - Northern Branch has reviewed the Big Group Holdings Investment Joint Stock Company's Interim Financial Statements for the financial period ended at 30 June 2025.

THE EXECUTIVE BOARD'S RESPONSIBILITY

The Executive board is responsible for preparing the Financial Statements for the financial period ended 30 June 2025, which give a true and fair view of the Company's financial position as at 30 June 2025 and of its results and cash flows for the financial period ended 30 June 2025. The Executive board believes there were no contingent events that might affect the going concern of the Company. In preparing those Interim 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 financial statements;
- Prepare the 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 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 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 Financial Statements.

On behalf of the Board of Management,



Vo Phi Nhat Huy

Chairman of the Management Board

Hanoi, 14 August 2025

INDEPENDENT AUDITOR'S REPORT

To: The shareholders; The Board Management and Executive Board of
Big Group Holdings Investment Joint Stock Company

We have reviewed the accompanying Interim Financial Statements of Big Group Holdings Investment Joint Stock Company prepared on 14 August 2025, as set out from page 06 to page 33 including: Interim Balance sheet as at 30 June 2025, Interim Income Statement, Interim Cash Flow Statement and Notes to the Interim Financial Statements for the financial period ended 30 June 2025.

Responsibilities of the Executive Board

The Executive Board is responsible for the preparation and fair presentation of the Company's Interim Financial Statements in accordance with Vietnamese accounting standards, Vietnamese Corporate accounting system and other prevailing legal regulations, and for such internal control as the Executive Board determines is necessary to enable the preparation of Interim 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 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 interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review result, nothing has come to our attention that causes us to believe that the accompanying interim financial Statements does not give a true and fair view, in all material respects, of the financial position of Big Group Holdings Investment Joint Stock Company as at 30 June 2025, and of its financial performance and its cash flows for the financial period end 30 June 2025 in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other prevailing legal regulations on preparation and presentation of the Interim Financial Statements.

Other matter

This is the first period in which the Company has prepared interim financial statements. The comparative information on the interim income statement and interim cash flow statement and related notes are Financial Statement figures for the financial period ended 30 June 2024, which have not been reviewed.



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, 14 August 2025

INTERIM BALANCE SHEET

As at 30 June 2025

Currency: VND

ASSETS	CODE	NOTES	30 June 2025	01 January 2025
			VND	VND
A. CURRENT ASSETS	100		229,784,443,863	230,437,536,353
I. Cash and cash equivalents	110	5.1	27,509,911,626	33,196,042,677
1. Cash	111		26,509,911,626	33,196,042,677
2. Cash equivalents	112		1,000,000,000	-
II. Current financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for impairment of trading securities (*)	122		-	-
III. Current receivables	130		187,649,480,464	159,490,389,495
1. Current trade receivables	131	5.2	111,627,146,970	133,149,298,821
2. Current advance to suppliers	132	5.3	75,994,941,631	15,836,998,811
3. Other current receivables	136	5.4	27,391,863	10,504,091,863
IV. Inventories	140		14,479,637,073	37,587,349,260
1. Inventories	141	5.7	14,479,637,073	37,587,349,260
V. Other current assets	150		145,414,700	163,754,921
1. Current prepaid expenses	151	5.6	142,414,700	160,754,921
2. Deductible value added tax	152		-	-
3. Taxes and other receivables from the State	153	5.14	3,000,000	3,000,000
B. NON - CURRENT ASSETS	200		134,445,516,427	128,591,985,255
I. Non - current receivables	210		800,000,000	640,000,000
1. Other non-current receivables	216	5.4	800,000,000	640,000,000
II. Fixed assets	220		112,449,789,114	75,471,789,555
1. Tangible fixed assets	221	5.9	48,312,689,114	30,224,789,555
- Historical cost	222		51,511,312,409	32,383,703,091
- Accumulated depreciation	223		(3,198,623,295)	(2,158,913,536)
2. Financial leases fixed assets	224		-	-
3. Intangible fixed assets	227	5.10	64,137,100,000	45,247,000,000
- Historical cost	228		64,242,641,800	45,352,541,800
- Accumulated depreciation	229		(105,541,800)	(105,541,800)
III. Investment properties	230	5.8	20,560,450,379	20,748,592,145
- Historical cost	231		21,407,088,327	21,407,088,327
- Accumulated depreciation	232		(846,637,948)	(658,496,182)
IV. Non - current assets in progress	240		-	-
V. Non - current financial investments	250	5.5	-	30,896,000,000
1. Investments in subsidiaries	251		-	-
2. Investments in equity of other entities	253		-	30,896,000,000
3. Provision for diminution in value of non - current investments	254		-	-
VI. Other non - current assets	260		635,276,934	835,603,555
1. Non - current prepaid expenses	261	5.6	635,276,934	835,603,555
TOTAL ASSETS	270		364,229,960,290	359,029,521,608

INTERIM BALANCE SHEET

As at 30 June 2025

(Continued)

			Currency: VND	
			30 June 2025	01 January 2025
			VND	VND
CODE	NOTES			
A. LIABILITIES	300		198,937,656,962	195,982,112,785
I. Current liabilities	310		148,199,416,962	169,822,112,785
1. Current trade payables	311	5.11	28,871,886,673	128,364,733,407
2. Current prepayments from customers	312	5.12	11,316,669,849	1,253,561,500
3. Taxes and other payables to the State	313	5.13	2,849,200,933	2,178,975,647
4. Payables to employees	314		407,482,000	293,638,087
5. Current accrual expenses	315	5.14	354,799,336	260,536,368
6. Current inter - company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Current unrealized revenue	318		-	-
9. Other current payables	319	5.15	3,639,788,889	164,667,776
10. Current loans and finance lease liabilities	320	5.16	100,759,589,282	37,306,000,000
II. Non - current liabilities	330		50,738,240,000	26,160,000,000
1. Non - current trade payables	331		-	-
2. Other non - current payables	337	5.15	210,000,000	210,000,000
3. Non - current loans and finance lease liabilities	338	5.16	50,528,240,000	25,950,000,000
B. OWNER'S EQUITY	400		165,292,303,328	163,047,408,823
I. Owner's equity	410	5.17	165,292,303,328	163,047,408,823
1. Contributed capital	411		150,846,890,000	150,846,890,000
2. Exchange rate differences	417		-	-
3. Development investment fund	418		-	-
4. Undistributed post-tax profits	421		14,445,413,328	12,200,518,823
- Undistributed post-tax profits accumulated by the end of the previous period	421a		12,200,518,823	2,396,045,124
- Undistributed post-tax profits of current period	421b		2,244,894,505	9,804,473,699
II. Other funds	430		-	-
1. Funds	431		-	-
2. Funds that form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY	440		364,229,960,290	359,029,521,608

Hanoi, 14 August 2025

Prepared

Chief Accountant

Chairman of the Management Board

Le Van Hung

Le Van Hung

Võ Phi Nhat Huy

INTERIM INCOME STATEMENT

For the financial period ended 30 June 2025

Currency: VND

ITEMS	CODE	NOTES	Financial period ended 30 June 2025	Financial period ended 30 June 2024
			VND	VND
1. Revenue from sale of goods and rendering of services	01	6.1	208,693,783,918	106,094,932,431
2. Revenue deductions	02		-	-
3. Net revenue from sale of goods and rendering of services	10		208,693,783,918	106,094,932,431
4. Costs of goods sold	11	6.2	198,780,113,446	105,889,761,902
5. Gross profit/(loss) from sale of goods and rendering of services	20		9,913,670,472	205,170,529
6. Finance income	21	6.3	444,144,616	4,628,860
7. Finance expenses	22	6.4	4,081,136,351	3,052,156,864
- In which: Interest expense	23		4,081,136,351	3,052,156,864
8. Selling expenses	25	6.5	826,157,682	899,094,712
9. General and administrative expenses	26	6.5	2,631,719,805	1,875,023,667
10. Net profit/(loss) from operating activities	30		2,818,801,250	(5,616,475,854)
11. Other income	31	6.6	-	-
12. Other expenses	32	6.6	12,683,119	352,958,209
13. Other profit/(loss)	40		(12,683,119)	(352,958,209)
14. Profit /(loss) before tax	50		2,806,118,131	(5,969,434,063)
15. Current corporate income tax expense	51	6.8	561,223,626	-
16. Deferred corporate income tax expense	52		-	-
17. Net profit /(loss) after tax	60		2,244,894,505	(5,969,434,063)
18. Earnings per share	70	6.9	149	(1,194)
19. Diluted earnings per share	71	6.10	72	(396)

Hanoi, 14 August 2025

Prepared

Chief Accountant

Chairman of the Management Board



Le Van Hung



Le Van Hung



Võ Phi Nhật Huy

INTERIM CASH FLOW STATEMENT*Indirect method*


For the financial period ended 30 June 2025

Currency: VND

		Financial period ended 30 June 2025	Financial period ended 30 June 2024
	CODE NOTES	VND	VND
I. CASH FLOW FROM OPERATING ACTIVITIES			
1. Net profit/(loss) before tax	01	2,806,118,131	(5,969,434,063)
2. Adjustment for:			
- Depreciation	02	1,227,851,525	1,313,643,438
- Profit (loss) from investment activities	05	(889,719)	(4,628,860)
- Interest expense	06	4,081,136,351	3,052,156,864
3. Operating profit/(loss) before changes in working capital	08	8,114,216,288	(1,608,262,621)
- Increase/(decrease) in receivables	09	(31,819,090,969)	(27,566,501,390)
- Increase/(decrease) in inventories	10	23,107,712,187	1,586,707,497
- Increase/(decrease) in payables (Other than interest, corporate income tax payable)	11	(85,730,431,631)	(11,656,878,990)
- Increase/(decrease) in prepaid expenses	12	218,666,842	(895,408,374)
- Increase/(decrease) in trading securities	13	-	4,942,402,500
- Interest paid	14	(3,988,213,451)	(3,225,282,453)
- Corporate income tax paid	15	-	(1,352,599,326)
Net cash inflows (outflows) from operating activities	20	(90,097,140,734)	(39,775,823,157)
II. CASH FLOW FROM INVESTING ACTIVITIES			
1. Purchase and construction of fixed assets and other long - term assets	21	(38,017,709,318)	-
2. Acquisition of investments in other entities	25	-	(4,000,000,000)
3. Recovery of capital investment in other entities	26	34,396,000,000	13,131,000,000
4. Interest and dividends received	27	889,719	366,347
Net cash inflows (outflows) from investing activities	30	(3,620,819,599)	9,131,366,347
III. CASH FLOW FROM FINANCIAL ACTIVITIES			
1. Borrowing received	33	161,569,113,149	90,186,680,070
2. Borrowing repayment	34	(73,537,283,867)	(68,954,157,340)
Net cash inflows (outflows) from financial activities	40	88,031,829,282	21,232,522,730
NET CASH INFLOWS (OUTFLOWS)	50	(5,686,131,051)	(9,411,934,080)
Cash and cash equivalents at the beginning of the year	60	5.1	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	5.1	27,509,911,626

Hanoi, 14 August 2025

Prepared



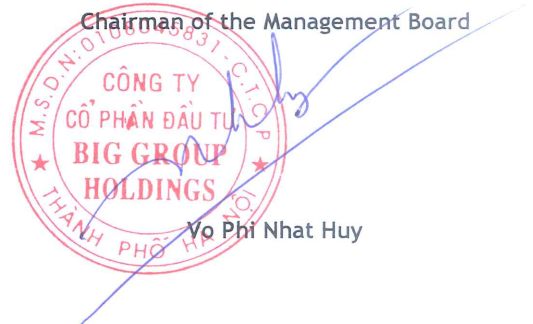
Le Van Hung

Chief Accountant



Le Van Hung

Chairman of the Management Board



Vo Phi Nhat Huy

NOTES TO THE FINANCIAL STATEMENTS

For the financial period ended 30 June 2025

1. CORPORATE INFORMATION**1.1 Formal equity**

Big Group Holdings Investment Joint Stock Company (name changed from Big Invest Group 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 11th amendment dated 19 May 2025 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 11th Amended Enterprise Registration Certificate No. 0108045831 dated 19 May 2025 is VND 150,846,890,000 (*In word: One hundred fifty billion eight hundred forty six million eight hundred ninety thousand dong*).

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.

The number of Company's employees as at 30 June 2025 was 32 people, of which manager was 06. (The number of Company's employees as at 31 December 2024 was 21 people).

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;

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

1. CORPORATE INFORMATION (Continued)

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); 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 year 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 2025, the Company has associates as below:

Name	Address
Branch in Ho Chi Minh city	No. 94 Nguyen Thi Thap, Tan Hung Ward, Ho Chi Minh City
Branch in Da Nang city (*)	No. 26 Phan Huy Thuc, Son Tra Ward, Da Nang 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 Chanh Commune, Ho Chi Minh City

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

NOTES TO THE FINANCIAL STATEMENTS (Continued)**For the financial period ended 30 June 2025****1.5 Declaration on comparative information in the Financial Statements**

The Company consistently applies accounting policies according to the Corporate Accounting System issued together with Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of Circular No. 200/2014/TT - BTC dated 22 December 2014 issued by the Ministry of Finance, therefore, information and data are presented in the Financial Statements is comparable.

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 financial statements are prepared for the 6-month financial period from 01 January to 30 June.

2.2 Accounting currency

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

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 Ministry of Finance in Circular No. 200/2014/TT - BTC dated at 22 December 2014 and Circular 53/2016/TT - BTC dated 21 March 2016 amending and supplementing some articles of Circular No. 200/2014/TT - BTC.

3.2 Declaration of compliance with Accounting Standards and Accounting System

The Company's Executive board ensures full compliance with Vietnamese Accounting Standards and the current Vietnamese Corporate Accounting System that has been promulgated and is in effect in connection with the preparation and presentation of these Financial Statement.

4. ACCOUNTING POLICIES APPLIED

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

Basic for preparing interim financial statement

The accompanying Financial Statements are presented in Vietnam Dong (VND), prepared on the principle of cost and in accordance with Vietnamese Accounting Standards, Vietnamese corporate accounting systems and legal regulation related to preparation and presentation of financial statements.

Financial Statements are not intended to present the financial position, operation results and cash flows in accordance with accounting principle and practices generally accepted in countries and jurisdictions other than Vietnam.

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 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 FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

4. ACCOUNTING POLICIES APPLIED (Continued)

Accounting principle of Cash and cash equivalents

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

Cash equivalents 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 of Financial investments

Other investments

Other investments are presented at cost in the Financial Statements.

Distributions of profits received by the Company from the accumulated profits of other companies after the date of investment are recognized in the Company's income statement for the period. Other distributions are considered as a recovery of investments and are deducted from the investment value.

Other investments are presented in the balance sheet at cost less any provision for impairment (if any).

Provision for loss of investments

Provision for devaluation of investments in other entities is made when there is solid evidence showing a decline in the value of these investments at the balance sheet date. An increase or decrease in the provision account balance is recognized as a financial expense in the Income Statement.

Accounting principle of receivables

Receivables are amounts that can be collected from customers or other entities. Receivables are presented in the Separate Financial Statements at the carrying amounts less the estimated provision for doubtful debts.

The provision for doubtful debts are assessed and considered for receivables that are overdue and difficult to collect, or receivables that the debtors is unable to payment due to liquidation, bankruptcy or similar difficulties.

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.

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. Inventories are accounted for using the perpetual inventory method and are valued at cost using the weighted average method.

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.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

4. ACCOUNTING POLICIES APPLIED (Continued)**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 working condition for its intended use.

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

	<u>Years</u>
Buildings and structures	06 - 25 years
Means of transport	06 - 12 years

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. 31-53 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 a state ready for use. 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, 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 period, unless this expense is likely to cause investment properties to make generate future economic benefits more than initially assessed, it will be recognized as an increase in the historical cost of the investment property.

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

	<u>Years</u>
Building and structures	25 years

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

4. ACCOUNTING POLICIES APPLIED (Continued)**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 repaired cost

Office repaired costs are allocated to expenses using the straight-line method over an allocation period of 15 to 49 months.

Others

Other prepaid costs include insurance allocated for 12 months, fire protection system repair costs allocated for 36 months, software allocated for 24 months, internet fees, digital signatures... allocated for 12 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 the seller who is an independent unit of the Company.
- 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 separate borrowing for investment, construction or production in progress, which are capitalized under Accounting Standard Borrowing expense.

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, laundry expenses, internet... payable in June 2025.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

4. ACCOUNTING POLICIES APPLIED (Continued)**Accounting principle of owner's equity**

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

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 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 balance sheet 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 balance sheet date can be determined; and
- Determine the costs incurred for the transaction and the cost to complete the transaction providing that service.

Other Revenue

Other revenue includes interest income from deposits and payment discounts. 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 is 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 that are borrowing costs.

NOTES TO THE FINANCIAL STATEMENTS (Continued)**For the financial period ended 30 June 2025****4. ACCOUNTING POLICIES APPLIED (Continued)****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.

Basic earnings per share

Basic earnings per share for ordinary shares is calculated by dividing the profit or loss attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period. Diluted earnings per share is determined by adjusting the profit or loss attributable to common stockholders and the weighted average number of common shares outstanding for the effects of all potentially dilutive common shares, which comprise convertible notes and stock options.

Segment reporting

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and returns that are different from those of other business segments. The Executive board considers that the Company operates in business segments are trade and service businesses and in a geographical segment which is mainly Vietnam, so the segment report will be prepared according to business segments.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)**5.1 Cash and cash equivalents**

	30 June 2025	01 January 2025
	VND	VND
Cash on hand	586,163,619	73,779,558
Cash at bank	25,923,748,007	33,122,263,119
Cash equivalents	1,000,000,000	-
- Term deposits under 3 months	1,000,000,000	-
Total	27,509,911,626	33,196,042,677

(*) Deposit contract with term of 01 month, interest rate of 1.6%/year.

5.2 Current trade receivables

	30 June 2025	01 January 2025
	VND	VND
OPMEC Company Limited	6,174,232,987	1,706,293,252
Celine Vietnam Company Limited	-	19,002,385,850
Dac Loc Company Limited	4,328,312,605	10,322,633,230
Dai Phat Vina Joint Stock Company	37,135,790,862	9,954,426,755
HTH Logistics DV TM Company Limited	-	51,237,421,000
Pham Le International Trading Investment JSC	14,523,040,525	22,643,908,666
Industrial Mechanics and Automation Co., Ltd	-	2,943,715,226
Dai Phat Trading - Construction Co., Ltd.	11,183,760,995	3,332,340,000
Saka Joint Stock Company	13,131,794,935	7,395,637,895
Others	25,150,214,061	4,610,536,947
Total	111,627,146,970	133,149,298,821

5.3 Current advance to suppliers

	30 June 2025	01 January 2025
	VND	VND
Fitran Invest Joint Stock Company	239,420,150	1,784,420,150
TMDV TNB Joint Stock Company	35,305,777,513	11,663,343,699
Thuan Thien Construction Materials Trading Co., Ltd	18,387,850,000	-
Tran Phat Steel Company Limited	10,516,650,590	-
Others	11,545,243,378	2,389,234,962
Total	75,994,941,631	15,836,998,811

5.4 Other receivables

	30 June 2025	01 January 2025
	VND	VND
Current	27,391,863	10,504,091,863
Advance	23,300,000	-
Current deposit	-	7,000,000,000
- Mrs Ton Thi Thao	-	7,000,000,000
Other current receivables	4,091,863	3,504,091,863
- Mr Pham Van Dung	-	3,500,000,000
- Others	4,091,863	4,091,863
Non-current	800,000,000	640,000,000
Deposit	800,000,000	640,000,000
Total	827,391,863	11,144,091,863

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)
For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.5 Financial investments (Continued)

a. Investments in equity of other entities

Ratio		30 June 2025 (VND)			01 January 2025 (VND)		
		Equity held	Voting rights	Original cost	Fair value (i)	Provision	Original cost
Investment in other entities							
		17.85%	17.85%	-	-	-	30,896,000,000
	BND Technology Joint Stock Company (ii)			-	-	-	9,996,000,000
	BGD Agriculture Products Import Export JSC (iii)	19.00%	19.00%	-	-	-	11,400,000,000
	Dai Than Long Agriculture JSC (iii)	19.00%	19.00%	-	-	-	9,500,000,000
	Tổng			-	-	-	30,896,000,000

(ii): The Company has not determined the fair value of these investments as they are unlisted, and the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System currently do not provide guidance on fair value measurement using valuation techniques. The fair value of these financial instruments may differ from their book value.

(ii): During the year, the Company divested capital from these entities according to Resolution of the Board of Directors No. 0703/2025/BIG.,JSC-NQ dated 07 March 2025.



NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.6 Prepaid expenses

	30 June 2025 (VND)	01 January 2025 (VND)
Current	142,414,700	160,754,921
Tools and supplies	57,927,464	100,938,192
Insurance expense	75,492,128	43,689,502
Others	8,995,108	16,127,227
Non - current	635,276,934	835,603,555
Tools and supplies	87,156,241	125,710,382
Office repaired	274,829,543	351,084,808
Fire protection system repair cost	262,526,830	337,534,500
Others	10,764,320	21,273,865
Total	777,691,634	996,358,476

5.7 Inventories

	30 June 2025 (VND)		01 January 2025 (VND)	
	Cost	Provision	Cost	Provision
Goods sold (i)	14,479,637,073	-	37,587,349,260	-
Total	14,479,637,073	-	37,587,349,260	-

(i) Details of inventories currently stored at other companies' warehouses are as follows:

Company	Type of goods	30 June 2025	01 January 2025
Dak Lak An Loc Phat XNK Investment Joint Stock Company	Coffee bean	-	24,586,402,941

5.8 Investment real estate

	Currency: VND		
	01 January 2025	Increase in the period	Decrease in the period
a) REAL ESTATE FOR RENT			
HISTORICAL COST	21,407,088,327	-	-
House and land use rights	21,407,088,327	-	-
ACCUMULATED DEPRECIATION	658,496,182	188,141,766	-
House and land use rights	658,496,182	188,141,766	-
NET BOOK VALUE	20,748,592,145	-	188,141,766
House and land use rights	20,748,592,145	-	188,141,766

Real estate that the Company is leasing includes:

- Land use rights and assets on land of 9 plots of land in Suoi Cao A hamlet, Gia Loc ward, Tay Ninh province.

Revenue and cost of goods sold related to Investment real estate for lease during the year are presented in Notes 6.1 and 6.2 with the amounts of VND 160,581,819 and VND 188,141,766, respectively.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.8 Real estate investment

In accordance with Vietnamese Accounting Standard (VAS) No. 05 - Investment Property, the fair value of Real estate as at 30 June 2025 must be presented. However, with the asset being the land use rights and assets on land of 9 plots of land in Suoi Cao A hamlet, the Company does not have sufficient information to determine the fair value of this asset as at the date of preparing the Interim Balance Sheet.

The remaining value of the investment real estate used as mortgage or pledge to secure loans as at 30 June 2025 is VND 20,560,450,379 (31 December 2024: VND 20,748,592,145).

5.9 Tangible fixed assets

Currency: VND

	<i>Building and structure</i>	<i>Means of transport</i>	<i>Total</i>
HISTORICAL COST			
As at 01 January 2025	32,383,703,091	-	32,383,703,091
Purchased in period	17,561,227,500	1,566,381,818	19,127,609,318
As at 30 June 2025	49,944,930,591	1,566,381,818	51,511,312,409
ACCUMULATED DEPRECIATION			
As at 01 January 2025	2,158,913,536	-	2,158,913,536
Depreciation in period	987,497,031	52,212,728	1,039,709,759
As at 30 June 2025	3,146,410,567	52,212,728	3,198,623,295
NET BOOK VALUE			
As at 01 January 2025	30,224,789,555	-	30,224,789,555
As at 30 June 2025	46,798,520,024	1,514,169,090	48,312,689,114

The remaining value of tangible fixed assets used as collateral for loans as of 30 June 2025 is VND 48,312,689,114 (31 December 2023: VND 30,224,789,555).

5.10 Intangible fixed assets

Currency: VND

	<i>Land use rights</i>	<i>Computer software</i>	<i>Total</i>
HISTORICAL COST			
As at 01 January 2025	45,247,000,000	105,541,800	45,352,541,800
Purchased in period	18,890,100,000	-	18,890,100,000
As at 30 June 2025	64,137,100,000	105,541,800	64,242,641,800
ACCUMULATED DEPRECIATION			
As at 01 January 2025	-	105,541,800	105,541,800
As at 30 June 2025	-	105,541,800	105,541,800
NET BOOK VALUE			
As at 01 January 2025	45,247,000,000	-	45,247,000,000
As at 30 June 2025	64,137,100,000	-	64,137,100,000

- The remaining value of intangible fixed assets used as collateral for loans as of 30 June 2025 is VND 64,137,100,000 (31 December 2024: VND 45,247,000,000)

- The historical cost of fixed assets includes assets that have been fully depreciated but are still in use as of 30 June 2025 of VND 105,541,800 (31 December 2024: VND 105,541,800).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.11 Trade payables

	30 June 2025 (VND)		01 January 2025 (VND)	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
Current	28,871,886,673	28,871,886,673	128,364,733,407	128,364,733,407
IDcast Vietnam Pressure Casting Joint Stock Company	1,521,899,690	1,521,899,690	3,674,735,474	3,674,735,474
Vietnam Clean Agricultural Products Investment Co., Ltd	14,029,814,723	14,029,814,723	39,640,916,400	39,640,916,400
Dak Lak An Loc Phat XNK Investment JSC	-	-	15,467,396,005	15,467,396,005
Cuong Tin Loc Company Limited	-	-	24,041,981,356	24,041,981,356
SGG Architecture Construction Corporation	-	-	21,677,871,194	21,677,871,194
M.A.P Global JSC	10,777,164,720	10,777,164,720	4,673,410,673	4,673,410,673
P.N.G Joint Stock Company	-	-	910,239,713	910,239,713
Tran Phat Steel Co., Ltd	-	-	11,100,220,516	11,100,220,516
Others	2,543,007,540	2,543,007,540	7,177,962,076	7,177,962,076
Non - current	-	-	-	-
Total	28,871,886,673	28,871,886,673	128,364,733,407	128,364,733,407
<i>In which</i>				
Payable to related parties		-		-
Details in note 7.1				

5.12 Current customer advances

	30 June 2025 (VND)		01 January 2025 (VND)	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
Industrial Automation and Mechanical Engineering Co., Ltd.	10,378,886,782	10,378,886,782	-	-
Thanh Hieu Construction Development Trading Co., Ltd.	937,783,067	937,783,067	-	-
PCL Seafood Import Export Services Trading Co., Ltd	-	-	1,253,561,500	1,253,561,500
Total	11,316,669,849	11,316,669,849	1,253,561,500	1,253,561,500

5.13 Taxes and payables to the State

a. Taxes and payables to the State

	01 January 2025 (VND)	Payable in the period	Paid in the period	30 June 2025 (VND)
Value added tax	566,778,214	331,886,838	345,134,842	553,530,210
Corporate income tax	1,542,893,653	561,223,626	-	2,104,117,279
Personal income tax	69,303,780	61,215,516	40,965,852	89,553,444
Business-license tax	-	7,000,000	7,000,000	-
Fee, charges and others	-	267,000,000	165,000,000	102,000,000
Total	2,178,975,647	1,228,325,980	558,100,694	2,849,200,933

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.13 Taxes and payables to the State (Continued)

b. Taxes and receivables to the State

	30 June 2025	01 January 2025
	VND	VND
Value added tax overpaid	-	-
Business-license tax overpaid	3,000,000	3,000,000
Total	3,000,000	3,000,000

5.14 Current accrued expenses

	30 June 2025	01 January 2025
	VND	VND
Bank loan interest	241,978,926	149,056,026
Electricity and water costs	92,135,460	106,546,592
Others	20,684,950	4,933,750
Total	354,799,336	260,536,368

5.15 Other payables

	30 June 2025	01 January 2025
	VND	VND
Current	3,639,788,889	164,667,776
Social Insurance	2,344,808	1,513,578
Health Insurance	20,799,250	256,750
Unemployment Insurance	8,888,712	118,712
Current deposit	3,441,800,000	15,000,000
Other payables	165,956,119	147,778,736
Others	165,956,119	147,778,736
Non - current	210,000,000	210,000,000
Non - current deposit	210,000,000	210,000,000
Total	3,849,788,889	374,667,776

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.16 Loans and finance leases

a. Loans

	30 June 2025 (VND)		During the period		01 January 2025 (VND)	
	Amount	Amount able to be paid off	Increase	Decrease	Amount	Amount able to be paid off
Current loan	97,235,329,282	97,235,329,282	134,369,113,149	72,559,783,867	35,426,000,000	35,426,000,000
+ Loc Phat Vietnam Joint Stock Commercial Bank - ho Chi Minh City Branch (i)	14,646,329,282	14,646,329,282	14,646,329,282	-	-	-
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Branch (ii)	35,000,000,000	35,000,000,000	35,000,000,000	-	-	-
+ Military Commercial Joint Stock Bank - Cu Chi Branch (iii)	23,389,000,000	23,389,000,000	23,389,000,000	-	-	-
+ Vietnam Prosperity JS Commercial Bank - Ho Chi Minh City Branch (iv)	3,000,000,000	3,000,000,000	3,000,000,000	15,426,000,000	15,426,000,000	15,426,000,000
+ Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch (v)	20,000,000,000	20,000,000,000	40,000,000,000	40,000,000,000	20,000,000,000	20,000,000,000
+ Ho Chi Minh City Development Joint Stock Commercial Bank (HDBANK) - Hang Xanh Branch	-	-	16,533,783,867	16,533,783,867	-	-
+ Vietnam JS Commercial Bank for Industry and Trade - Branch 7 - Ho Chi Minh City (vi)	1,000,000,000	1,000,000,000	1,000,000,000	-	-	-
+ SHINHAN Vietnam Limited Liability Bank - Phu My hung Branch (Credit Card)	200,000,000	200,000,000	800,000,000	600,000,000	-	-
Non-current loan due to date	3,524,260,000	3,524,260,000	2,584,260,000	940,000,000	1,880,000,000	1,880,000,000
+ Vietnam Prosperity Bank - Ho Chi Minh City Branch (i)	1,494,260,000	1,494,260,000	1,494,260,000	-	-	-
+ SHINHAN Vietnam Bank Limited - Phu My hung Branch (ii)	150,000,000	150,000,000	150,000,000	-	-	-
+ Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch (iii)	1,880,000,000	1,880,000,000	940,000,000	940,000,000	1,880,000,000	1,880,000,000
Total	100,759,589,282	100,759,589,282	136,953,373,149	73,499,783,867	37,306,000,000	37,306,000,000

BIG GROUP HOLDINGS INVESTMENT JOINT STOCK COMPANY
62/2 Khuc Thua Du, Cau Giay ward, Hanoi

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)
For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.16 Loans and finance leases (Continued)						
Non - current loan + Vietnam Prosperity Bank - Ho Chi Minh City Branch (i) + SHINHAN Vietnam Bank Limited - Phu My hung Branch (ii) + Vietnam Bank for Agriculture and Rural Development - Lao Cai Branch (iii)	50,528,240,000	50,528,240,000	27,200,000,000	2,621,760,000	25,950,000,000	25,950,000,000
	24,505,740,000	24,505,740,000	26,000,000,000	1,494,260,000	-	-
	1,012,500,000	1,012,500,000	1,200,000,000	187,500,000	-	-
	25,010,000,000	25,010,000,000	-	940,000,000	25,950,000,000	25,950,000,000
	151,287,829,282	151,287,829,282	164,153,373,149	76,121,543,867	63,256,000,000	63,256,000,000

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, loan term 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 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, loan term is 36 months from 13 May 2025. 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 Holdings 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 and Appendix No. 01, limit of VND 30,000,000,000, credit term 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.

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

Loan under the Framework Agreement on Credit Granting No. CLC-14321/7961974/TTK dated 13 March 2024; Credit Contract No. CLC-14321-01 dated 13 March 2024, credit limit of VND 3,000,000,000; Credit Contract No. CLC-20120-01 dated 13 June 2024, credit limit of VND 35,000,000,000. Credit term: 12 months. Interest rate according to each debt receipt. Purpose: Supplementing capital for iron, steel and other metal trading activities. The loan is secured by assets of a third party.

BIG GROUP HOLDINGS INVESTMENT JOINT STOCK COMPANY
62/2 Khuc Thua Du, Cau Giay ward, Hanoi

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)
For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.18 Loans and finance leases (Continued)

b. Current loan details (continued)

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

Credit contract No. 8800-460573726 dated 31 July 2024, credit limit: VND 20,000,000,000, Term: 12 months from 31 July 2024. Interest rate of 5.5%/year with periodic adjustment every 2 months. 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. 5.9 and 5.10).

(vi) Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 - Ho Chi Minh City

Limit loan contract No. 0605/2025-HDCVHM/NHCT924-BIG dated 20 June 2025. Limit: VND 40,000,000,000. Credit term is 12 months from 20 June 2025. Interest rate according to each debt receipt. Loan purpose is to supplement working capital. Collateral is the balance of deposit in the Efast system worth VND 1 billion, term of 1 month, interest rate of 1.6% issued on 25 June 2025.

c. Non - current loan details

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

Loan contract No. CLC-38542-01 dated 24 March 2025 (Long-term loan contract), Disbursement request and Debt acknowledgement contract dated 25 March 2025. Limit: VND 26,000,000,000. Term: 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 May 14, 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. 5.9 and 5.10).

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

Credit contract No. SHBVN/SSG/2025-HDTD-070 dated 25 February 2025 (Long-term loan contract), Loan withdrawal application cum Debt acknowledgement agreement dated 3 March 2025. Limit: VND 1,200,000,000. Purpose of loan is to purchase assets as cars for business activities. Term: 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. 5.9 and 5.10).

(iii) 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, loan term of 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. 5.9 and 5.10).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

5. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM BALANCE SHEET (Continued)

5.17 Owner's equity

a. Increase and decrease in owner's equity

	Contributed legal capital	Undistributed earnings	Total
Beginning balance of previous year	50,000,000,000	9,892,935,124	59,892,935,124
Capital increase in the previous year	93,350,000,000	-	93,350,000,000
Profit from previous year	-	9,804,473,699	9,804,473,699
Transfer profits into capital	7,496,890,000	-	7,496,890,000
Dividend to shareholders	-	(7,496,890,000)	(7,496,890,000)
Ending balance of previous year/ Beginning balance of current period	150,846,890,000	12,200,518,823	163,047,408,823
Profit for this period	-	2,244,894,505	2,244,894,505
Dividend to shareholders (*)	-	-	-
Ending balance	150,846,890,000	14,445,413,328	165,292,303,328

(*): The Company pays dividends according to Resolution of the Board of Directors No. 14/2024/NQ/BIG-HĐQT dated 27 April 2025 on issuing shares to pay dividends. The dividend payment ratio in shares is 50:3, implemented and completed on 8 July 2025 according to Official Dispatch 3226/UBCK-QLCB of the State Securities Commission.

b. Detail of owner's equity

	30 June 2025 VND	01 January 2025 VND
Mr. Vo Phi Nhat Huy	27,000,530,000	26,726,530,000
Mr. Tran Sinh Vuong	26,067,870,000	26,030,000,000
Ms. Pham Thi Quynh Tram	23,070,090,000	23,070,090,000
Mr. Nguyen Quoc Truong	12,500,000,000	12,500,000,000
Others	62,208,400,000	62,520,270,000
Total	150,846,890,000	150,846,890,000

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

	Financial period ended 30 June 2025 (VND)	Financial period ended 30 June 2024 (VND)
Contributed capital		
+ Beginning balance	150,846,890,000	50,000,000,000
+ Increase	-	-
+ Ending balance	150,846,890,000	50,000,000,000
Dividends, distributed profits	-	-

d. Shares

	30 June 2025 Shares	01 January 2025 Shares
Number of shares registered for issuance	15,084,689	15,084,689
Number of shares sold to the public	15,084,689	15,084,689
Common shares	15,084,689	15,084,689
Number of shares outstanding	15,084,689	15,084,689
Common shares	15,084,689	15,084,689
Par value of outstanding shares (VND/share):		10,000 VND per share

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)
For the financial period ended 30 June 2025

6. ADDITIONAL INFORMATION FOR ITEMS ON THE INTERIM INCOME STATEMENT

6.1 Revenues from sales of goods and rendering of services

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Revenue from sales of merchandise, finished goods	200,711,728,859	103,446,014,908
Revenue from rendering of services	7,821,473,240	2,524,117,523
Revenue from real estate business	160,581,819	124,800,000
<i>In which: Revenue from leasing investment real estate</i>	<i>160,581,819</i>	<i>124,800,000</i>
Total	208,693,783,918	106,094,932,431
<i>In which</i>		
Revenue with related parties	10,290,741	-

Details in note 7.1

6.2 Cost of goods sold

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Cost of merchandise, finished goods	194,752,826,868	101,816,708,563
Cost of services rendered	3,839,144,812	3,884,911,573
Cost of real estate business	188,141,766	188,141,766
<i>In which: Cost of leasing investment real estate</i>	<i>188,141,766</i>	<i>188,141,766</i>
Total	198,780,113,446	105,889,761,902

6.3 Finance income

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Deposits and loan receivable interest	889,719	4,628,860
Gains on liquidation of investments	443,254,897	-
Total	444,144,616	4,628,860

6.4 Finance expense

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Loan interest	4,081,136,351	3,052,156,864
Loss on liquidation of investment	-	-
Provision for devaluation of investment	-	-
Total	4,081,136,351	3,052,156,864

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)
For the financial period ended 30 June 2025

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

6.5 Selling expenses and general and administrative expenses

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Selling expenses	826,157,682	899,094,712
Employee expenses	638,091,561	574,302,471
Expenses of office equipments	4,768,867	103,335,822
Outsourcing service expenses	156,763,755	136,284,355
Other cash expenses	26,533,499	85,172,064
General and administrative expenses	2,631,719,805	1,875,023,667
Employee expenses	1,627,759,704	1,464,561,312
Expenses of management equipments	104,097,774	88,914,309
Depreciation expenses of fixed assets	52,212,728	-
Taxes, charges and fees	7,000,000	6,000,000
Outsourcing service expenses	582,706,905	274,496,541
Other cash expenses	257,942,694	41,051,505
Total	3,457,877,487	2,774,118,379

6.6 Other incomes and expenses

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Other incomes	-	-
Contract penalty	-	-
Liquidation of fixed assets	-	-
Bonus	-	-
Others	-	-
Other expenses	12,683,119	352,958,209
Liquidation of fixed assets	-	-
Late payment in tax, social insurance interest	12,683,119	352,958,209
Breach of contract	-	-
Others	-	-
Other Income/Other Expenses (Net)	(12,683,119)	(352,958,209)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

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

6.7 Production and business expenses by factor

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Raw materials	108,866,641	192,250,131
Labor	2,265,851,265	2,038,863,783
Fixed asset depreciation	1,227,851,525	1,313,643,438
Outsourcing service expenses	3,438,295,874	1,925,140,600
Other cash expenses	459,298,760	1,377,273,766
Total	7,500,164,065	6,847,171,718

6.8 Current corporate income tax (CIT)

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Net profit (loss) before tax	2,806,118,131	(5,969,434,063)
Adjustments for increase/decrease	-	-
Adjusted net profit before loss carry forward and tax	2,806,118,131	(5,969,434,063)
Income subject to corporate income tax	2,806,118,131	-
CIT tax rate	20%	20%
Current CIT expense	561,223,626	-
Current CIT expense	561,223,626	-

6.9 Earnings per share

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Accounting profit after corporate income tax (VND)	2,244,894,505	(5,969,434,063)
Profits/ losses distributed to common share holders (VND)	2,244,894,505	(5,969,434,063)
Average outstanding common shares during the period (shares)	15,084,689	5,000,000
Earnings per share (VND/share)	149	(1,194)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

6.10 Diluted earnings per share

The Company uses the following information to calculate diluted earnings per share:

	Financial period ended 30 June 2025	Financial period ended 30 June 2024
	VND	VND
Accounting profit after corporate income tax	2,244,894,505	(5,969,434,063)
Profits distributed to common share holders	2,244,894,505	(5,969,434,063)
Average outstanding common shares during the period (shares)	15,084,689	5,000,000
Common shares expected to be issued (*)	15,989,530	10,084,689
Diluted earnings per share	72	(396)

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

7. OTHER INFORMATION

7.1 Related parties

List of related parties

In financial period ended 30 June 2025 members of the Board of Directors, Board of Management, Board of Supervisors, and other key management personnel; companies controlled or significantly influenced by key management personnel; close family members of key management personnel; and companies controlled or significantly influenced by close family members of key management personnel have been identified as related parties of the Company.

a. Remuneration of the Board of Directors, Supervisors and Managements

Remuneration of the Board of Management, Supervisors, Directors and Chief Accountant of the Company during the year, details are as follows:

		Financial period ended 30 June 2025	Financial period ended 30 June 2024
		VND	VND
Salary and allowances		1,182,080,495	1,159,365,232
Total		1,182,080,495	1,159,365,232

Name	Position	Financial period ended 30 June 2025	Financial period ended 30 June 2024
		VND	VND
Board of Management		462,485,554	420,424,998
Mr. Vo Phi Nhat Huy	Chairman	206,930,000	208,425,000
Mr. Kieu Van Khoa	Member	199,999,998	211,999,998
Mr. Vo Thuan Hoa	Independent Member (Appointed on 27 April 2025)	55,555,556	-
Board of Supervisors		351,344,774	284,704,988
Mr. Tan Loc Louis	Head of Supervisory Board	144,444,444	139,999,999
Mr. Trieu Hieu Khanh	Member	33,333,330	34,333,331
Mrs. Trinh Thi Thanh Phuong	Member (Resigned on 27 April 2025)	95,320,000	110,371,658
Mr. Vo Tuan Hai	Member (Appointed on 27 April 2025)	78,247,000	-
Board of General Directors and other managers		368,250,167	454,235,246
Mrs. Tran Thi Mua Thao	General Director	161,842,620	207,199,983
Mrs. Nguyen Thi Hao	Deputy General Director	115,782,547	132,768,947
Mr. Le Van Hung	Chief Accountant	90,625,000	114,266,316

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

7. OTHER INFORMATION (Continued)

b. Transactions with related parties

Related parties	Relationship	Transaction	Financial period ended 30 June 2025 VND	Financial period ended 30 June 2024 VND
Sales				
Mrs. Tran Thi Mua Thao	General Director	Room renting	10,290,741	-
Total			10,290,741	-
Related parties	Relationship	Transaction	Financial period ended 30 June 2025 VND	Financial period ended 30 June 2024 VND
Advance				
Mr. Vo Phi Nhat Huy	Chairman	Advance	200,000,000	200,000,000
		Refund	200,000,000	170,000,000
Mrs. Tran Thi Mua Thao	General Director	Advance	1,000,000,000	12,300,000,000
		Refund	1,000,000,000	5,562,400,000
Mrs. Nguyen Thi Hao	Deputy General Director	Advance	100,000,000	15,060,000,000
		Refund	100,000,000	4,072,200,000
Mrs. Trinh Thi Thanh Phuong	Member of Supervisory Board	Advance	93,403,000	280,000,000
		Refund	84,000,000	266,047,000
Mr. Vo Tuan Hai	Member of Supervisory Board	Advance	3,000,000	-
Mr. Le Van Hung	Chief Accountant	Advance	100,000,000	284,000,000
Mr. Vo The Hanh	Husband of General Director	Advance	100,000,000	200,000,000
		Refund	-	183,083,000

c. Balances with related parties

Related parties	Relationship	Financial period ended 30 June 2025 (VND)	Financial period ended 30 June 2024 (VND)
Advance		3,000,000	-
Mr. Vo Tuan Hai	Member of Supervisory Board	3,000,000	-

7.2 Segment report

Segment results report for the financial period ended 30 June 2025

Items	Trading	Real Estate Services and Rentals	Total
Net revenues from sales of goods and rendering of services			
- External sales revenue	200,711,728,859	7,982,055,059	208,693,783,918
Total	200,711,728,859	7,982,055,059	208,693,783,918
Business expense			
- Cost of goods sold and services rendered	194,752,826,868	4,027,286,578	198,780,113,446
- Selling expenses	794,559,059	31,598,623	826,157,682
- Administrative expenses	2,531,062,603	100,657,202	2,631,719,805
Business results	2,633,280,329	3,822,512,656	6,455,792,985
- Income from financial activities			(3,636,991,735)
- Other profits			(12,683,119)
- Profit/(loss) before tax	2,633,280,329	3,822,512,656	2,806,118,131

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 June 2025

7. OTHER INFORMATION (Continued)

7.2 Segment report (Continued)

Assets

Cash and cash equivalents	26,457,721,066	1,052,190,560	27,509,911,626
Current receivables	167,413,537,861	20,235,942,603	187,649,480,464
Inventories	14,479,637,073	-	14,479,637,073
Other Current Assets	139,852,924	5,561,776	145,414,700
Other non-current receivables	769,401,848	30,598,152	800,000,000
Fixed Assets	1,514,169,090	110,935,620,024	112,449,789,114
Real Estate Investment	-	20,560,450,379	20,560,450,379
Non-current Financial Investments	-	-	-
Other non- current Assets	610,979,059	24,297,875	635,276,934
Total asset	211,385,298,922	152,844,661,368	364,229,960,290

Items

Liabilities

	Trading	Real Estate Services and Rentals	Total
Current debt	142,531,131,670	5,668,285,292	148,199,416,962
Non-current debt	48,797,619,548	1,940,620,452	50,738,240,000
Total liabilities	191,328,751,218	7,608,905,744	198,937,656,962

7.3 Subsequent events since the balance sheet date

The Company is implementing the increase of charter capital through a plan to issue shares for dividend payment at a ratio of 50:3, with an additional capital increase of VND 9,048,410,000, and a proposed public share issuance with an expected capital increase of VND 150,846,890,000, as approved by the General Meeting of Shareholders under Resolution No. 01/2025/BIG/NQ-DHDCĐ dated 27 April 2025.

Other than the above events, 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 the financial statements for the financial period ended 30 June 2025.

7.4 Comparative figures

Comparative information of the Balance Sheet is the data on the Financial Statement for the fiscal year ended 31 December 2024 audited by CPA VIETNAM Auditing Company Limited - Northern Branch.

The comparative information on the interim income statement and interim cash flow statement and related notes are Financial Statement figures for the financial period ended 30 June 2024, which have not been reviewed.

Hanoi, 14 August 2025

Prepared

Le Van Hung

Chief Accountant

Le Van Hung

Chairman of the Management Board

Vo Phi Nhat Huy

