

CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN
SÀI GÒN CO.OP
SAIGON CO.OP
INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY

Số/No.: **211** /2025/CV-SCID
V/v/Ref Công bố thông tin định kỳ/
Periodic information disclosure

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thành phố Hồ Chí Minh, ngày **29** tháng **8** năm 2025
Ho Chi Minh City, August **29th**, 2025

**CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GDCK HÀ NỘI
DISCLOSURE OF INFORMATION ON THE STATE SECURITIES
COMMISSION'S PORTAL AND HANOI STOCK EXCHANGE'S PORTAL**

Kính gửi/To:

- Ủy ban Chứng khoán Nhà nước/*The State Securities Commission*;
- Sở Giao dịch Chứng khoán Hà Nội/*Hanoi Stock Exchange*.

Tên Công ty/*Name of company*: Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op/*SaiGon Co.op Investment Development Joint Stock Company*

Mã chứng khoán/*Stock symbol*: SID

Trụ sở chính/*Head office address*: 199-205 Nguyễn Thái Học, Phường Bến Thành, TP.HCM/
199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

Điện thoại/*Telephone*: (028) 38360143

Fax: (028) 38225457

Email: info@scid-jsc.com

Người thực hiện công bố thông tin/*Submitted by*: Ông/Mr. Phạm Trung Kiên

Chức vụ/*Position*: Tổng Giám đốc, Người đại diện theo pháp luật của Công ty/*General Director, The legal representative of company*

Loại thông tin công bố/*Information disclosure type*: ☒ Định kỳ/*Periodic* ☐ Bất thường/*Extraordinary*
☐ Theo yêu cầu/*On demand*

Nội dung thông tin công bố/*Content of information disclosure*: Báo cáo tài chính riêng và Báo cáo tài chính hợp nhất bán niên năm 2025 đã được soát xét/*The audited semi-annual separate and consolidated financial statements in 2025*.

Chúng tôi cũng đã công bố thông tin báo cáo này trên trang thông tin điện tử của Công ty:
<https://scid.vn>/We published this information on the company's website: <https://scid.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Nơi nhận/Recipients:

- Như trên/*As above*;
- Website (để CBTT/*To publish information*);
- Lưu/*Archives*: VT, PLQHĐN (02).

TỔNG GIÁM ĐỐC/GENERAL DIRECTOR 



Phạm Trung Kiên

CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN
SÀI GÒN CO.OP
SAIGON CO.OP
INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY

Số/No.: 210/2025/CV-SCID
V/v/Ref Công bố thông tin định kỳ BCTC/
Periodic information disclosure on
financial statements

Mẫu số 01-A/HNX
CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thành phố Hồ Chí Minh, ngày 29 tháng 8 năm 2025
Ho Chi Minh City, August 29th, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE ON
FINANCIAL STATEMENTS

Kính gửi/To: Sở Giao dịch Chứng khoán Hà Nội/Hanoi Stock Exchange

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op thực hiện công bố thông tin báo cáo tài chính (BCTC) bán niên năm 2025 đã được soát xét với Sở Giao dịch Chứng khoán Hà Nội như sau/Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market. SaiGon Co.op Investment Development Joint Stock Company would like to disclose the audited semi-annual financial statements in 2025 with Hanoi Stock Exchange as follows:

- Tên tổ chức/Name of organization: Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op/
SaiGon Co.op Investment Development Joint Stock Company
 - Mã chứng khoán/Stock symbol: SID
 - Địa chỉ/Address: 199-205 Nguyễn Thái Học, Phường Bến Thành, TP.HCM/
199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City
 - Điện thoại/Telephone: (028) 38360143 Fax: (028) 38225457
 - Email: info@scid-jsc.com Website: https://scid.vn
- Nội dung thông tin công bố/Content of information disclosure:
 - BCTC bán niên năm 2025/The semi-annual financial statements in 2025:
 - ☒ BCTC riêng (tổ chức đăng ký giao dịch không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/Separate financial statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);
 - ☒ BCTC hợp nhất (tổ chức đăng ký giao dịch có công ty con)/Consolidated financial statements (Listed organizations have subsidiaries);

☐ BCTC tổng hợp (tổ chức đăng ký giao dịch có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/*Combined financial statements (Listed organizations has an accounting units directly under its own accounting system).*

- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases in which the cause must be explained:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được soát xét/kiểm toán năm 2025)/*The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2025):*

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được soát xét/kiểm toán năm 2025)/*Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2025):*

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*The profit after tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:*

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory documents in case of integration:*

☐ Có/Yes

☐ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày: **.29...**/08/2025 tại đường dẫn: <https://scid.vn/quan-he-co-dong/> (mục: Báo cáo tài chính)/
*This information was published on the company's website on August **.29...**, 2025 at the link: <https://scid.vn>.*

Tài liệu đính kèm/Attachments:

- BCTC riêng và BCTC hợp nhất bán niên năm 2025 đã được soát xét/*The audited semi-annual separate and consolidated financial statements in 2025;*
- Văn bản giải trình liên quan đến BCTC của kỳ báo cáo/*Explanatory documents related to financial statements of the reporting period.*

Nơi nhận/Recipients:

- Như trên/*As above;*
- Lưu/Archives: VT, PLQHĐN (02).

TỔNG GIÁM ĐỐC/GENERAL DIRECTOR



Phạm Trung Kiên



**CONSOLIDATED
INTERIM FINANCIAL STATEMENTS
FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2025**

**SAIGON CO.OP
INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY**

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Saigon Co.op Investment Development Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025, including the Interim Financial Statements of the Company and those of its subsidiaries (hereinafter collectively referred to as "the Group").

Business highlights

Saigon Co.op Investment Development Joint Stock Company has been operating in accordance with the Business Registration Certificate No. 0304921066, initially registered on 04 April 2007 and 14th amended on 19 August 2025, granted by Ho Chi Minh City Department of Finance.

Head office:

- Address : No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City
- Tel. : +84 (028) 3836 0143
- Fax : +84 (028) 3822 5457

The principal business activities of the Company are:

- Management consultancy (except for financial, accounting, legal consultancy);
- Construction completion;
- Advertising;
- Market research and public opinion polling;
- Trade introduction and promotion (not performing detonation effects and not using explosive and combustible substances, chemicals for props, tools in entertainment programs, events and films);
- Trading food and foodstuff (implementing according to the Decision No. 64/2009/QĐ-UBND dated 31 July 2009 of the People's Committee of Ho Chi Minh City on approving the planning for trading agricultural products and foodstuff in Ho Chi Minh City and the Decision No. 79/2009/QĐ-UBND dated 17 October 2009 of the People's Committee of Ho Chi Minh City on amending Clause 2, Article 1 of the Decision No. 64/2009/QĐ-UBND dated 31 July 2009 of the People's Committee of Ho Chi Minh City);
- Retail of audiovisual equipment in specialized stores;
- Supply and management of domestic labor resources (except for labor sub-hire);
- Legal consultancy (except for financial, accounting and legal consultancy);
- Construction consultancy; consultancy on report preparation, investment project development; project management consultancy; design verification, project estimate; bidding consultancy; general construction contractor; consultancy on construction investment cost management; supervision of installation of electrical parts and electrical equipment of power lines and transformer stations; electrical design of power lines and stations; electromechanical design of construction works; supervision of construction and completion of civil and industrial works; architectural design of works; interior and exterior design of works; construction planning design; supervision of installation of air conditioning and ventilation systems, civil and industrial works; supervision of installation of electrical parts and electrical equipment of civil and industrial works; topographic survey of construction site; geological survey of construction works;
- General support services;
- General cleaning of houses;
- Cleaning services for industrial and specialized works;
- Landscape care and maintenance services;
- General office administration services;
- Construction of residential houses;
- Construction of non-residential houses;
- Construction of water supply and drainage works;
- Demolition;

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**STATEMENT OF THE BOARD OF MANAGEMENT (cont.)**

- Preparation of construction sites;
- Other specialized construction activities;
- Road construction;
- Drainage and wastewater treatment (not operating at the head office);
- Construction of telecommunications and information works;
- Wholesale of construction materials and other installation equipment;
- Commercial brokerage and environmental consultancy;
- Wholesale of agricultural and forestry raw materials (except for wood, bamboo, neohouzeaua) and live animals (not operating at the head office);
- Wholesale of other machinery, equipment and spare parts;
- Real estate management on a fee or contract basis; real estate brokerage, real estate valuation and real estate trading floors; house and apartment management;
- Other unclassified manufacturing activities;
- Other support services related to transportation;
- Installation of water supply, drainage, heating and air conditioning systems;
- Acting as an agent, broker, auctioneer of goods (no auction business);
- Operating restaurants and providing mobile catering services;
- Tour operation;
- Electrical system installation;
- Trading real estate; investment in construction, operating commercial centers, office buildings; leasing warehouses and yards;
- Retail of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and luminaires, other unclassified household appliances in specialized stores;
- Installation of other construction systems;
- Processing and preserving fruits and vegetables;
- Construction of electrical works;
- Booking services and support services related to promotion and organization of tours.

Board of Directors and Executive Board

The Board of Directors and the Executive Board of the Company during the period and as at the date of this statement include:

The Board of Directors

Full name	Position	Appointing/Re-appointing date
Mr. Vu Anh Khoa	Chairman	Appointed on 29 April 2022
Mr. Pham Trung Kien	Member	Re-appointed on 29 April 2022
Mr. Le Truong Son	Member	Re-appointed on 29 April 2022
Mr. Nguyen Ngoc Thang	Member	Re-appointed on 29 April 2022
Mr. Phan Thanh Duy	Member	Appointed on 21 May 2024

The Supervisory Board

Full name	Position	Appointing/Re-appointing date
Mr. Nguyen Phu Khanh	Head of the Board	Re-appointed on 29 April 2022
Ms. Truong Phan Hoang Thy	Member	Appointed on 29 April 2022
Mr. Nguyen Quang Tinh	Member	Appointed on 29 April 2022

The Board of Management

Full name	Position	Appointing/Re-appointing date
Mr. Pham Trung Kien	Chief Executive Officer	Re-appointed on 01 January 2023
Mr. Pham Hoang An	Deputy Chief Executive Officer	Re-appointed on 15 December 2023
Mr. Phan Thanh Duy	Deputy Chief Executive Officer	Appointed on 15 May 2024

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SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

STATEMENT OF THE BOARD OF MANAGEMENT (cont.)

Legal Representative

The Company's legal representative during the period and as at the date of this statement is Mr. Pham Trung Kien – Chief Executive Officer (re-appointed on 01 January 2023).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the review on the Group's Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Responsibilities of the Board of Management

The Board of Management of the Group is responsible for the preparation of the Consolidated Interim Financial Statements to give a true and fair view of the consolidated interim financial position, the consolidated interim financial performance and the consolidated interim cash flows of the Group during the period. In order to prepare these Consolidated Interim Financial Statements, the Board of Management must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- State clearly whether the accounting standards applied to the Group are followed or not, and all the material differences from these standards are disclosed and explained in the Consolidated Interim Financial Statements;
- Prepare the Consolidated Interim Financial Statements of the Group on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- Design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Consolidated Interim Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Group have been fully recorded and can fairly reflect the financial position of the Group at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Management is also responsible for safeguarding the Group's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Consolidated Interim Financial Statements.

Approval of the Consolidated Interim Financial Statements

The Board of Management hereby approves the accompanying Consolidated Interim Financial Statements, which give a true and fair view of the financial position as at 30 June 2025 of the Group, its financial performance and its cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of the Board of Management



Pham Trung Kien
Chief Executive Officer

Date: 29 August 2025

No. 1.1431/25/TC-AC

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

We have reviewed the accompanying Consolidated Interim Financial Statements of Saigon Co.op Investment Development Joint Stock Company (hereinafter referred to as “the Company”) and its subsidiaries (hereinafter collectively referred to as “the Group”), which were prepared on 29 August 2025 (from page 06 to page 45), including the Consolidated Interim Balance Sheet as at 30 June 2025, the Consolidated Interim Income Statement, the Consolidated Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2025 and the Notes to the Consolidated Interim Financial Statements.

Responsibility of the Board of Management

The Company’s Board of Management is responsible for the preparation, true and fair presentation of the Group’s Consolidated Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements to be free from material misstatements due to frauds or errors.

Responsibility of Auditors

Our responsibility is to express conclusion on these Consolidated Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by 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.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Consolidated Interim Financial Statements have not given a true and fair view, in all material respects, of the consolidated financial position as at 30 June 2025 of the Group, its consolidated financial performance and its consolidated cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of

A&C Auditing and Consulting Co., Ltd.


Hoàng Thái Vương

Partner

Audit Practice Registration Certificate No. 2129-2023-008-1

Authorized Signatory

Ho Chi Minh City, 29 August 2025

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

CONSOLIDATED INTERIM BALANCE SHEET

(Full form)

As at 30 June 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		618.311.100.846	578.664.570.784
I. Cash and cash equivalents	110	V.1	354.583.758.228	209.613.045.664
1. Cash	111		73.025.065.071	37.775.920.662
2. Cash equivalents	112		281.558.693.157	171.837.125.002
II. Short-term financial investments	120		186.619.038.418	311.978.037.810
1. Trading securities	121	V.2a	13.859.293.545	13.859.293.545
2. Provisions for devaluation of trading securities	122	V.2a	(6.130.093.545)	(5.011.393.545)
3. Held-to-maturity investments	123	V.2b	178.889.838.418	303.130.137.810
III. Short-term receivables	130		64.657.920.525	46.877.024.918
1. Short-term trade receivables	131	V.3a	15.073.316.880	15.018.469.744
2. Short-term prepayments to suppliers	132	V.4	24.703.882.215	7.056.117.316
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135	V.5	16.600.000.000	16.600.000.000
6. Other short-term receivables	136	V.6a	23.916.524.491	23.838.240.919
7. Allowance for short-term doubtful debts	137	V.7	(15.635.803.061)	(15.635.803.061)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		1.728.657.215	1.717.481.614
1. Inventories	141	V.8	1.728.657.215	1.717.481.614
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		10.721.726.460	8.478.980.778
1. Short-term prepaid expenses	151	V.9a	2.974.704.253	2.994.378.943
2. Deductible VAT	152		3.964.022.926	2.436.202.485
3. Taxes and other receivables from the State	153	V.16	3.782.999.281	3.048.399.350
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Consolidated Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		1.988.158.138.186	1.985.371.612.098
I. Long-term receivables	210		140.508.951.824	139.560.493.693
1. Long-term trade receivables	211	V.3b	29.274.239.824	28.325.781.693
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.6b	111.234.712.000	111.234.712.000
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		74.387.608.896	78.787.164.522
1. Tangible fixed assets	221	V.10	71.652.715.736	75.657.782.840
- Historical cost	222		165.799.920.753	165.799.920.753
- Accumulated depreciation	223		(94.147.205.017)	(90.142.137.913)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.11	2.734.893.160	3.129.381.682
- Initial cost	228		5.946.410.250	5.946.410.250
- Accumulated amortization	229		(3.211.517.090)	(2.817.028.568)
III. Investment property	230	V.12	35.243.459.106	36.078.675.198
- Historical costs	231		57.817.638.519	57.817.638.519
- Accumulated depreciation	232		(22.574.179.413)	(21.738.963.321)
IV. Long-term assets in process	240		524.552.265.829	497.862.223.112
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.13	524.552.265.829	497.862.223.112
V. Long-term financial investments	250		1.210.331.396.433	1.228.639.003.624
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2c	1.210.331.396.433	1.228.639.003.624
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		3.134.456.098	4.444.051.949
1. Long-term prepaid expenses	261	V.9b	3.080.948.495	4.339.055.076
2. Deferred income tax assets	262	V.14	53.507.603	104.996.873
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	270		2.606.469.239.032	2.564.036.182.882

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Consolidated Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		196.591.814.537	161.167.059.251
I. Current liabilities	310		81.805.900.768	47.234.603.460
1. Short-term trade payables	311	V.15	24.985.839.276	21.011.269.745
2. Short-term advances from customers	312		477.703.979	499.243.250
3. Taxes and other obligations to the State Budget	313	V.16	2.366.668.262	1.763.706.833
4. Payables to employees	314	V.17	2.411.274.301	4.766.726.677
5. Short-term accrued expenses	315		344.485.667	555.699.743
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		26.573.415	79.720.245
9. Other short-term payables	319	V.18a, c	35.413.066.224	5.669.709.434
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.19	15.780.289.644	12.888.527.533
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		114.785.913.769	113.932.455.791
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337	V.18b, c	111.729.103.044	111.322.903.336
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341	V.20	3.056.810.725	2.609.552.455
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Consolidated Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		2.409.877.424.495	2.402.869.123.631
I. Owner's equity	410		2.409.877.424.495	2.402.869.123.631
1. Owner's capital	411	V.21	1.000.000.000.000	1.000.000.000.000
- Ordinary shares carrying voting rights	411a		1.000.000.000.000	1.000.000.000.000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.21	895.924.527.529	867.538.509.941
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.21	513.952.896.966	535.330.613.690
- Retained earnings accumulated to the end of the previous period	421a		473.538.273.991	535.330.613.690
- Retained earnings of the current period	421b		40.414.622.975	-
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		2.606.469.239.032	2.564.036.182.882



Ta Ngoc Thao
Preparer



Pham Xuan Phong
Chief Accountant



Ho Chi Minh City, 29 August 2025

Pham Trung Kien
Chief Executive Officer

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

CONSOLIDATED INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	47.462.113.079	45.242.536.794
2. Revenue deductions	02		-	-
3. Net revenue	10		47.462.113.079	45.242.536.794
4. Cost of sales	11	VI.2	18.537.005.253	15.108.370.878
5. Gross profit	20		28.925.107.826	30.134.165.916
6. Financial income	21	VI.3	12.322.083.964	10.088.723.027
7. Financial expenses	22	VI.4	1.118.700.000	(711.900.000)
In which: Interest expenses	23		-	-
8. Gain or loss in joint ventures, associates	24	V.2c	41.749.565.893	38.794.220.392
9. Selling expenses	25	VI.5	9.461.263.516	9.510.255.192
10. General and administration expenses	26	VI.6	27.940.784.262	23.891.879.880
11. Net operating profit	30		44.476.009.905	46.326.874.263
12. Other income	31	VI.7	26.713.972	106.768.882
13. Other expenses	32	VI.8	495.656.789	678.773.209
14. Other profit/(loss)	40		(468.942.817)	(572.004.327)
15. Total accounting profit before tax	50		44.007.067.088	45.754.869.936
16. Current income tax	51	V.16	3.093.696.573	2.704.706.577
17. Deferred income tax	52	VI.9	498.747.540	247.229.298
18. Profit after tax	60		<u>40.414.622.975</u>	<u>42.802.934.061</u>
19. Profit after tax of Parent Company	61		40.414.622.975	42.802.934.061
20. Profit after tax of non-controlling shareholders	62		-	-
21. Basic earnings per share	70	VI.10	<u>372</u>	<u>394</u>
22. Diluted earnings per share	71	VI.10	<u>372</u>	<u>394</u>

Ta Ngoc Thao
Preparer

Pham Xuan Phong
Chief Accountant

Pham Trung Kien
Chief Executive Officer



Ho Chi Minh City, 29 August 2025

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

CONSOLIDATED INTERIM CASH FLOW STATEMENT

(Full form)

(Indirect method)

For the first 6 months of the fiscal year ending 31 December 2025

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		44.007.067.088	45.754.869.936
2. Adjustments				
- Depreciation/(Amortization) of fixed assets and investment properties	02	V.10, 11, 12	5.234.771.718	4.061.448.609
- Provisions and allowances	03	V.2a, 7	1.118.700.000	(1.000.413.831)
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	V.2c; VI.3	(54.071.649.857)	(48.882.943.419)
- Interest expenses	06		-	-
- Others	07		-	-
3. Operating profit/(loss) before changes of working capital	08		(3.711.111.051)	(67.038.705)
- Increase/(decrease) of receivables	09		(20.959.728.700)	(425.999.928)
- Increase/(decrease) of inventories	10		(11.175.601)	(196.304.113)
- Increase/(decrease) of payables	11		15.075.686.535	(6.744.076.610)
- Increase/(decrease) of prepaid expenses	12		1.277.781.271	(602.523.544)
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14		-	-
- Corporate income tax paid	15	V.16	(2.172.133.964)	(2.274.533.987)
- Other cash inflows	16		-	13.100.000
- Other cash outflows	17	V.19	(514.560.000)	(105.745.000)
Net cash flows from operating activities	20		(11.015.241.510)	(10.403.121.887)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(40.586.421.956)	(14.313.549.440)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.3a	243.000.000	-
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2b, V.5	(178.889.838.418)	(410.846.682.605)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2b, V.5	303.130.137.810	342.903.195.094
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27		72.104.211.638	82.807.677.693
Net cash flows from investing activities	30		156.001.089.074	550.640.742

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Consolidated Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment for borrowing principal	34		-	-
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.18a, 21a	(15.135.000)	(12.635.580)
Net cash flows from financing activities	40		(15.135.000)	(12.635.580)
Net cash flows during the period	50		144.970.712.564	(9.865.116.725)
Beginning cash and cash equivalents	60	V.1	209.613.045.664	117.031.656.732
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	354.583.758.228	107.166.540.007


Ta Ngoc Thao
Preparer

Pham Xuan Phong
Chief Accountant

Ho Chi Minh City, 29 August 2025

Pham Trung Kien
Chief Executive Officer

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

I. GENERAL INFORMATION**1. Ownership form**

Saigon Co.op Investment Development Joint Stock Company (hereinafter referred to as "the Company" or "the Parent Company") is a joint stock company.

2. Operating field

The operating field of the Group is servicing.

3. Principal business activities

The principal business activities of the Group are to make investment in construction and operate commercial centers and office buildings; lease premises and assets.

4. Normal operating cycle

The normal operating cycle of the Group is within 12 months.

5. Structure of the Group

The Group includes the Parent Company and 3 subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in these Consolidated Interim Financial Statements.

5a. List of subsidiaries to be consolidated

Subsidiaries	Address	Principal business activities	Ownership rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Sense Cai Be Trading Service One Member Limited Company	Land lot No. 1436, Map No. 35, Zone 2, Cai Be Commune, Dong Thap Province	Trading real estate, land use right of owners, users or lessees	100,00%	100,00%	100,00%	100,00%
Saigon - Ben Tre Trading One Member Company Limited	No. 26A Tran Quoc Tuan Street, An Hoi Ward, Vinh Long Province	Retailing goods and leasing services	100,00%	100,00%	100,00%	100,00%
Saigon - Pleiku Services Trading One Member Limited Company	No. 29 Nguyen Van Cu Street, Dien Hong Ward, Gia Lai Province	Trading real estate, land use right of owners, users or lessees	100,00%	100,00%	100,00%	100,00%

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Consolidated Interim Financial Statements (cont.)**5b. List of associates reflected in the Consolidated Interim Financial Statements**

Associates	Address	Principal business activities	Ownership rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Saigon - Ca Mau Trading Service Company Limited	No. 9 Tran Hung Dao Street, Tan Thanh Ward, Ca Mau Province	Retailing goods and leasing services	36,75%	36,75%	36,75%	36,75%
Saigon Cantho Trading Company	No. 1 Hoa Binh Avenue, Ninh Kieu Ward, Can Tho City	Retailing goods and leasing services	34,00%	34,00%	34,00%	34,00%
Saigon Co.op International Investment Company Limited	3 rd Floor, No. 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City	Operating supermarket according to Co.op Mart supermarket system	49,00%	49,00%	49,00%	49,00%
Co.op Mart Bien Hoa Supermarket and Trading Services Company Limited	Office Block, 2 nd Floor, Building No. 121 Pham Van Thuan Street, Tam Hiep Ward, Dong Nai Province	Operating supermarket according to Co.op Mart supermarket system	29,00%	29,00%	29,00%	29,00%
Vietsin Commercial Complex Development Joint Stock Company	No. 1058 Nguyen Van Linh Street, Quarter 35, Tan Hung Ward, Ho Chi Minh City	Trading real estate, land use rights of owners, users or lessees	36,00%	36,00%	36,00%	36,00%
Saigon - Xuan Oai Services Trading Limited Company	Lot T3-1.1, Saigon Hi-Tech Park, La Xuan Oai Street, Tang Nhon Phu Ward, Ho Chi Minh City	Trading real estate, land use rights of owners, users or lessees	49,00%	49,00%	49,00%	49,00%
Dong Bac Commercial Center Development Investment Company Limited	Land lot No. 7, 25/4 Street, Hong Gai Ward, Quang Ninh Province	Building residential houses	40,00%	40,00%	40,00%	40,00%
Saigon - Chau Doc Company Limited	Group 21, Chau Quoi 3 Cluster, Chau Doc Ward, An Giang Province	Retailing goods in supermarkets and shopping malls	25,00%	25,00%	25,00%	25,00%

6. Statement of information comparability on the Consolidated Interim Financial Statements

The corresponding figures of the previous period can be comparable with figures of the current period.

7. Headcount

As at the balance sheet date, the Group's headcount is 129 (headcount at the beginning of the year: 131).

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

The fiscal year of the Group is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Group's transactions are primarily made in VND.

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Consolidated Interim Financial Statements (cont.)

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 guiding the Vietnamese Enterprise Accounting System, the Circular No. 202/2014/TT-BTC dated 22 December 2014 giving guidance on the preparation and presentation of Consolidated Financial Statements and other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Interim Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management of the Parent Company ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014 and other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Interim Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

The Consolidated Interim Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Consolidation bases

The Consolidated Interim Financial Statements include the Interim Financial Statements of the Parent Company and those of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as at the balance sheet date should also be taken into consideration.

The financial performance of the subsidiaries, which are acquired or disposed during the period, is included in the Consolidated Interim Income Statement from the date of acquisition or disposal of investments in these subsidiaries.

The Interim Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same accounting period and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Intra-group balances in the Interim Balance Sheet and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

Benefits of non-controlling shareholders reflect profit or loss and net assets of subsidiaries, which are not held by the Group and presented in a separate item of the Consolidated Interim Income Statement and Consolidated Interim Balance Sheet (classified under owner's equity). Benefits of non-controlling shareholders include the values of their non-controlling benefits at the initial date of business combination and those arise within the ranges of changes in owner's equity from the date of business combination. The losses arising in the subsidiary are attributed equally to the ownership rate of non-controlling shareholders, even if such losses are higher than the interest owned by these shareholders in net assets of the subsidiaries.

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Consolidated Interim Financial Statements (cont.)

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as at the balance sheet date.

4. Financial investments

Trading securities

Investments classified as trading securities are those held by the Group for the trading purpose with the aim of making profit.

Trading securities are recognized at costs which include fair value of the payments made at the time of the transaction plus other costs attributable to transaction costs.

The time of recognizing trading securities is when the Group acquires the ownership, as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of acquiring official ownership as stipulated by law.

Dividends incurred prior to the acquisition of trading securities are deducted into the costs of such securities. Dividends incurred after the acquisition of such securities are recorded in Group's financial income.

Provisions for devaluation of trading securities are made for each particular type of securities in the market of which the fair value is lower than costs. The fair value of trading securities listed on the stock market or traded on UPCOM is the closing price at the balance sheet date. In case where the stock market or UPCOM is not available for transactions as at the balance sheet date, the fair value of shares is the closing price of the preceding transaction with the balance sheet date.

Increases/(decreases) in the provisions for devaluation of trading securities as at the balance sheet date are recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. The costs are determined in accordance with the mobile weighted average method.

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. Held-to-maturity investments only include held-to-maturity term deposits for the purpose of receiving periodical interest.

Held-to-maturity investments are initially recognized at cost. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in Income Statement on the basis of the interest income to be received. Interest incurred prior to the Group's acquisition of held-to-maturity investments is deducted into the costs at the acquisition time.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted into the investment costs.

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Consolidated Interim Financial Statements (cont.)

Loans

Loans are measured at costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.

Investments in associates

An associate is an entity which the Group has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Investments in associates are recorded as in the owner's equity method. Accordingly, the investment in associates is initially recorded at costs on the Consolidated Interim Financial Statements and then adjusted for the post acquisition change in the Group's share of net assets of the associates. If the Group's share of loss of associates exceeds or equals the carrying amount of an investment, the investment is then reported at nil (0) value on the Consolidated Interim Financial Statements, except when the Group has obligations to pay on behalf of the associates to satisfy obligations of the associates.

The Financial Statements of the associates are prepared for the accounting period that is the same with the Consolidated Interim Financial Statements of the Group. In the case that the accounting policy of the associates is different from the accounting policy applied consistently in the Group, the Financial Statements of the associates will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Unrealized profits/(losses) arising from transactions with the associates are eliminated in proportion to the amount under the Group's ownership in the preparation of the Consolidated Interim Financial Statements.

5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as at the balance sheet date are recorded into general and administration expenses.

6. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Costs of inventories, i.e. merchandise, comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Consolidated Interim Financial Statements (cont.)

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as at the balance sheet date are recorded into costs of sales.

7. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Group mainly include expenses of tools, expenses for renovation and relocation of office and expenses for asset repair. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

Expenses of tools

Expenses of tools being put into use are allocated into costs in accordance with the straight-line method for the maximum period of 3 years.

Expenses for renovation and relocation of office

Expenses for renovation and relocation of office are allocated into costs in accordance with the straight-line method for the maximum period of 3 years.

Expenses for asset repair

Expenses for asset repair incurred once with high value are allocated into costs in accordance with the straight-line method for the maximum period of 3 years

8. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Group's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

9. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Group to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	16 - 25
Machinery and equipment	03 - 10
Vehicles	03 - 10
Office equipment	03 - 08
Other tangible fixed assets	03 - 05

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10. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Group to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

The Group's intangible fixed assets include:

Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Group until the date the software is put into use. Computer software is amortized in accordance with the straight-line method in 5 years.

Website

The initial costs of the Company's website include all the expenses paid by the Group until the date the website is put into use. The Company's website is amortized in accordance with the straight-line method in 3 years.

11. Investment properties

Investment property is property which is land use right, a building or part of a building, infrastructure held by the Group to earn rentals or for capital appreciation. Investment properties for lease are measured at their historical costs less accumulated depreciation. Historical cost includes all the expenses paid by the Group or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

Expenses related to investment property arising subsequent to initial recognition should be added to the historical cost of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the period.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or carrying value of investment property at the date of transfer.

Investment property for lease is depreciated/(amortized) in accordance with the straight-line method over their estimated useful lives. The depreciation/(amortization) years of the investment property are as follows:

<u>Fixed assets</u>	<u>Years</u>
Land use right	39 – 47
House	30

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12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Group) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

13. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Group in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

If the business combination covers some accounting periods, the cost of business combination equals the total investment made at the date of obtaining the control of subsidiaries plus the amount of previous investments which are re-evaluated at fair value as at the date of obtaining the control of subsidiaries. The difference between the re-evaluated amount and the cost of investment shall be recorded in the financial performance provided that the Group does not have any significant influence on subsidiaries prior the date of obtaining the control and the investment in subsidiaries is presented in line with the cost method. In case where the Group has significant influence on the subsidiaries prior the date of obtaining the control the investment in subsidiaries is presented in line with the equity method, the difference between the re-evaluated amount and the cost of investment determined in line with the equity method shall be recorded in the financial performance; and the difference between the investment determined in line with the equity method and the cost of investment shall be directly recorded in "Retained earnings" of the Consolidated Interim Balance Sheet.

The excess of the cost of business combination over the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date obtaining the control of subsidiaries is recognized as goodwill. If the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date of obtaining the control of subsidiaries exceeds the cost of business combination, the difference will be included in the financial performance.

The interest of non-controlling shareholders as at the date of business combination is initially measured on the basis of the ownership share of non-controlling shareholders in the fair values of the assets, the liabilities and the inherent liabilities recognized.

14. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Group.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

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The payables and accrued expenses are classified as short-term and long-term items in the Consolidated Interim Balance Sheet on the basis of their remaining term as at the balance sheet date.

15. Owner's capital

The contributed capital is recorded according to the actual amounts invested by the Parent Company's shareholders.

16. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders by voting.

The distribution of profit to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders by voting.

17. Recognition of revenue and income

Revenue from sales of merchandise

Revenue from sales of merchandise shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of merchandise to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions are no longer exist and buyers retains no right to return merchandise (except for the case that such returns are in exchange for other goods or services).
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Group received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as at the balance sheet date.

Revenue from operating lease

Revenue from operating lease is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

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Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit received

Dividends and profit received are recognized when the Group has the right to receive dividends or profit from the capital contribution. Particularly, the dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity of shares is followed up.

18. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

19. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. Assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as at the balance sheet date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as at the balance sheet date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as at the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Group shall offset deferred tax assets and deferred tax liabilities if:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

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A party is considered a related party of the Group in case that party is able to control the Group or to cause material effects on the financial decisions as well as the operations of the Group. A party is also considered a related party of the Group in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

21. Segment reporting

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Consolidated Interim Financial Statements of the Group.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INTERIM BALANCE SHEET**1. Cash and cash equivalents**

	Ending balance	Beginning balance
Cash on hand	765.276.217	553.221.296
Cash in bank	72.259.788.854	37.222.699.366
Cash equivalents (bank deposit of which the principal maturity is from 3 months or less)	281.558.693.157	171.837.125.002
Total	354.583.758.228	209.613.045.664

2. Financial investments

The financial investments of the Group include trading securities, held-to-maturity investments and investments in associates. The Group's financial investments are as follows:

2a. Trading securities

As at the balance sheet date, the Group invests in 1.017.000 shares of Thu Duc Trading and Import Export Joint Stock Company at the acquisition price and acquisition cost of totally VND 13.859.293.545. The fair value as at 30 June 2025 is VND 7.729.200.000.

Changes in provisions for impairments of trading securities are as follows:

	Current period	Previous period
Beginning balance	5.011.393.545	4.706.293.545
Provisions/(Reversal of provisions) during the period	1.118.700.000	(711.900.000)
Ending balance	6.130.093.545	3.994.393.545

2b. Held-to-maturity investments

This item reflects the 6-month deposits.

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	Original amounts	Ending balance Profit incurred after investment date	Total	Original amounts	Beginning balance Profit incurred after investment date	Total
Saigon - Ca Mau Trading Service Company Limited ⁽ⁱ⁾	74.970.000.000	(5.725.335.092)	69.244.664.908	74.970.000.000	(6.981.404.013)	67.988.595.987
Saigon Cantho Trading Company ⁽ⁱⁱ⁾	74.800.000.000	19.979.923.175	94.779.923.175	74.800.000.000	18.398.350.224	93.198.350.224
Saigon Co.op International Investment Company Limited ⁽ⁱⁱⁱ⁾	24.500.000.000	1.819.832.421	26.319.832.421	24.500.000.000	261.665.963	24.761.665.963
Co.op Mart Bien Hoa Supermarket and Trading Services Company Limited ^(iv)	7.440.520.518	10.039.587.371	17.480.107.889	7.440.520.518	9.006.053.075	16.446.573.593
Vietsin Commercial Complex Development Joint Stock Company ^(v)	754.099.056.000	135.779.710.392	889.878.766.392	754.099.056.000	158.374.591.079	912.473.647.079
Saigon - Xuan Oai Services Trading Limited Company ^(vi)	53.900.000.000	4.499.455.394	58.399.455.394	53.900.000.000	3.578.614.524	57.478.614.524
Dong Bac Commercial Center Development Investment Company Limited ^(vii)	32.000.000.000	(372.569.173)	31.627.430.827	32.000.000.000	(194.375.719)	31.805.624.281
Saigon - Chau Doc Company Limited ^(viii)	18.750.000.000	3.851.215.427	22.601.215.427	18.750.000.000	5.735.931.973	24.485.931.973
Total	1.040.459.576.518	169.871.819.915	1.210.331.396.433	1.040.459.576.518	188.179.427.106	1.228.639.003.624

- (i) According to the Business Registration Certificate No. 2000969020, initially registered on 20 May 2010, 11th amended on 10 December 2019, granted by Ca Mau Province Department of Planning and Investment, the Group invests VND 74.970.000.000 in Saigon - Ca Mau Trading Service Company Limited, equivalent to 36,75% of charter capital.
- (ii) According to the Business Registration Certificate No. 1800502219, initially registered on 08 November 2012, 18th amended on 12 February 2019, granted by Can Tho City Department of Planning and Investment, the Group invests VND 74.800.000.000 in Saigon Cantho Trading Company, equivalent to 34,00% of charter capital.
- (iii) According to the Business Registration Certificate No. 0310384927, initially registered on 15 October 2010, 2nd amended on 12 December 2015, granted by Ho Chi Minh City Department of Planning and Investment, the Group invests VND 24.500.000.000 in Saigon Co.op International Investment Company Limited, equivalent to 49,00% of charter capital.
- (iv) According to the Business Registration Certificate No. 4702001225, 14th amended on 22 May 2019, granted by Dong Nai Province Department of Planning and Investment, the Group invests VND 7.440.520.518 in Co.op Mart Bien Hoa Supermarket and Trading Services Company Limited, equivalent to 29,00% of charter capital.
- (v) The Group invests VND 754.099.056.000 in Vietsin Commercial Complex Development Joint Stock Company, equivalent to 36,00% of charter capital.
- (vi) According to the Business Registration Certificate No. 0315949585, initially registered on 08 October 2019, granted by Ho Chi Minh City Department of Planning and Investment, the Group invests VND 53.900.000.000 in Saigon - Xuan Oai Services Trading Limited Company, equivalent to 49,00% of charter capital.

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- (vii) According to the Business Registration Certificate No. 5702088237, initially registered on 16 June 2021, granted by Quang Ninh Province Department of Planning and Investment, the Group invests VND 32.000.000.000 in Dong Bac Commercial Center Development Investment Company Limited, equivalent to 40,00% of charter capital.
- (viii) According to the Business Registration Certificate No. 1601972058, initially registered on 13 May 2015, 4th amended on 28 June 2024, granted by An Giang Province Department of Planning and Investment, the Group invests VND 18.750.000.000 in Saigon - Chau Doc Company Limited, equivalent to 25,00% of charter capital.

The value of the Group's ownership in the associates is presented in the attached Appendix 1.

Operation of the associates

The associates have been in normal operations and have not experienced any significant changes as compared to those of the previous period.

Transactions with the associates

Significant transactions between the Group and its associates are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Saigon - Ca Mau Trading Service Company Limited</i>		
Provision of management consultancy service	1.363.636.364	1.363.636.364
Loan interest	543.297.535	413.863.014
<i>Saigon Cantho Trading Company</i>		
Provision of management consultancy service	1.363.636.364	1.363.636.364
<i>Saigon Co.op International Investment Company Limited</i>		
Profit received	-	637.000.000
<i>Co.op Mart Bien Hoa Supermarket and Trading Services Company Limited</i>		
Profit received	-	1.239.365.760
<i>Vietsin Commercial Complex Development Joint Stock Company</i>		
Provision of management consultancy service	3.542.738.244	3.439.551.690
Dividends received	57.068.271.455	70.066.620.029
<i>Saigon - Chau Doc Company Limited</i>		
Profit received	2.988.901.629	-

3. Trade receivables**3a. Short-term trade receivables**

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	<i>13.251.785.546</i>	<i>13.750.290.606</i>
Saigon Co.op	2.841.793.056	3.849.534.947
Branch of Saigon Co.op - Co.opmart Cai Be	3.075.286.398	2.931.219.061
Saigon - Ca Mau Trading Service Company Limited	5.053.606.576	6.042.638.965
Saigon - Van Dong One Member Limited Company	323.431.305	503.448.817
Vietsin Commercial Complex Development Joint Stock Company	1.948.506.033	-
Branch of Saigon Co.op - Co.opmart Ben Tre	9.162.178	-
Saigon Cantho Trading Company	-	423.448.816
<i>Receivables from other customers</i>	<i>1.821.531.334</i>	<i>1.268.179.138</i>
Total	<u>15.073.316.880</u>	<u>15.018.469.744</u>

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In which, the receivables (exclusive of VAT) related to liquidation of fixed assets are VND 0 (beginning balance: VND 220.909.091).

3b. Long-term trade receivables

This item reflects the receivables from related parties. Details are as follows:

	Ending balance	Beginning balance
Saigon - Van Dong One Member Limited Company	18.890.041.987	18.183.391.507
Saigon - Ca Mau Trading Service Company Limited	10.384.197.837	10.142.390.186
Total	29.274.239.824	28.325.781.693

4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Thanh Phu Construction Joint Stock Company	15.513.327.555	-
Phuoc Thanh Construction Corporation	3.187.379.771	5.670.043.872
National General Construction Consulting Joint Stock Company	1.570.124.444	1.330.804.444
Other suppliers	4.433.050.445	55.269.000
Total	24.703.882.215	7.056.117.316

In which, the prepayments to suppliers for construction-in-progress are VND 23.168.864.771 (beginning balance: VND 5.939.395.758).

5. Receivables for short-term loans

This item reflects the loan to Saigon - Ca Mau Trading Service Company Limited (a related party) at the interest rate of 6,6%/year.

6. Other receivables**6a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related party	1.254.301.635	-	-	-
Saigon Co.op – payment on Saigon Co.op's behalf	1.254.301.635	-	-	-
Receivables from other organizations and individuals	22.662.222.856	(15.635.803.061)	23.838.240.919	(15.635.803.061)
BMC Ltd. ⁽ⁱ⁾	15.635.803.061	(15.635.803.061)	15.635.803.061	(15.635.803.061)
Short-term deposits	60.000.000	-	60.000.000	-
Advances	4.446.026.870	-	3.677.596.800	-
Term deposit interest to be received	2.364.963.424	-	2.633.215.549	-
Accrued revenue on management consultancy	-	-	1.665.412.321	-
Other short-term receivables	155.429.501	-	166.213.188	-
Total	23.916.524.491	(15.635.803.061)	23.838.240.919	(15.635.803.061)

- ⁽ⁱ⁾ This is the receivable amount from BMC Ltd. under the Contract No. 645/HD/2011 dated 05 December 2011 for sales of future-formed assets between the Company and BMC Ltd. However, BMC Ltd. fails to continue contract performance as agreed, so the Company filed a lawsuit to the People's Court of District 1, requesting BMC Ltd. to repay the costs paid by the Company for the project. On 15 August 2023, the People's Court of District 1 issued the Decision recognizing the agreement between the concerned parties. BMC Ltd. accordingly must repay the principal amount of VND 17.433.240.000 to the Company. The Group fully made allowance for the remaining receivable amount from BMC Ltd.

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This item reflects long-term deposits. Details are as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Deposit to Ho Chi Minh City Department of Planning and Investment for performance of project in Binh Trung Ward, Ho Chi Minh City	85.183.000.000	85.183.000.000
Thanh Do Group Construction Corporation – deposit for contract performance ⁽ⁱ⁾	25.000.000.000	25.000.000.000
Long-term deposit for leasing premises	1.051.712.000	1.051.712.000
Total	111.234.712.000	111.234.712.000

- (i) This is the deposit to Thanh Do Group Construction Corporation with regard to the lease of the construction works, i.e. Commercial Center in My Thuan Commerce – Service – Tourism Area project, Tan Vinh Thuan Hamlet, Tan Ngai Ward, Vinh Long Province.

7. Allowance for short-term doubtful receivables

This item reflects the irrecoverable receivables from BMC Ltd. (see Note No. V.6a). The Group has made the allowance for this receivable amount at the rate of 100%.

Changes in allowances for doubtful receivables are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	15.635.803.061	15.933.240.000
Reversal of allowances during the period	-	(288.513.831)
Ending balance	15.635.803.061	15.644.726.169

8. Inventories

	<u>Ending balance</u>	<u>Beginning balance</u>
Materials and supplies	22.476.560	25.024.354
Tools	47.214.200	52.814.000
Merchandise	1.658.966.455	1.639.643.260
Total	1.728.657.215	1.717.481.614

9. Prepaid expenses**9a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	43.656.440	131.569.769
Royalties	379.932.970	894.051.237
Consultancy service charges	1.076.609.091	985.700.000
Insurance premiums	-	26.150.886
Expenses for maintenance of information technology system	122.048.015	40.995.600
Other short-term prepaid expenses	1.352.457.737	915.911.451
Total	2.974.704.253	2.994.378.943

9b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	785.995.937	1.002.403.450
Expenses for office renovation and relocation	588.290.275	834.721.465
Expenses for brand researching, developing and positioning	472.876.822	682.793.491
Expenses for asset repair	921.791.433	1.410.223.701
Other long-term prepaid expenses	311.994.028	408.912.969
Total	3.080.948.495	4.339.055.076

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	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other tangible fixed assets	Total
Historical costs						
Beginning balance	113.609.029.907	27.081.115.280	2.348.249.159	12.359.400.059	10.402.126.348	165.799.920.753
Ending balance	113.609.029.907	27.081.115.280	2.348.249.159	12.359.400.059	10.402.126.348	165.799.920.753
<i>In which:</i>						
Assets fully depreciated but still in use	-	18.987.867.182	180.250.000	8.641.220.775	6.748.874.068	34.558.212.025
Assets waiting for liquidation	-	-	-	-	-	-
Depreciation						
Beginning balance	51.982.333.231	19.700.384.061	611.470.989	10.722.973.005	7.124.976.627	90.142.137.913
Depreciation during the period	2.587.445.970	531.473.466	108.399.960	410.284.344	367.463.364	4.005.067.104
Ending balance	54.569.779.201	20.231.857.527	719.870.949	11.133.257.349	7.492.439.991	94.147.205.017
Carrying values						
Beginning balance	61.626.696.676	7.380.731.219	1.736.778.170	1.636.427.054	3.277.149.721	75.657.782.840
Ending balance	59.039.250.706	6.849.257.753	1.628.378.210	1.226.142.710	2.909.686.357	71.652.715.736
<i>In which:</i>						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

11. Intangible fixed assets

	Computer software	Website	Total
Initial costs			
Beginning balance	5.733.410.250	213.000.000	5.946.410.250
Ending balance	5.733.410.250	213.000.000	5.946.410.250
<i>In which:</i>			
Assets fully amortized but still in use	2.425.580.458	-	2.425.580.458
Amortization			
Beginning balance	2.743.738.246	73.290.322	2.817.028.568
Amortization during the period	358.988.520	35.500.002	394.488.522
Ending balance	3.102.726.766	108.790.324	3.211.517.090
Carrying values			
Beginning balance	2.989.672.004	139.709.678	3.129.381.682
Ending balance	2.630.683.484	104.209.676	2.734.893.160
<i>In which:</i>			
Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-

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Notes to the Consolidated Interim Financial Statements (cont.)**12. Investment properties**

	Land use right	House	Total
Historical/Initial costs			
Beginning balance	28.058.582.064	29.759.056.455	57.817.638.519
Ending balance	28.058.582.064	29.759.056.455	57.817.638.519
<i>In which:</i>			
Assets fully depreciated/amortized but still leasing	-	-	-
Depreciation/Amortization			
Beginning balance	5.292.840.816	16.446.122.505	21.738.963.321
Depreciation/Amortization during the period	313.140.252	522.075.840	835.216.092
Ending balance	5.605.981.068	16.968.198.345	22.574.179.413
Carrying values			
Beginning balance	22.765.741.248	13.312.933.950	36.078.675.198
Ending balance	22.452.600.996	12.790.858.110	35.243.459.106

According to Vietnamese Accounting Standard No. 05 "Investment property", it is required to present fair value of investment property as at the balance sheet date. However, the Group has not had conditions to measure fair value of investment property.

List of investment properties as at the balance sheet date is as follows:

	Historical/Initial costs	Accumulated depreciation/amortization	Carrying values
Right to use land at No. 253 Dien Bien Phu Street, Xuan Hoa Ward, Ho Chi Minh City	5.530.000.000	1.689.722.177	3.840.277.823
Buildings and structures at No. 253 Dien Bien Phu Street, Xuan Hoa Ward, Ho Chi Minh City	29.759.056.455	16.968.198.345	12.790.858.110
Right to use land at No. 102 Nam Ky Khoi Nghia Street, Ben Thanh Ward, Ho Chi Minh City	22.528.582.064	3.916.258.891	18.612.323.173
Total	57.817.638.519	22.574.179.413	35.243.459.106

13. Construction-in-progress

	Beginning balance	Increases during the period	Ending balance
Acquisition of fixed assets	395.738.068	1.134.691.676	1.530.429.744
Large repair of fixed assets	726.613.486	5.535.037	732.148.523
Construction-in-progress	496.739.871.558	25.549.816.004	522.289.687.562
Technical infrastructure of Developed Urban Area in Binh Trung Ward, Ho Chi Minh City ⁽ⁱ⁾	476.395.533.099	-	476.395.533.099
- Project at No. 102 Nam Ky Khoi Nghia	20.144.467.550	25.549.816.004	45.694.283.554
- Sense City Pleiku	199.870.909	-	199.870.909
Total	497.862.223.112	26.690.042.717	524.552.265.829

- ⁽ⁱ⁾ This is Housing - Trade and Service Complex Project on the land area of about 6,9 ha, the Developed Urban Area in Binh Trung Ward, Ho Chi Minh City. The project progress has been delayed over the required timeline according to the Investment Policy Decision No. 4057/QĐ-UBND dated 25 September 2019 of the People's Committee of Ho Chi Minh City. The Group sent a Statement to the competent authorities requesting to adjust the investment policy as well as carry out procedures to apply for land assignment for the project continuity.

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The Company, No Va Land Investment Group Corporation and Nova An Phu Company Limited signed the Project Development Cooperation Contract No. 01/2016/HĐHTPTDA/SCID-NVLG dated 30 December 2016. However, in fact, the involved parties have not reached agreement on the contractual cooperation plan due to many objective reasons and submitted an application to Vietnam International Arbitration Center requesting for the dispute resolution. On 11 March 2025, Vietnam International Arbitration Center issued the Judgement No. 55/23 HCM accepting the claim of the petitioners, i.e. No Va Land Investment Group Corporation, Nova An Phu Company Limited, and the defendant, i.e. the Company is required to fully fulfill its obligations as stipulated in the signed Project Development Cooperation Contract. The Company filed an application to the People's Court of Ho Chi Minh City to request the annulment of the Arbitration Judgement No. 55/23 HCM. On 14 May 2025, the People's Court of Ho Chi Minh City issued a Notice of acceptance of the civil case. The Company received the Decision No. 233/2025/QĐ-PQTT dated 29 July 2025 from the People's Court of Ho Chi Minh City regarding the rejection of the Company's request for the annulment of Arbitration Judgement No. 55/23 HCM dated 11 March 2025.

14. Deferred income tax assets**14a. Recognized deferred income tax assets**

Deferred income tax assets are in relation to temporarily deductible differences. Details during the period are as follows:

	Current period	Previous period
Beginning balance	104.996.873	81.807.715
Inclusion into operation results	(51.489.270)	(37.521.285)
Ending balance	53.507.603	44.286.430

The corporate income tax rate used for determining deferred income tax assets is 20%.

14b. Unrecognized deferred income tax assets

The Group has not recognized deferred income tax assets for the unused taxable losses brought forward to offset against the taxable income of the following years. Details of unused taxable losses are as follows:

	VND
2021	4.065.005.854
2022	10.922.133.938
2023	98.503.306.350
2024	21.885.229.507
First 6 months of 2025	14.848.902.963
Total	150.224.578.612

According to the current Law on Corporate Income Tax, the loss of any tax year is brought forward to offset against the profit of the following years for the maximum period of 5 years from year after the loss suffering year. Deferred income tax assets are not recognized for these accounts since there is little possibility to have future taxable income to use these accounts.

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Notes to the Consolidated Interim Financial Statements (cont.)**15. Short-term trade payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>9.971.728.881</i>	<i>10.254.789.221</i>
Saigon Co.op	9.932.588.781	10.254.789.221
Branch of Saigon Co.op – Co.opmart Ben Tre	30.412.800	-
Branch of Saigon Co.op – Co.opmart Cai Be	8.727.300	-
<i>Payables to other suppliers</i>	<i>15.014.110.395</i>	<i>10.756.480.524</i>
Phuoc Thanh Construction Corporation	12.634.182.659	2.560.538.944
Digi-Texx Vietnam	1.087.180.056	-
Thanh Phu Investment Construction Joint Stock Company	-	5.427.465.969
Other suppliers	1.292.747.680	2.768.475.611
Total	24.985.839.276	21.011.269.745

The Group's trade payables for acquisition of fixed assets is VND 13.264.869.235 (beginning balance: VND 7.845.853.532).

The Group has no overdue trade payables.

16. Taxes and other obligations to the State Budget

	Beginning balance		Increases during the period		Ending balance	
	Payables	Receivables	Amount payable	Amount paid	Payables	Receivables
VAT on local sales	203.282.471	-	2.151.555.881	(1.975.237.705)	379.600.647	-
Corporate income tax	893.899.033	3.048.399.350	3.093.696.573	(2.172.133.964)	1.815.461.642	3.048.399.350
Personal income tax	547.177.084	-	1.890.115.346	(2.354.338.114)	171.605.973	88.651.657
Property tax	-	-	37.996.957	(37.996.957)	-	-
Land rental	-	-	2.833.992.574	(3.479.940.848)	-	645.948.274
Other taxes	119.348.245	-	14.046.162	(133.394.407)	-	-
Total	1.763.706.833	3.048.399.350	10.021.403.493	(10.153.041.995)	2.366.668.262	3.782.999.281

Value added tax (VAT)

The Group has paid VAT in accordance with the deduction method. The VAT rates applied are as follows:

- Merchandise	:	Non-taxable, 5%, 10%
- Services, investment properties, etc.	:	10%

During the period, the Group applies the VAT rate of 8% to some goods and services according to the Government's Decree No. 180/2024/NĐ-CP dated 31 December 2024 prescribing the VAT reduction policy under the Resolution No. 174/2024/QH15 dated 30 November 2024 of the National Assembly.

Corporate income tax

The Group has to pay corporate income tax on assessable income at the rate of 20%.

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Notes to the Consolidated Interim Financial Statements (cont.)

The estimated corporate income tax payable of each Group company is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Saigon - Ben Tre Trading One Member Company Limited	2.758.023.966	2.344.519.869
Saigon - Pleiku Services Trading One Member Limited Company	335.672.607	360.186.708
Total	3.093.696.573	2.704.706.577

Determination of corporate income tax liability of the Group companies is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Consolidated Interim Financial Statements can be changed upon the inspection of tax authorities.

Land rental

The annual land rental is paid according to the notices of the tax authority.

Property tax

The property tax is paid according to the notices of the tax department.

Other taxes

The Group has declared and paid these taxes in line with the prevailing regulations.

17. Payables to employees

This item reflects the salary and bonus payable to the Group's employees.

18. Other payables**18a. Other short-term payables**

	Ending balance	Beginning balance
Payables to related party	28.827.838.800	-
Saigon Co.op – dividends payable	28.827.838.800	-
Payables to other organizations	6.585.227.424	5.669.709.434
Trade Union's expenditure	35.679.668	-
Receipt of short-term deposits	2.313.039.147	2.351.760.249
Dividends payable	1.521.302.490	364.276.290
Payables for sales amount collected on behalf of the rented counters	2.308.855.982	2.561.836.002
Other short-term payables	406.350.137	391.836.893
Total	35.413.066.224	5.669.709.434

18b. Other long-term payables

	Ending balance	Beginning balance
Payables to related party	2.170.000.000	2.170.000.000
Co.op Mart Vinh Phuc Company Limited - payables for receipt of long-term deposits	2.170.000.000	2.170.000.000
Payables to other organizations and individuals	109.559.103.044	109.152.903.336
Nova An Phu Company Limited – deposit for contract performance ⁽ⁱ⁾	102.500.000.000	102.500.000.000
Deposit for leasing premises received from other organizations	7.059.103.044	6.652.903.336
Total	111.729.103.044	111.322.903.336

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- (i) This is the amount deposited by Nova An Phu Company Limited to perform the Cooperation Contract for the development of Housing - Trade and Service Complex Project in the Developed Urban Area in Binh Trung Ward, Ho Chi Minh City (see Note No. V.13).

18c. Overdue debts

The Group has no other overdue payables.

19. Bonus and welfare funds

	Beginning balance	Increase due to appropriation from profit	Disbursement during the period	Ending balance
Bonus and welfare funds	5.442.809.927	567.720.352	(18.560.000)	5.991.970.279
Bonus fund for the Executive Board	7.445.717.606	2.838.601.759	(496.000.000)	9.788.319.365
Total	12.888.527.533	3.406.322.111	(514.560.000)	15.780.289.644

20. Deferred income tax liabilities

Deferred income tax liabilities are in relation to consolidated transactions (reversal of provisions for investments in associates). Details are as follows:

	Current period	Previous period
Beginning balance	2.609.552.455	1.564.356.193
Inclusion into operation results	447.258.270	209.708.013
Ending balance	3.056.810.725	1.774.064.206

The corporate income tax rate used for determining deferred income tax liabilities is 20%.

21. Owner's equity**21a. Statement of changes in owner's equity**

Information on changes in owner's equity is presented in the attached Appendix 2.

21b. Details of owner's capital

	Ending balance	Beginning balance
Saigon Co.op	960.927.960.000	960.927.960.000
Other shareholders	39.072.040.000	39.072.040.000
Total	1.000.000.000.000	1.000.000.000.000

21c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	100.000.000	100.000.000
Number of shares sold to the public	100.000.000	100.000.000
- Common shares	100.000.000	100.000.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	100.000.000	100.000.000
- Common shares	100.000.000	100.000.000
- Preferred shares	-	-

Par value per outstanding share: VND 10.000.

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During the period, the Parent Company distributed the profit of 2024 in accordance with the Resolution No. 01/2025/NQ/DHĐCĐ dated 16 May 2025 of 2025 Annual General Meeting of Shareholders as follows:

	VND
• Appropriation for investment and development fund	: 28.386.017.588
• Appropriation for bonus and welfare funds	: 567.720.352
• Appropriation for fund of the Board of Directors	: 2.838.601.759
• Dividend distribution	: 30.000.000.000

22. Off-consolidated interim balance sheet items**22a. External leased assets**

The total minimum lease payments in the future for leasing contracts are classified by terms as follows:

	Ending balance	Beginning balance
1 year or less	13.109.756.421	12.481.164.403
More than 1 year to 5 years	54.066.542.483	49.924.657.612
More than 5 years	219.517.112.670	205.852.421.399
Total	286.693.411.574	268.258.243.414

The Group leases land and some premises in form of operating lease. The lease contracts are effective from 2007 to 2057 and can be extended. The leasing rate is increased annually in line with the market leasing rate.

22b. Foreign currencies

As at the balance sheet date, cash and cash equivalents include USD 641,08 (beginning balance: USD 674,68).

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INTERIM INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of merchandise	2.127.954.314	2.235.855.443
Revenue from leasing premises and assets	35.242.086.606	33.642.146.394
Revenue from sales of investment properties ⁽ⁱ⁾	2.878.203.180	2.878.203.180
Revenue from project management and supermarket network development consultancy	6.538.022.336	6.166.824.418
Other revenues	675.846.643	319.507.359
Total	47.462.113.079	45.242.536.794

(i) Income and expenses in relation to investment properties for lease are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Income from leasing investment properties	2.878.203.180	2.878.203.180
Direct expenses related to generation of leasing income	2.171.749.244	1.332.846.722
Income from investment properties	706.453.936	1.545.356.458

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Notes to the Consolidated Interim Financial Statements (cont.)**1b. Revenue from sales of goods and provisions of services to related parties**

Apart from sales of goods and service provisions to associates presented in Note No. V.2c, the Group also has sales of goods and service provisions to related parties which are not associates as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Saigon Co.op		
Leasing premises and assets	11.224.420.248	12.346.862.274
Provision of management consultancy service	268.011.364	-
Co.op Mart Vinh Phuc Company Limited		
Leasing premises and assets	2.967.888.000	2.849.404.800
Saigon - Van Dong One Member Limited Company		
Fees for using equipment and software	294.028.459	319.507.359
Branch of Saigon Co.op – Co.opmart Ben Tre		
Supply of power, water, waste fees	54.568.080	76.343.825
Branch of Saigon Co.op – Co.opmart Cai Be		
Provision of action service	608.668.446	-
Provision of operation service	707.464.388	-

2. Costs of sales

	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of merchandise sold	1.458.194.678	1.538.746.050
Costs of leasing premises and assets	14.727.061.331	12.236.778.106
Expenses for trading investment properties	2.171.749.244	1.332.846.722
Costs of other service provisions	180.000.000	-
Total	18.537.005.253	15.108.370.878

3. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Bank deposit interest	11.270.286.429	9.064.660.013
Dividends, profit received	508.500.000	610.200.000
Loan interest	543.297.535	413.863.014
Total	12.322.083.964	10.088.723.027

4. Financial expenses

This item reflects provision for impairments of trading securities.

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Notes to the Consolidated Interim Financial Statements (cont.)**5. Selling expenses**

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	2.942.385.665	2.804.784.713
Materials, packages	5.599.800	5.036.000
Tools	91.817.529	88.982.108
Depreciation/(amortization) of fixed assets	693.349.506	733.408.463
Expenses for external services	3.844.881.254	3.938.424.220
Other expenses	1.883.229.762	1.939.619.688
Total	9.461.263.516	9.510.255.192

6. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	15.260.716.392	14.036.151.987
Office supplies and stationery	334.734.381	325.092.403
Depreciation/(amortization) of fixed assets	815.657.808	648.080.865
Taxes, fees and legal fees	93.708.475	108.101.985
Reversal of allowance for doubtful debts	-	(288.513.831)
Expenses for external services	3.358.384.647	2.061.998.794
Other expenses	8.077.582.559	7.000.967.677
Total	27.940.784.262	23.891.879.880

7. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Fines for violation of the contract	3.987.500	83.057.044
Other income	22.726.472	23.711.838
Total	26.713.972	106.768.882

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Support for charity work	233.824.000	374.835.000
Tax fines and tax collected in arrears	46.162	258.238
Other expenses	261.786.627	303.679.971
Total	495.656.789	678.773.209

9. Deferred income tax

	Accumulated from the beginning of the year	
	Current year	Previous year
Deferred income tax arising from reversal of deferred income tax assets	51.489.270	37.521.285
Deferred income tax arising from increase in deferred income tax liabilities	447.258.270	209.708.013
Total	498.747.540	247.229.298

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Notes to the Consolidated Interim Financial Statements (cont.)**10. Earnings per share****10a. Basic/diluted earnings per share**

	Accumulated from the beginning of the year	
	Current year	Previous year
Accounting profit after tax of the Parent Company's shareholders	40.414.622.975	42.802.934.061
Appropriation for bonus and welfare funds ⁽ⁱ⁾	(529.666.196)	(567.720.352)
Appropriation for bonus to the Executive Board ⁽ⁱ⁾	(2.648.330.980)	(2.838.601.759)
Increases/(decreases) in accounting profit used to determine profit distributed to ordinary equity holders	-	-
Profit used to calculate basic/diluted earnings per share	37.236.625.799	39.396.611.950
The weighted average number of ordinary shares outstanding during the period	100.000.000	100.000.000
Basic/diluted earnings per share	372	394

- (i) The basic/diluted earnings per share of the previous year were re-calculated due to the deduction of the appropriated amounts for bonus and welfare funds and bonus to the Executive Board on the basis of 2024 profit distribution plan according to the Resolution No. 01/2025/NQ/ĐHĐCĐ dated 16 May 2025 of 2025 Annual General Meeting of Shareholders.

The appropriated amounts for bonus and welfare funds and bonus to the Executive Board when determining the profit for calculating basic/diluted earnings per share of the current year are temporarily calculated on the basis of the appropriation rate of these funds in 2024 profit distribution plan as mentioned above.

10b. Other information

There are no transactions over the common share or potential common share from the balance sheet date until the date of these Consolidated Interim Financial Statements.

11. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	465.745.869	419.110.511
Labor costs	18.203.102.057	16.840.936.700
Depreciation/(amortization) of fixed assets	5.234.771.718	4.061.448.609
Expenses for external services	20.533.408.623	16.890.088.561
Other expenses	10.054.520.796	8.760.175.519
Total	54.491.549.063	46.971.759.900

VII. OTHER DISCLOSURES**1. Operating leased assets**

As at the balance sheet date, the total minimum rental can be collected in the future from irrevocable operating leases is as follows:

	Ending balance	Beginning balance
1 year or less	47.957.932.158	52.050.392.332
More than 1 year to 5 years	111.044.628.892	124.479.244.196
More than 5 years	67.703.440.853	72.699.600.138
Total	226.706.001.903	249.229.236.666

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The above operating lease payments include:

- The total rental for the premises at SOIVA Plaza, Me Linh Street, Vinh Phuc Ward, Phu Tho Province. The lease term is from 01 January 2012 to 01 November 2036 inclusively.
- The total rental for the premises at No. 253 Dien Bien Phu Street, Xuan Hoa Ward, Ho Chi Minh City. The lease term is from 18 December 2022 to 17 December 2025 inclusively.
- The total rental for the premises at SenseMarket Cai Be, Land lot No. 1436, Map No. 35, Zone 2, Cai Be Commune, Dong Thap Province. The lease term is from 30 December 2023 to 29 December 2026 inclusively.
- The total rental for the premises at Sense City Ben Tre, No. 26A Tran Quoc Tuan Street, An Hoi Ward, Vinh Long Province. The lease term is from 01 January 2024 to 18 January 2036 inclusively.

2. Transactions and balances with related parties

The Group's related parties include the key managers, their related individuals and other related parties.

2a. Transactions and balances with the key managers and their related individuals

The key managers include the Board of Directors and the Executive Board of the Parent Company (the Board of Management and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

The Group has no sales of goods and service provisions and no other transactions with the key managers and their related individuals.

Receivables from and payables to the key managers and their related individuals

The Group has no receivables from and payables to the key managers and their related individuals.

Remuneration of the key managers and the Supervisory Board

	Salary	Bonus	Compensation	Others	Total remuneration
Current period					
Mr. Vu Anh Khoa – Chairman	-	-	40.000.000	-	40.000.000
Mr. Pham Trung Kien – Board Member cum Chief Executive Officer	849.498.000	-	20.000.000	3.900.000	873.398.000
Mr. Nguyen Ngoc Thang – Board Member	-	-	20.000.000	-	20.000.000
Mr. Le Truong Son – Board Member	-	-	20.000.000	-	20.000.000
Mr. Phan Thanh Duy – Board Member cum Deputy Chief Executive Officer	1.073.595.300	-	20.000.000	3.200.000	1.096.795.300
Mr. Pham Hoang An – Deputy Chief Executive Officer	717.702.000	-	-	3.200.000	720.902.000
Mr. Pham Xuan Phong – Chief Accountant	466.778.592	-	-	3.600.000	470.378.592
Mr. Nguyen Phu Khanh – Head of Supervisory Board	289.204.000	-	20.000.000	3.200.000	312.404.000
Ms. Truong Phan Hoang Thy – Supervisory Board Member	-	-	13.333.334	-	13.333.334
Mr. Nguyen Quang Tinh – Supervisory Board Member	-	-	13.333.334	-	13.333.334
Total	3.396.777.892	-	166.666.668	17.100.000	3.580.544.560

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199-205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Consolidated Interim Financial Statements (cont.)

	Salary	Bonus	Compensation	Others	Total remuneration
Previous period					
Mr. Vu Anh Khoa – Chairman	-	-	40.000.000	-	40.000.000
Mr. Pham Trung Kien – Board Member cum Chief Executive Officer	852.728.000	2.498.214	20.000.000	600.000	875.826.214
Mr. Nguyen Ngoc Thang – Board Member	-	-	20.000.000	-	20.000.000
Mr. Le Truong Son – Board Member	-	-	20.000.000	-	20.000.000
Mr. Doan Tran Thai Duy – Board Member cum Deputy Chief Executive Officer (resigned on 21 May 2024)	639.978.689	1.000.000	15.483.871	200.000	656.662.560
Mr. Pham Hoang An – Deputy Chief Executive Officer	626.463.304	2.498.214	-	400.000	629.361.518
Mr. Phan Thanh Duy – Board Member cum Deputy Chief Executive Officer	824.365.736	2.498.192	4.516.129	400.000	831.780.057
Mr. Pham Xuan Phong – Chief Accountant	487.113.879	2.498.192	-	800.000	490.412.071
Mr. Nguyen Phu Khanh – Head of Supervisory Board	295.244.000	2.498.192	20.000.000	400.000	318.142.192
Ms. Truong Phan Hoang Thy – Supervisory Board Member	-	-	13.333.334	-	13.333.334
Mr. Nguyen Quang Tinh – Supervisory Board Member	-	-	13.333.334	-	13.333.334
Total	3.725.893.608	13.491.005	166.666.668	2.800.000	3.908.851.281

2b. Transactions and balances with other related parties

Other related parties of the Group include:

- Saigon Co.op - Shareholder holding 96,09% of charter capital.
- Associates (see Note No. V.2c).
- Subsidiaries and associates of Saigon Co.op.

Transactions with other related parties

Apart from transactions with the associates presented in Note No. V.2c as well as sales of goods and service provisions to other related parties which are not associates presented in Note No. VI.1b, the Group also has the following transactions with other related parties which are not associates:

	Accumulated from the beginning of the year	
	Current year	Previous year
Saigon Co.op		
Purchase of vouchers, merchandise	389.088.889	224.000.000
Payment on Saigon Co.op's behalf	1.254.301.635	223.615.535
Infrastructure using fees, power and water charges	2.291.712.511	3.121.076.079
Leasing construction services	2.530.000.001	-
Dividend distribution	28.827.838.800	-
Branch of Saigon Co.op – Co.opmart Ben Tre		
Purchase of merchandise	62.776.811	57.992.165
Power charges	154.465.440	158.603.200
Sai Gon Co.op Distribution Company Limited		
Purchase of merchandise	-	113.878.276

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Notes to the Consolidated Interim Financial Statements (cont.)

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
<i>Sai Gon Co.op Cong Quynh One Member Company Limited</i>		
Purchase of merchandise	633.200.000	668.900.000
<i>Branch of Saigon Co.op – Co.opmart Cai Be</i>		
Purchase of merchandise	43.923.052	27.556.405

The prices of services provided to other related parties are mutually agreed prices. The purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.3a, V.3b, V.5, V.6a, V.15, V.18a and V.18b.

The receivables from other related parties are unsecured and will be paid in cash. No allowances have been made for the receivables from other related parties.

3. Segment information

The Group's segment information is presented according to business segments and geographical segments. The primary reporting format is the business segments since the Group's business operations are organized and managed on the basis of the natures of its products, services provided.

3a. Information on business segments

The Group has the following principal business activities:

- Consultancy: project management and supermarket network development consultancy.
- Leasing: leasing premises for sublease, leasing properties.
- Others: sales of goods, fees for using equipment and software.

Information on business segment of the Group is presented in the attached Appendix 3.

3b. Information on geographical segment

All operations of the Group take place only in Vietnamese territory.

4. Subsequent events

Other than the results of the lawsuit presented in Note No. V.13, there are no other material subsequent events which are required adjustments or disclosures in the Consolidated Interim Financial Statements.

Ho Chi Minh City, 29 August 2025


Ta Ngoc Thao
Preparer


Pham Xuan Phong
Chief Accountant



Pham Trung Kien
Chief Executive Officer

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Appendix 1: Value of the Group's ownership in joint ventures, associates

Unit: VND

	Beginning balance	Gain or loss during the period	Dividends, profit distributed during the period	Ending balance
Saigon - Ca Mau Trading Service Company Limited	67.988.595.987	1.256.068.921	-	69.244.664.908
Saigon Cantho Trading Company	93.198.350.224	1.581.572.951	-	94.779.923.175
Saigon Co.op International Investment Company Limited	24.761.665.963	1.558.166.458	-	26.319.832.421
Co.op Mart Bien Hoa Supermaket and Trading Services Company Limited	16.446.573.593	1.033.534.296	-	17.480.107.889
Vietsin Commercial Complex Development Joint Stock Company	912.473.647.079	34.473.390.768	(57.068.271.455)	889.878.766.392
Saigon - Xuan Oai Services Trading Limited Company	57.478.614.524	920.840.870	-	58.399.455.394
Dong Bac Commercial Center Development Investment Company Limited	31.805.624.281	(178.193.454)	-	31.627.430.827
Saigon - Chau Doc Company Limited	24.485.931.973	1.104.185.083	(2.988.901.629)	22.601.215.427
Total	1.228.639.003.624	41.749.565.893	(60.057.173.084)	1.210.331.396.433


Ta Ngoc Thao
Preparer

Pham Xuan Phong
Chief Accountant

Ho Chi Minh City, 29 August 2025

Pham Trung Kien
Chief Executive Officer

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Appendix 02: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	1.000.000.000.000	858.650.617.915	478.963.607.377	2.337.614.225.292
Profit in the previous period	-	-	42.802.934.061	42.802.934.061
Appropriation for funds in the previous period	-	8.887.892.026	(10.487.712.591)	(1.599.820.565)
Ending balance of the previous period	1.000.000.000.000	867.538.509.941	511.278.828.847	2.378.817.338.788
Beginning balance of the current year	1.000.000.000.000	867.538.509.941	535.330.613.690	2.402.869.123.631
Profit in the current period	-	-	40.414.622.975	40.414.622.975
Appropriation for funds in the current period	-	28.386.017.588	(31.792.339.699)	(3.406.322.111)
Dividend distribution in the current period	-	-	(30.000.000.000)	(30.000.000.000)
Ending balance of the current period	1.000.000.000.000	895.924.527.529	513.952.896.966	2.409.877.424.495

Ho Chi Minh City, 29 August 2025


Ta Ngoc Thao
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Pham Xuan Phong
Chief Accountant


Pham Trung Kien
Chief Executive Officer

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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Appendix 3: Segment information according to business segments

Unit: VND

The information on financial performance, fixed assets, other non-current assets and remarkable non-cash expenses according to business segments of the Group is as follows:

	Consultancy	Leasing	Other activities	Deductions	Total
Current period					
Net external revenues	6.538.022.336	38.119.837.786	2.804.252.957	-	47.462.113.079
Net inter-segment revenues	1.363.636.364	-	-	(1.363.636.364)	-
Total net revenues	7.901.658.700	38.119.837.786	2.804.252.957	(1.363.636.364)	47.462.113.079
Segment financial performance	3.963.471.977	9.733.990.973	656.766.334	-	14.354.229.284
Expenses not attributable to segments					(22.831.169.236)
Operating profit/(loss)					(8.476.939.952)
Financial income					12.322.083.964
Financial expenses					(1.118.700.000)
Gain or loss in joint ventures, associates	-	36.833.644.772	4.915.921.121	-	41.749.565.893
Other income					26.713.972
Other expenses					(495.656.789)
Current income tax					(3.093.696.573)
Deferred income tax					(498.747.540)
Profit after tax					40.414.622.975
Total expenses on acquisition of fixed assets and other non-current assets	-	25.932.016.004	752.491.676	-	26.684.507.680
Total depreciation/(amortization) and allocation of long-term prepayments	72.507.608	4.473.246.802	-	-	4.545.754.410
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term prepayments)	-	-	-	-	-

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Address: No. 199 – 205 Nguyen Thai Hoc Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Appendix 3: Segment information according to business segments (cont.)

	Consultancy	Leasing	Other activities	Deductions	Total
Previous period					
Net external revenues	6.166.824.418	36.520.349.574	2.555.362.802	-	45.242.536.794
Net inter-segment revenues	1.363.636.364	-	-	(1.363.636.364)	-
Total net revenues	7.530.460.782	36.520.349.574	2.555.362.802	(1.363.636.364)	45.242.536.794
Segment financial performance	7.055.831.080	10.469.211.185	243.921.151	(1.363.636.364)	16.405.327.052
Expenses not attributable to segments					(19.673.296.208)
Operating profit/(loss)					(3.267.969.156)
Financial income					10.088.723.027
Financial expenses					711.900.000
Gain or loss in joint ventures, associates	-	30.570.049.088	8.224.171.304	-	38.794.220.392
Other income					106.768.882
Other expenses					(678.773.209)
Current income tax					(2.704.706.577)
Deferred income tax					(247.229.298)
Profit after tax					42.802.934.061
Total expenses on acquisition of fixed assets and other non-current assets	1.755.427.300	17.973.739.009	35.928.000	-	19.765.094.309
Total depreciation/(amortization) and allocation of long-term prepayments	51.987.626	4.298.435.739	-	-	4.350.423.365
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term prepayments)	-	-	-	-	-

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Appendix 3: Segment information according to business segments (cont.)

Assets and liabilities of business segments of the Group are as follows:


	Consultancy	Leasing	Other activities	Deductions	Total
Ending balance					
Direct assets of segment	41.562.071.341	113.504.747.503	2.052.099.520	-	157.118.918.364
Unallocated assets					2.449.350.320.668
Total assets					2.606.469.239.032
Direct liabilities of segment	13.274.378.797	25.096.467.680	477.703.979	-	38.848.550.456
Unallocated liabilities					157.743.264.081
Total liabilities					196.591.814.537
Beginning balance					
Direct assets of segment	43.713.878.328	118.539.414.779	1.747.715.614	-	164.001.008.721
Unallocated assets					2.400.035.174.161
Total assets					2.564.036.182.882
Direct liabilities of segment	3.071.735.082	32.680.804.529	479.090.194	-	36.231.629.805
Unallocated liabilities					124.935.429.446
Total liabilities					161.167.059.251


Ta Ngoc Thao
Preparer


Pham Xuan Phong
Chief Accountant

Ho Chi Minh City, 29 August 2025




Pham Trung Kien
Chief Executive Officer