

No. : 4708/2025/CV-SGI

*Ho Chi Minh City, August 29, 2025*

## **PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

**To: Hanoi Stock Exchange**

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, Sai Gon 3 Group Investment Development Joint Stock Company discloses the audited consolidated financial statements for the first 6 months of 2025 to the Hanoi Stock Exchange as follows:

### **1. Organization name:**

- Stock code : SGI
- Address : 47 Street 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City.
- Phone : (028) 3727 1140 Fax: (028) 3727 1143
- Email : info@saigon3group.com.vn Website: <https://saigon3group.com.vn>

### **2. Information disclosure content:**

#### **- Audited consolidated financial statements for the first 6 months of 2025**

- ☐ Separate financial statements (for listed companies without or subsidiaries superior accounting units with dependent units);
- ☒ Consolidated financial statements (for the listed company has subsidiaries);
- ☐ General financial statements (for the listed company with dependent accounting units operating their own accounting systems)

#### **- Cases that require explanation:**

+ The auditing organization gave an opinion that was not an unqualified opinion on the financial statements (for the financial statements reviewed / audited in 2025):

- ☐ Yes ☒ No

Explanatory document is required in case "Yes" is selected:

- ☐ Yes ☐ No

+ Profit after tax for the reporting period shows a difference of 5% or more between unaudited and audited figures, with a change from a loss to a profit or vice versa (for the financial statements reviewed / audited in 2025)

- ☐ Yes ☒ No

Explanatory document is required in case "Yes" is selected:

- ☐ Yes ☐ No

+ Profit after tax in the income statements for the reporting period changes by 10% or more compared to the same period of the previous year:

☒

Yes

☐

No

Explanatory document is required in case “Yes” is selected:

☒

Yes

☐

No

+ Profit after tax reporting period shows a loss, with a change from profit in the same period of the previous year to a loss in the current period, or vice versa:

☒

Yes

☐

No

Explanatory document is required in case “Yes” is selected:

☒

Yes

☐

No

This information was published on the company’s website on August 29, 2025, as in the link [https://saigon3group.com.vn/Quan hệ cổ đông/ Báo cáo tài chính/](https://saigon3group.com.vn/Quan%20h%E1%BB%87%20c%E1%BB%99%20%C3%A0ng/B%C3%A0o%20c%C3%A0o%20t%C3%A0i%20ch%C3%ACnh/).

Attached documents:

- Audited consolidated financial statements for the first 6 months of 2025.
- Explanatory document.

**Organization representative**

Legal representative

**CEO**



**Nguyen Quoc Viet**

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

**SAIGON 3 GROUP  
INVESTMENT DEVELOPMENT  
JOINT STOCK COMPANY**



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**STATEMENT OF THE BOARD OF MANAGEMENT**

The Board of Management of Saigon 3 Group 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 3 Group Investment Development Joint Stock Company has been operating in accordance with the Business Registration Certificate No. 0315205307, initially registered on 06 August 2018 and 7<sup>th</sup> amended on 12 July 2024, granted by Ho Chi Minh City Department of Planning and Investment.

**Head office:**

- Address : No. 47 Street No. 17, Quarter 3, Hiep Binh Phuoc Ward, Thu Duc City, Ho Chi Minh City (currently known as Quarter 6, Hiep Binh Ward, Ho Chi Minh City)
- Tel. : +84 (028) 3727 1140
- Fax : +84 (028) 3727 1143

**Principal business activities of the Company are:**

- Providing investment consultancy (except for financial, accounting and legal consultancy);
- Providing consultancy on sewing technique management (except for financial, accounting and legal consultancy);
- Producing garments;
- Wholesaling garments and clothes;
- Wholesaling machinery, equipment, technology and spare parts for producing textile and garment products. Wholesaling garment equipment;
- Wholesaling textile and garment materials, textile and garment products.

**Board of Management and Executive Board**

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

***The Board of Management***

Full name	Position	Appointing/Re-appointing date
Mr. Nguyen Khanh Linh	Chairman	Appointed on 20 June 2024
Mr. Pham Xuan Hong	Vice Chairman	Appointed on 20 June 2024
Ms. Nguyen Ngoc Diep	Member	Re-appointed on 20 June 2024
Mr. Nguyen Quoc Viet	Member	Re-appointed on 20 June 2024
Mr. Nguyen Dang Khoa	Independent member	Re-appointed on 20 June 2024

***The Supervisory Board***

Full name	Position	Re-appointing date
Ms. Pham Viet Lan Anh	Head of the Board	Re-appointed on 20 June 2024
Mr. Le Ngoc Hung	Member	Re-appointed on 20 June 2024
Mr. Nguyen Hoang Giang	Member	Re-appointed on 20 June 2024

***The General Director***

The General Director of the Company is Mr. Nguyen Quoc Viet (re-appointed on 03 January 2024).

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**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**  
STATEMENT OF THE BOARD OF MANAGEMENT (cont.)

**Legal Representative**

The Company's legal representatives during the period and as of the date of this statement are as follows:

Full name	Position	Appointing/Re-appointing date
Mr. Nguyen Khanh Linh	Chairman	Appointed on 25 June 2024
Mr. Nguyen Quoc Viet	General Director	Re-appointed on 03 January 2024

**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 and the audit on the Group's Consolidated Financial Statements for the fiscal year ending 31 December 2025.

**Responsibilities of the General Director**

The General Director is responsible for the preparation of the Consolidated Interim Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Group during the period. In order to prepare these Consolidated Interim Financial Statements, the General Director 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 General Director hereby ensures that all the proper accounting books have been fully recorded and can fairly reflect the consolidated interim 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 General Director is also responsible for managing the Group's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

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

**Approval of the Consolidated Financial Statements**

The Board of Management hereby approves the accompanying Consolidated Interim Financial Statements, which give a true and fair view of the consolidated interim financial position as of 30 June 2025 of the Group, its consolidated interim financial performance and its consolidated interim 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,



**Nguyen Khanh Linh**  
**Chairman**

Date: 29 August 2025



No. 1.1440/25/TC-AC

## REPORT ON THE INTERIM FINANCIAL INFORMATION REVIEW

**To: THE SHAREHOLDERS, THE BOARD OF MANAGEMENT AND THE GENERAL DIRECTOR  
SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

We have reviewed the accompanying Consolidated Interim Financial Statements of Saigon 3 Group Investment Development Joint Stock Company (hereinafter referred to as “the Company” or “the Parent Company”) and its subsidiaries (hereinafter collectively referred to as “the Group”), which were prepared on 29 August 2025 (from page 6 to page 68), including the Consolidated Interim Balance Sheet as of 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 General Director

The General Director is responsible for the preparation, true and fair presentation of the Consolidated Interim Financial Statements of the Group 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 General Director determines necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements to be free from material misstatement due to fraud or error.

### 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 of 30 June 2025 of the Group, its consolidated interim financial performance and its consolidated interim 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.

### Emphasis of matters

Without qualifying our opinion above, we would like to draw the readers' attention to Note No. V.6a in the Notes to the Consolidated Interim Financial Statements regarding the fact that Ho Chi Minh City Medical Import Export Joint Stock Company filed a lawsuit against Duy Tan Pharmaceutical Joint Stock Company for its violation of obligation to pay overdue debts, including entrustment fees, charges for late payment of entrustment fees for entrustment contracts incurred in the period from 2012 to 2014 and interest charged on late payment. According to the Judgment No. 1104/2024/KDTM-ST dated 17 September 2024 of the People's Court of Phu Nhuan District, Duy Tan Pharmaceutical Joint Stock Company was obliged to pay the aforementioned entire amount. According to the Working Minutes dated 13 February 2025, Duy Tan Pharmaceutical Joint Stock Company recommended to freeze the debt, not to charge interest incurred from the beginning of 2024 and temporarily postpone the payment of the additional interest charged on late payment for an amount of VND 25.444.280.796 (additional interest other than the amounts recorded in the books by Ho Chi Minh City Medical Import Export Joint Stock Company) until Duy Tan Pharmaceutical Joint Stock Company has sufficient financial capacity to make payment. Ho Chi Minh City Medical Import Export Joint Stock Company has not recognized the income from the penalty interest of VND 25.444.280.796 charged at 150% of the bank interest rate (accumulated to 31 December 2018) and the interest of 1%/month charged on the principal balance at the beginning of the month and 0,04%/day charged on the total amount of late payment for the period from 01 January 2024 to 30 June 2025. On the basis of the assessment on financial situation of Duy Tan Pharmaceutical Joint Stock Company, this company is only capable of paying a part of the old debt recorded in the books and is unlikely to be able to pay additional debt obligations under the above Judgment.

For and on behalf of

A&C Auditing and Consulting Co., Ltd.



Nguyen Chi Dung

Partner

Audit Practice Registration Certificate No. 0100-2023-008-1

Authorized Signatory

Ho Chi Minh City, 29 August 2025



**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh 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**

As of 30 June 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
<b>A - CURRENT ASSETS</b>	<b>100</b>		<b>4.974.718.473.768</b>	<b>3.470.062.884.367</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>670.409.947.629</b>	<b>323.248.396.815</b>
1. Cash	111		466.409.947.629	121.268.396.815
2. Cash equivalents	112		204.000.000.000	201.980.000.000
<b>II. Short-term financial investments</b>	<b>120</b>		<b>1.573.109.953.211</b>	<b>1.029.571.083.496</b>
1. Trading securities	121	V.2a	847.832.484.471	750.049.285.768
2. Provisions for devaluation of trading securities	122	V.2a	(179.721.728.498)	(165.474.312.825)
3. Held-to-maturity investments	123	V.2b	904.999.197.238	444.996.110.553
<b>III. Short-term receivables</b>	<b>130</b>		<b>2.316.336.012.329</b>	<b>1.714.378.355.009</b>
1. Short-term trade receivables	131	V.3	612.138.648.654	615.914.277.258
2. Short-term prepayments to suppliers	132	V.4	15.481.359.593	5.102.087.016
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.5a	1.307.431.315.823	1.137.470.135.874
6. Other short-term receivables	136	V.6a	484.038.362.513	31.035.961.126
7. Allowance for short-term doubtful debts	137	V.7	(102.753.674.254)	(75.144.106.265)
8. Deficit assets for treatment	139		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>339.718.081.618</b>	<b>355.664.767.308</b>
1. Inventories	141	V.8	342.876.060.961	356.851.023.969
2. Allowance for devaluation of inventories	149	V.8	(3.157.979.343)	(1.186.256.661)
<b>V. Other current assets</b>	<b>150</b>		<b>75.144.478.981</b>	<b>47.200.281.739</b>
1. Short-term prepaid expenses	151	V.9a	13.130.307.222	8.353.832.602
2. Deductible VAT	152		61.443.115.398	38.610.992.557
3. Taxes and other receivables from the State	153	V.19	571.056.361	235.456.580
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-



**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh 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>B - NON-CURRENT ASSETS</b>	<b>200</b>		<b>1.270.645.354.599</b>	<b>1.793.355.759.619</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>30.382.594.415</b>	<b>712.299.867.501</b>
1. Long-term trade receivables	211		-	-
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	V.5b	-	647.020.000.000
6. Other long-term receivables	216	V.6b	30.382.594.415	65.279.867.501
7. Allowance for long-term doubtful debts	219		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>605.074.843.374</b>	<b>567.860.573.975</b>
1. Tangible fixed assets	221	V.10	517.614.823.307	481.819.758.078
- Historical cost	222		1.081.841.686.581	983.817.911.374
- Accumulated depreciation	223		(564.226.863.274)	(501.998.153.296)
2. Financial leased assets	224	V.11	59.353.458.343	67.217.453.974
- Historical cost	225		157.727.674.366	157.727.674.366
- Accumulated depreciation	226		(98.374.216.023)	(90.510.220.392)
3. Intangible fixed assets	227	V.12	28.106.561.724	18.823.361.923
- Initial cost	228		88.322.408.023	74.047.767.323
- Accumulated amortization	229		(60.215.846.299)	(55.224.405.400)
<b>III. Investment property</b>	<b>230</b>	<b>V.13</b>	<b>135.774.391.352</b>	<b>137.835.250.280</b>
- Historical costs	231		142.987.397.600	142.987.397.600
- Accumulated depreciation	232		(7.213.006.248)	(5.152.147.320)
<b>IV. Long-term assets in process</b>	<b>240</b>		<b>169.411.362.410</b>	<b>20.806.445.489</b>
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.14	169.411.362.410	20.806.445.489
<b>V. Long-term financial investments</b>	<b>250</b>		<b>65.338.050.000</b>	<b>180.341.605.174</b>
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2c	-	115.063.555.174
3. Investments in other entities	253	V.2d	65.278.050.000	65.278.050.000
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		60.000.000	-
<b>VI. Other non-current assets</b>	<b>260</b>		<b>264.664.113.048</b>	<b>174.212.017.200</b>
1. Long-term prepaid expenses	261	V.9b	54.044.632.752	55.367.652.091
2. Deferred income tax assets	262	V.15a	37.715.635.310	34.494.490.565
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269	V.16	172.903.844.986	84.349.874.544
<b>TOTAL ASSETS</b>	<b>270</b>		<b>6.245.363.828.367</b>	<b>5.263.418.643.986</b>

**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh 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>C - LIABILITIES</b>	<b>300</b>		<b>3.373.798.413.302</b>	<b>2.481.078.668.605</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>3.155.997.746.863</b>	<b>2.131.291.272.286</b>
1. Short-term trade payables	311	V.17	324.975.641.175	165.590.401.330
2. Short-term advances from customers	312	V.18	19.276.038.933	9.855.844.489
3. Taxes and other obligations to the State Budget	313	V.19	38.946.634.880	28.412.477.302
4. Payables to employees	314	V.20	54.944.132.076	78.832.692.960
5. Short-term accrued expenses	315	V.21a	41.562.489.584	31.192.289.015
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		36.505.440	36.505.440
9. Other short-term payables	319	V.22a, c	370.182.656.690	91.012.425.177
10. Short-term borrowings and financial leases	320	V.23a, c	2.277.427.311.330	1.697.712.299.816
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.24	28.646.336.755	28.646.336.757
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>217.800.666.439</b>	<b>349.787.396.319</b>
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333	V.21b	-	26.497.047.941
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.22b, c	178.200.000	178.200.000
8. Long-term borrowings and financial leases	338	V.23b, c	125.698.000.000	235.226.647.808
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341	V.25	85.749.843.232	81.666.145.620
12. Provisions for long-term payables	342	V.26	6.174.623.207	6.219.354.950
13. Science and technology development fund	343		-	-

**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh 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>D - OWNER'S EQUITY</b>	<b>400</b>		<b>2.871.565.415.065</b>	<b>2.782.339.975.381</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>2.871.565.415.065</b>	<b>2.782.339.975.381</b>
1. Owner's capital	411	V.27	754.647.000.000	754.647.000.000
- Ordinary shares carrying voting rights	411a		754.647.000.000	754.647.000.000
- Preferred shares	411b		-	-
2. Share premiums	412	V.27	225.070.638.380	225.070.638.380
3. Bond conversion options	413		-	-
4. Other sources of capital	414	V.27	84.576.230.000	84.576.230.000
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.27	10.803.664.400	10.803.664.400
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.27	1.037.166.994.480	1.030.205.256.371
- Retained earnings accumulated to the end of the previous period	421a		1.024.105.478.543	1.030.205.256.371
- Retained earnings of the current period	421b		13.061.515.937	-
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429	V.27	759.300.887.805	677.037.186.230
<b>II. Other sources and funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
<b>TOTAL LIABILITIES AND OWNER'S EQUITY</b>	<b>440</b>		<b>6.245.363.828.367</b>	<b>5.263.418.643.986</b>



Truong Thi Hong Nhan  
Preparer



Ta Hoang Son  
Chief Accountant



Ho Chi Minh City, 29 August 2025

Nguyen Quoc Viet  
General Director



**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh 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	Accumulated from the beginning of the year	
			Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	1.051.966.553.366	610.149.307.367
2. Revenue deductions	02	VI.2	14.581.604.405	9.538.785.026
3. Net revenue	10		1.037.384.948.961	600.610.522.341
4. Cost of sales	11	VI.3	857.611.448.131	491.869.455.910
5. Gross profit	20		179.773.500.830	108.741.066.431
6. Financial income	21	VI.4	197.148.640.381	161.583.705.299
7. Financial expenses	22	VI.5	136.211.798.222	192.497.479.337
In which: Interest expenses	23		73.658.204.505	51.195.563.855
8. Gain or loss in joint ventures, associates	24	V.2c	2.514.759.544	1.016.280.671
9. Selling expenses	25	VI.6	69.785.252.479	42.627.395.010
10. General and administration expenses	26	VI.7	120.445.571.527	95.077.136.169
11. Net operating profit/(loss)	30		52.994.278.527	(58.860.958.115)
12. Other income	31	VI.8	9.912.580.693	7.116.193.420
13. Other expenses	32	VI.9	3.591.548.049	1.320.367.649
14. Other profit	40		6.321.032.644	5.795.825.771
15. Total accounting profit/(loss) before tax	50		59.315.311.171	(53.065.132.344)
16. Current income tax	51	V.19	25.303.258.842	13.145.599.494
17. Deferred income tax	52	V.15a, 25	862.552.865	(16.543.403.927)
18. Profit/(loss) after tax	60		<u>33.149.499.464</u>	<u>(49.667.327.911)</u>
19. Profit/(loss) after tax of Parent Company	61		<u>13.061.515.937</u>	<u>(29.054.176.571)</u>
20. Profit/(loss) after tax of non-controlling shareholde	62		<u>20.087.983.527</u>	<u>(20.613.151.340)</u>
21. Basic earnings per share	70	VI.10a, b	<u>173</u>	<u>(385)</u>
22. Diluted earnings per share	71	VI.10a, b	<u>173</u>	<u>(385)</u>



Truong Thi Hong Nhan  
Preparer



Ta Hoang Son  
Chief Accountant



Ho Chi Minh City, 29 August 2025

Nguyen Quoc Viet  
General Director

**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh 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
<b>I. Cash flows from operating activities</b>				
1. <i>Profit/(loss) before tax</i>	01		59.315.311.171	(53.065.132.344)
2. <i>Adjustments</i>				
Depreciation/Amortization of fixed assets and		V.10, 11,		
- investment properties	02	12, 13, 16	43.608.295.914	43.106.465.137
- Provisions and allowances	03	V.2a, 7, 8, 26	22.166.027.476	124.334.405.765
- Exchange gain/(loss) due to revaluation of				
monetary items in foreign currencies	04	VI.5	1.643.931.883	2.147.428.960
- Gain/(loss) from investing activities	05	V.2c, VI.4	(76.210.454.242)	(108.273.883.995)
- Interest expenses	06	VI.5	73.658.204.505	51.195.563.855
- Others	07		-	-
3. <i>Operating profit before</i>				
<i>changes of working capital</i>	08		124.181.316.707	59.444.847.378
- Increase/(decrease) of receivables	09		145.811.963.541	(62.523.163.353)
- Increase/(decrease) of inventories	10		102.646.922.015	(52.127.551.793)
- Increase/(decrease) of payables	11		(107.728.737.529)	(58.272.989.574)
- Increase/(decrease) of prepaid expenses	12		(758.415.364)	(7.126.877.940)
- Increase/(decrease) of trading securities	13		(97.783.198.703)	(26.648.337.780)
- Interest paid	14	V.21, 22a; VI.5	(108.720.182.521)	(60.420.338.977)
- Corporate income tax paid	15	V.19	(24.611.945.119)	(38.173.777.745)
- Other cash inflows	16		-	-
- Other cash outflows	17		(1.139.000.002)	(2)
<i>Net cash flows from operating activities</i>	20		31.898.723.025	(245.848.189.786)
<b>II. Cash flows from investing activities</b>				
1. Purchases and construction of fixed assets		V.4, 10, 12,		
and other non-current assets	21	14, 17	(38.580.890.813)	(13.372.765.071)
2. Proceeds from disposals of fixed assets				
and other non-current assets	22		141.085.857	17.573.333.333
3. Cash outflow for lending, buying debt instruments				
of other entities	23		(6.623.963.793.112)	(7.469.735.069.504)
4. Cash recovered from lending, selling debt instruments				
of other entities	24		6.804.398.065.990	7.659.876.122.553
5. Investments in other entities	25	V.2c	(103.852.721.494)	(32.068.720.000)
6. Withdrawals of investments in other entities	26		-	6.970.500.000
7. Interest earned, dividends and profits received	27	V.6, VI.4	121.095.011.911	186.475.894.384
<i>Net cash flows from investing activities</i>	30		159.236.758.339	355.719.295.695



**SAIGON 3 GROUP 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	Current year	Previous year
<b>III. Cash flows from financing activities</b>				
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	V.23a, b	3.257.790.438.383	1.063.498.853.822
4. Repayment for loan principal	34	V.23a, b	(3.017.529.926.659)	(925.788.012.424)
5. Payments for financial leased principal	35	V.23a	(8.861.269.234)	(8.469.030.357)
6. Dividends and profit paid to the owners	36		(75.324.380.618)	-
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>156.074.861.872</b>	<b>129.241.811.041</b>
<b>Net cash flows during the period</b>	<b>50</b>		<b>347.210.343.236</b>	<b>239.112.916.950</b>
<b>Beginning cash and cash equivalents</b>	<b>60</b>	<b>V.1</b>	<b>323.248.396.815</b>	<b>426.567.672.478</b>
Effects of fluctuations in foreign exchange rates	61		(48.792.422)	(3.924.769)
<b>Ending cash and cash equivalents</b>	<b>70</b>	<b>V.1</b>	<b>670.409.947.629</b>	<b>665.676.664.659</b>



**Trương Thị Hồng Nhan**  
Preparer



**Tạ Hoàng Sơn**  
Chief Accountant



Ho Chi Minh City, 29 August 2025

**Nguyễn Quốc Việt**  
General Director

15-C  
TỶ  
HỮU HẠ  
TƯ VẤN  
C  
HỒ CHÍ

**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh 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 3 Group 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 Company is servicing.

**3. Principal business activities**

Principal business activity of the Company is financial service support.

**4. Normal operating cycle**

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

**5. Structure of the Group**

The Group includes the Parent Company and 10 subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in these Consolidated Interim Financial Statements.

**5a. Information on the Group restructuring***Additional acquisition of capital in subsidiary*

On 24 June 2025, the Group acquired an additional 14,81% of shares in Bach Tuyet Cotton Corporation, increasing its ownership rate at this subsidiary to 65,04% from this date. The additional acquisition price was paid in cash to the non-controlling shareholders. The carrying value of the net assets of Bach Tuyet Cotton Corporation (excluding goodwill) as at the acquisition date was VND 155.233.943.970, and the carrying value of the additional acquisition was VND 29.069.539.000. The difference between the acquisition value and the carrying value of the additional acquisition was recorded in “Retained earnings” in the Consolidated Interim Balance Sheet.

*Acquisition of subsidiary*

On 20 May 2025, the Group acquired an additional 30,35% of shares in Ho Chi Minh City Medical Import Export Joint Stock Company, increasing its ownership rate in this company to 55,14%. The purpose of the additional acquisition of shares in Ho Chi Minh City Medical Import Export Joint Stock Company was to increase the Group’s ownership at this company to expand the business scale of Saigon 3 Group.

Details of the fair values of the assets and liabilities of the acquired subsidiary as at the acquisition date and the goodwill are as follows:

	VND
<b>Assets</b>	<b>1.053.864.447.583</b>
Cash	27.666.284.474
Held-to-maturity investments	41.838.539.512
Short-term trade receivables	159.481.217.495
Short-term prepayments to suppliers	4.130.825.035
Receivables for short-term loans	121.600.000.000
Other short-term receivables	435.360.811.442



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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.)**

	<b>VND</b>
Allowance for short-term doubtful debts	(20.190.112.232)
Inventories	88.671.959.007
Allowance for devaluation of inventories	(2.038.124.889)
Short-term prepaid expenses	1.726.163.970
Deductible VAT	10.414.919.420
Taxes and other receivables from the State	152.639.412
Tangible fixed assets	39.205.597.756
Intangible fixed assets	4.762.686.400
Construction-in-progress	140.405.664.836
Long-term prepaid expenses	675.375.945
<b>Liabilities</b>	<b>864.043.706.544</b>
Short-term trade payables	222.175.772.876
Short-term advances from customers	2.548.225.325
Taxes and other obligations to the State Budget	5.343.680.353
Payables to employees	99.281.536
Short-term accrued expenses	6.890.864.611
Other short-term payables	369.809.528.490
Short-term borrowings and financial leases	235.976.353.353
Long-term borrowings and financial leases	21.200.000.000
<b>Fair value of net assets</b>	<b>189.820.741.039</b>
<b>Benefits of non-controlling shareholders</b>	<b>85.161.997.934</b>
<b>Fair value of net assets acquired (a)</b>	<b>104.658.743.105</b>
<b>Cost of the business combination (b)</b>	<b>200.443.090.970</b>
<b>Goodwill [(b) – (a)]</b>	<b>95.784.347.865</b>

The fair value of land and warehouse of Ho Chi Minh City Medical Import Export Joint Stock Company at the acquisition date was recorded at provisional amounts because the valuation had not been finalized at the date when the Interim Consolidated Financial Statements were approved for issuance.

Net cash outflows for the subsidiary acquisition:

Cash outflow	110.319.005.968
Loan from the Group to its subsidiary at the acquisition date	21.200.000.000
Cash and cash equivalents of the subsidiary at the acquisition date	(27.666.284.474)
<b>Net cash outflows</b>	<b>103.852.721.494</b>

**5b. List of subsidiaries to be consolidated**

Subsidiary	Address	Principal business activities	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Saigon 3 Capital Investment Company Limited	No. 06 Ho Tung Mau Street, Saigon Ward, Ho Chi Minh City	Financial service support	100,00%	100,00%	100,00%	100,00%
Saigon Joint Company	Leather Stock No. 71/1 Street, An Hoi Tay Ward, Ho Chi Minh City	Trading leather garments	99,99%	99,99%	99,99%	99,99%
Saigon 3 Joint Company	Garment Stock No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City	Producing and trading garments; leasing offices and investing	99,76%	99,76%	99,76%	99,76%

**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh 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.)**

Subsidiary	Address	Principal business activities	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Saigon 3 Jean Company Limited	No. N2-D2 Nhon Trach Garment Industrial Park, Nhon Trach Commune, Dong Nai Province	Finishing textile products, producing ready-made garments, sewing clothes, trading real estate, land use right of owners, users or lessees, producing knitted fabric, crocheted fabric and other nonwovens, repairing machinery, equipment, constructing civil engineering works, performing civil engineering design, installing industrial machinery and equipment	99,76%	99,76%	100,00%	100,00%
Thanh Securities Stock Company ("TCSC")	Cong 2 <sup>nd</sup> Floor, No. 06 Ho Tung Mau Street, Ben Thanh Ward, Ho Chi Minh City	Providing securities brokerage, proprietary trading, securities issuance guarantees and securities investment consultancy services	57,76%	57,76%	57,76%	57,76%
Bach Tuyet Cotton Corporation	No. 550 Au Co Street, Bay Hien Ward, Ho Chi Minh City	Manufacturing medical bandage and gauze of all kinds; manufacturing medical cotton, sanitary napkins and other products from cotton.	61,02%	46,21%	65,04%	50,24%
Bach Tuyet Kotton Company Limited	No. 550 Au Co Street, Bay Hien Ward, Ho Chi Minh City	Wholesaling medical equipment, medical bandage and gauze, medical cotton of all kinds; wholesaling pharmaceutical products and medical instruments; wholesaling medical masks; wholesaling soaps, detergents, polishes and sanitary products.	61,02%	46,21%	100,00%	100,00%
Thanh Cong Asset Management Company Limited (TCAM)	No. 550 Au Co Street, Bay Hien Ward, Ho Chi Minh City	Managing securities investment fund, securities portfolio, providing consultancy on securities investment	57,76%	57,76%	100,00%	100,00%
Thanh Investment Fund (TCIF)	Cong No. 550 Au Co Street, Bay Hien Ward, Ho Chi Minh City	Investing in securities or other forms of investment assets, including real estate	58,50%	58,50%	99,90%	99,90%
Ho Chi Minh City Medical Import Export Joint Stock Company	No. 181 Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City	Trading, importing and exporting pharmaceutical products, pharmaceutical materials, medical equipment, vaccines, biological products, testing chemicals, cosmetics, milk, nutrients, eyeglasses; providing import and export and customs clearance services; repairing and maintaining medical machinery and equipment; leasing warehouses and offices	55,14%	24,79%	55,14%	24,79%



## **SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh 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.)**

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

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

#### **7. Headcount**

As of the balance sheet date, the Group's headcount is 2.985 (headcount at the beginning of the year: 2.700).

### **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 transactions are primarily made in VND.

### **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 guiding the Vietnamese Enterprise Accounting System, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding preparation and presentation of the Consolidated Financial Statements, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Interim Financial Statements.

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

The General Director 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. 202/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Interim Financial Statements.

### **IV. ACCOUNTING POLICIES**

#### **1. Accounting convention**

All 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 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 of the balance sheet date should also be taken into consideration.



## SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh 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.)

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The financial performance of subsidiaries, which is bought or sold during the period, is included in the Consolidated Income Statement from the date of acquisition or until the date of selling investments in those subsidiaries.

The 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 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 subsidiary, 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 subsidiaries 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.

### 3. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arisen from foreign currency transactions during the period shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For capital contribution made or received: the buying/selling rate of the bank where the Group opens its account to receive capital contributed from investors as of the date of capital contribution.
- For receivables: the buying rate ruling as at the time of transaction of the commercial bank where the Group designates the customers to make payments.
- For payables: the selling rate ruling as at the time of transaction of the commercial bank where the Group supposes to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Group makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:



## SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh 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.)

- For foreign currency deposits: the buying rate of the bank where the Group opens its foreign currency account.
- For monetary items in foreign currencies classified as other assets: the buying rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Ho Chi Minh City Branch where the Group frequently conducts transactions.
- For monetary items in foreign currencies classified as liabilities: the selling rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Ho Chi Minh City Branch where the Group frequently conducts transactions.

#### 4. 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 of the balance sheet date.

#### 5. 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 original 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.

Interest, dividends, and profit incurred prior to the acquisition of trading securities are deducted to the costs of such securities. Interest, dividends and profit incurred after the acquisition of such securities are recorded in the Group's financial income. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity of shares is followed up.

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 original costs. The fair value of trading securities is determined as follows:

- For securities listed on the stock market: the closing price at the most recent trading date by the balance sheet date.
- For shares registered for trading on UPCOM by unlisted public companies and State-owned enterprises which are equitized in the form of public offering: the average reference price in the 30 most preceding trading days prior to the balance sheet date, disclosed by Stock Exchange.
- For shares listed on the stock market or shares registered for trading on Upcom without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: provision is made based on the losses of the investee at the rate equal to the difference between the actual capital invested by the owners and owner's equity as of the balance sheet date multiplying by the ownership rate over the total actual charter capital invested.

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



## SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh 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.)

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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 of the Group only include term deposits and bonds held-to-maturity date for the purpose of receiving periodical interest.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss 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 to 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.

#### *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.

#### *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 associate are recorded as in the owner's equity method. Accordingly, the investment into associate is initially recorded at costs on the Consolidated Financial Statements and then adjusted for the post acquisition change in the Group's share of net assets of the associate. If the Group's share of loss of an associate 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 associate to satisfy obligations of the associate.

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

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

#### *Investments in equity instruments of other entities*

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Group to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs. Dividends and profit incurred prior to the acquisition of investments are deducted into investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Group's financial income. Particularly, the dividends paid in form of shares are not recorded as an increase in costs, but the increases in quantity of shares is followed up.



## SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh 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.)

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

- For investments in listed shares or fair value of investments which is reliably measured, provisions are made on the basis of the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provision is made based on the losses suffered by investees, with the amount is defined by the difference between owners' actual contributed capital and the total owners' equity as of the balance sheet date multiplied (x) by the Group's rate of charter capital owning in these investees.

Increases/decreases in the provisions for impairment of investments in equity instruments of other entities as of the balance sheet date are recorded into financial expenses.

#### 6. 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 of the balance sheet date are recorded into general and administration expenses.

#### 7. Inventories

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

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials (for production) and costs of labor (for processing).
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations.

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.

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 of the balance sheet date are recorded into costs of sales.

#### 8. Prepaid expenses

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



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#### Notes to the Consolidated Interim Financial Statements (cont.)

##### ***Prepaid land rental***

Prepaid land rental reflects the rental prepaid for the land being used by the Group and is allocated into costs in accordance with the straight-line method over the lease term.

##### ***Expenses of office, plant renovation and repair***

Expenses of office, plant renovation and repair are allocated into costs in accordance with the straight-line method for the maximum period of 36 months.

##### ***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 36 months.

#### **9. 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 operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

#### **10. 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	05 – 50
Machinery and equipment	03 – 15
Vehicles	06 – 10
Office equipment	03 – 08
Other tangible fixed assets	03 – 10

#### **11. Financial leased assets**

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. Financial leased assets are determined by their historical costs less accumulated depreciation. Historical cost is the lower cost of the fair value of the leased asset at commencement of the lease term and the present value of the minimum lease payments. Discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in the lease or else mentioned in the lease. If the interest rate implicit in the lease cannot be determined, the incremental borrowing rate at commencement of the lease term will be applied.

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives. If there is no reasonable certainty that the Group will obtain ownership at the end of the lease, the fixed asset shall be depreciated over the shorter of the lease term and the estimated useful life of the asset. The depreciation years of the financial leased vehicles, machinery and equipment are 10 years.



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#### Notes to the Consolidated Interim Financial Statements (cont.)

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## 12. 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 year 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:

### *Land use right*

Land use right includes all the actual expenses paid by the Group directly related to the land being used. The land use right is amortized in accordance with the straight-line method from 6-50 years.

### *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 3 - 20 years.

### *Other intangible fixed assets*

Other intangible fixed assets are Leed Certificate and actual costs paid by the Group which are directly related to the receipt of the certificate. Initial costs of other intangible fixed assets are amortized in accordance with the straight-line method in 20 years.

## 13. Investment properties

Investment property is the apartment owned by the Corporation to earn rentals. Investment properties for lease are measured at their historical costs less accumulated depreciation. Historical cost includes all the expenses paid by the Company 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.

Investment properties for lease which are houses and land use right are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years of the investment properties are 30 - 35 years.

## 14. Construction-in-progress

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



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#### Notes to the Consolidated Interim Financial Statements (cont.)

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#### 15. 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 goodwill is allocated according the straight-line method for the maximum period of 10 years. When there is evidence that goodwill loss is more than the allocated amount, the allocated amount during the period is the loss incurred.

The benefit 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.

#### 16. 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.

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 of the balance sheet date.



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#### Notes to the Consolidated Interim Financial Statements (cont.)

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#### 17. Ordinary bonds

Ordinary bonds include bonds that cannot be converted into shares.

The carrying value of ordinary bonds is reflected on the net value of the face value minus discount and plus bond premium.

The Company follows discount and premium for each type of issued ordinary bonds and the allocation of each discount and premium when determining borrowing costs included into expenses or capitalized for each period. Details are as follows:

- Bond discounts are gradually allocated into borrowing costs for each period during the term of bonds.
- Bond premiums are gradually allocated as a decrease into borrowing costs for each period during the term of bonds.

The Company may choose to apply the effective interest method or straight-line method to allocate discounts or premiums:

- For the effective interest method, discounts or premiums are allocated to each period by the differences between the interest expenses payable in each interest payment period (calculated by the beginning balance of the bonds multiplied by the actual market interest rate) with the amount payable for each period.
- For straight-line method: discounts or premiums are gradually allocated throughout the term of bonds.

Issuing costs of convertible bonds are allocated matching the term of bonds under the straight-line method or the effective interest rate method and recognized in financial expenses or capitalized.

#### 18. Provisions for severance allowances

The Group has to pay for severance allowances to the employees who have worked regularly for the Group for 12 months or more for the period in which employees do not pay for unemployment insurance when they terminate the labor contracts. Provisions for severance allowances are appropriated at the rate equal to  $\frac{1}{2}$  of the average salary plus the salary allowances (if any) in the most recent 6 consecutive months to the date of preparing the Financial Statements for each working year.

Increases/decreases of provisions for severance allowances are appropriated at the balance sheet date and recorded in general and administration expenses.

#### 19. Owner's equity

##### *Owner's capital*

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

##### *Share premiums*

Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

##### *Treasury shares*

When a share capital in the owner's equity is re-purchased, the amount payable including the expenses related to the transaction is recorded as treasury shares and a corresponding decrease in owner's equity then is recognized. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in share premiums.



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#### Notes to the Consolidated Interim Financial Statements (cont.)

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#### 20. 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.

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.

#### 21. Recognition of revenue and income

##### *Revenues from sales of merchandise, finished goods*

Revenues from sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of products or 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 products, 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 products, 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 of the balance sheet date.

##### *Revenue from processing service*

Revenue from processing materials, goods are the actual amount received, exclusive of the value of materials and goods.

##### *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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#### Notes to the Consolidated Interim Financial Statements (cont.)

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##### *Revenue from sales of real estate*

Revenue from sales of real estate that invested by the Group shall be recognized when all of the following conditions are satisfied:

- Real estate is fully completed and handed over to the buyers, and the Group transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold.
- The amount of revenue can be measured reliably.
- The Group received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Group completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, the revenue is recognized upon the completion and handover of the main construction works to customers.

##### *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 is followed up.

#### **22. Revenue deductions**

Revenue deductions include trade discounts, sales allowances and sales returns incurred in the same period of providing products, in which revenues are derecognized.

In case of products provided in the previous periods but trade discounts, sales allowances, sales returns incurred in the current period, revenues are derecognized as follows:

- If sales allowances, trade discounts, sales returns incur prior to the release of the Consolidated Interim Financial Statements, revenues are derecognized on the Consolidated Interim Financial Statements of the current period.
- If sales allowances, trade discounts, sales returns incur after the release of the Consolidated Interim Financial Statements, revenues are derecognized on the Consolidated Interim Financial Statements of the following period.

#### **23. Borrowing costs**

Borrowing costs are interests and other costs that the Group directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as borrowings are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.



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#### Notes to the Consolidated Interim Financial Statements (cont.)

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#### 24. 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.

#### 25. 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 of 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 of 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 of the balance sheet date. Deferred income tax is recognized in the Consolidated Interim 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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**Notes to the Consolidated Interim Financial Statements (cont.)****26. 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.

**27. Related parties**

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.

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

	<b>Ending balance</b>	<b>Beginning balance</b>
Cash on hand	677.136.746	1.318.466.194
Cash in bank	465.732.810.883	119.949.930.621
Cash equivalents (bank deposits of which the principal maturity is from or under 3 months)	204.000.000.000	201.980.000.000
<b>Total</b>	<b>670.409.947.629</b>	<b>323.248.396.815</b>

**2. Financial investments**

The financial investments of the Group include shares, held-to-maturity investments, investments in associate and investments in other entities. The Group's financial investments are as follows:

**2a. Shares**

	<b>Ending balance</b>			<b>Beginning balance</b>		
	<b>Original amount</b>	<b>Fair values</b>	<b>Provisions</b>	<b>Original amount</b>	<b>Fair values</b>	<b>Provisions</b>
Bao Minh Insurance Corporation	-	-	-	11.027.695.643	10.614.912.000	(412.783.643)
Quang Ngai Sugar Joint Stock Company	-	-	-	26.528.063.217	29.078.290.000	-
Quang Ninh Thermal Power Joint Stock Company	74.844.118.989	67.336.390.000	(7.507.728.989)	85.026.650.990	80.831.322.160	(4.195.328.830)
VPBank	26.493.882.508	27.990.500.000	-	15.381.318.787	15.936.000.000	-
Hoa Phat Group Joint Stock Company	140.581.033.230	141.190.368.000	(527.106.118)	8.956.735.200	8.661.250.000	(295.485.200)
ACB	68.055	63.900	(4.155)	58.794.999.066	72.765.004.200	-
Hoa Phat Textbook Printing Joint Stock Company	170.599.926.660	8.512.423.200	(162.087.503.460)	170.599.926.660	19.862.320.800	(150.737.605.860)

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

	Ending balance			Beginning balance		
	Original amount	Fair values	Provisions	Original amount	Fair values	Provisions
Techcombank	18.599.180.676	26.491.320.000	-	127.832.014.931	133.578.350.000	-
Dry Cell and Storage Battery Jointstock Company	-	-	-	24.237.034.119	27.985.580.000	-
Vietcap Securities Joint Stock Company	31.069.051.094	31.317.000.000	(27.323.188)	29.145.281.312	27.224.000.000	(1.921.281.312)
Thanh Cong Growth Fund	47.000.000.000	50.086.396.000	-	47.000.000.000	47.493.876.000	-
VIB	127.179.458.993	126.105.300.000	(1.074.158.993)	72.714.824.554	76.158.230.000	-
Viet Nam Construction and Import - Export Joint Stock Corporation	52.675.497.690	58.693.131.000	-	-	-	-
Khang Dien House Trading and Investment Joint Stock Company	42.451.787.390	43.470.840.000	-	-	-	-
Other shares	116.338.479.186	115.369.404.888	(8.497.903.595)	72.804.741.289	71.801.338.054	(7.911.827.980)
<b>Total</b>	<b>847.832.484.471</b>	<b>696.563.136.988</b>	<b>(179.721.728.498)</b>	<b>750.049.285.768</b>	<b>621.990.473.214</b>	<b>(165.474.312.825)</b>

Changes in provisions for impairments of trading securities (i.e. shares) are as follows:

	Current period	Previous period
Beginning balance	165.474.312.825	14.213.074.061
Provisions made during the period	14.247.415.673	124.703.840.375
<b>Ending balance</b>	<b>179.721.728.498</b>	<b>138.916.914.436</b>

**2b. Held-to-maturity investments**

This item reflects the bank deposits of which the term is from more than 3 months to less than 12 months.

The Group's term deposits at VRB – Ho Chi Minh City Branch, Vietcombank – Ho Chi Minh City Branch, Indovina Bank Limited, BIDV – Saigon Branch, Standard Chartered Bank (Vietnam) Limited – Ho Chi Minh City Branch for the respective amounts of VND 171.560.657.726, VND 119.800.000.000, VND 445.000.000.000, VND 1.848.800.000 and VND 11.036.000.000 have been used to secure the Group's borrowings at these banks (see Note No. V.23a).

**2c. Investments in associate**

The Group invests in Ho Chi Minh City Medical Import Export Joint Stock Company. The value of the investment in this associate is as follows:

	Ending balance	Beginning balance
Original amount	-	111.188.317.346
Profit incurred after the investment date	-	3.875.237.828
<b>Total</b>	<b>-</b>	<b>115.063.555.174</b>

During the period, the Group additionally acquired 2.897.367 shares at the acquisition price of VND 38.076/share from the non-controlling shareholders to increase the control rate from 24,79% to 55,14%. As to 20 May 2025, the Group held 5.264.344 shares, equivalent to 55,14% of charter capital of Ho Chi Minh City Medical Import Export Joint Stock Company (beginning balance: 2.366.977 shares, equivalent to 24,79%).



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The value of the Group's ownership at Ho Chi Minh City Medical Import Export Joint Stock Company is as follows:

	<b>Current period</b>	<b>Previous period</b>
Beginning balance	115.063.555.174	80.994.992.095
Additional acquisition of shares	110.319.005.968	32.068.720.000
Profit/(loss) during the period	2.514.759.544	1.016.280.671
Difference due to change in ownership rate	(27.454.229.716)	-
Transfer to investments in subsidiaries	(200.443.090.970)	-
<b>Ending balance</b>	<b>-</b>	<b>114.079.992.766</b>

*Operation of the associate*

Ho Chi Minh City Medical Import Export Joint Stock Company has been in normal operation and has not experienced any significant change as compared to that of the previous period.

*Transactions with the associate*

Significant transactions between the Group and Ho Chi Minh City Medical Import Export Joint Stock Company are as follows:

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Loan interest	377.009.588	1.597.223.876
Loan	21.200.000.000	11.626.965.204

**2d. Investments in other entities**

	<b>Ending balance</b>		<b>Beginning balance</b>	
	<b>Original amount</b>	<b>Provisions</b>	<b>Original amount</b>	<b>Provisions</b>
Gia Dinh Development Corporation <sup>(i)</sup>	23.600.000.000	-	23.600.000.000	-
Seoul Metal Vietnam Joint Stock Company <sup>(ii)</sup>	27.211.800.000	-	27.211.800.000	-
Iris Land Joint Stock Company <sup>(iii)</sup>	4.406.250.000	-	4.406.250.000	-
TQ Landscape Joint Stock Company <sup>(iv)</sup>	10.060.000.000	-	10.060.000.000	-
<b>Total</b>	<b>65.278.050.000</b>	<b>-</b>	<b>65.278.050.000</b>	<b>-</b>

(i) The Group holds 2.300.000 shares, equivalent to 6,07% of charter capital of Gia Dinh Development Corporation.

(ii) The Group holds 358.050 shares, equivalent to 2,13% of charter capital of Seoul Metal Vietnam Joint Stock Company.

(iii) According to the Stock Certificate No. 04/2023/GCN/KN dated 14 December 2023, the Group holds 375.000 shares, equivalent to 15% of charter capital of Iris Land Joint Stock Company.

(iv) According to the Stock Certificate No. 04/2023/CNCP and the Shareholder's Registry No. 01/2023/SCĐ dated 14 December 2023, the Group holds 1.000.000 shares, equivalent to 10% of charter capital of TQ Landscape Joint Stock Company.

*Fair value*

The Group has not measured the fair value of the investments in other entities because there is no specific instruction on measurement of fair value.

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**Notes to the Consolidated Interim Financial Statements (cont.)****3. Short-term trade receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Ho Chi Minh City Medical Import Export Joint Stock Company	-	11.396.945
Uniqlo Co., Ltd.	83.490.744.699	176.675.275.142
MGF Sourcing Far East., Ltd.	58.680.734.937	39.342.148.088
Phoenix Retail LLC	10.990.150.513	162.490.554.166
Ryohin Keikaku Co., Ltd.	107.735.609.036	34.255.979.047
Express, LLC	51.241.221.908	53.474.247.513
Tam An Pharmaceutical Trade Company Limited	25.519.123.159	-
Other customers	274.481.064.402	149.664.676.357
<b>Total</b>	<b>612.138.648.654</b>	<b>615.914.277.258</b>

The Group has mortgaged the rotating debt claim right to secure the payables for Upas L/C, the borrowings from BIDV – Saigon Branch and Vietcombank – Ho Chi Minh City Branch (see Note No. V.23a).

**4. Short-term prepayments to suppliers**

	<u>Ending balance</u>	<u>Beginning balance</u>
Am Vi Pharmaceutical Joint Stock Company	2.607.940.800	-
Tsan Jun Machinery Co., Ltd.	4.631.098.800	-
Other suppliers	8.242.319.993	5.102.087.016
<b>Total</b>	<b>15.481.359.593</b>	<b>5.102.087.016</b>

In which, the prepayment to the suppliers for acquisition of fixed assets is VND 4.734.771.184 (beginning balance: VND 2.616.047.000).

**5. Receivables for loans****5a. Receivables for short-term loans**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Loan to Mr. Tran Son Hai	279.000.000.000	-	-	-
Loan to Mr. Cao Minh Son	38.090.900.000	(38.090.900.000)	38.090.900.000	(38.090.900.000)
Loan to Venus HCMC Company Limited	295.680.000.000	-	294.500.000.000	-
Principal of margin loans	565.972.684.811	-	598.938.859.874	-
Principal of securities sale advance	25.333.399.146	-	108.505.490.528	-
Loans to other organizations and individuals	103.354.331.866	-	97.434.885.472	-
<b>Total</b>	<b>1.307.431.315.823</b>	<b>(38.090.900.000)</b>	<b>1.137.470.135.874</b>	<b>(38.090.900.000)</b>

The maximum term of loans to organizations and individuals is 12 months, starting from the date of the loans. The interest rate is from 6%/year to 10,5%/year. Some of these loans are secured by shares held at other companies and some others are unsecured loans.



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**Notes to the Consolidated Interim Financial Statements (cont.)****5b. Receivables for long-term loans**

	Ending balance	Beginning balance
Loan to Venus HCMC Company Limited	-	14.000.000.000
Loan to Mr. Tran Son Hai	-	424.000.000.000
Loan to Ms. Pham Thi Ngoc Hieu	-	101.820.000.000
Loan to Ms. To My Phan	-	65.200.000.000
Loan to Ms. Pham Thi Hong	-	42.000.000.000
<b>Total</b>	<b>-</b>	<b>647.020.000.000</b>

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

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Advances	11.585.976.199	-	1.606.814.733	-
Loan interest	43.484.940.028	(6.126.194.014)	23.444.298.733	(6.126.194.014)
Interest to be received	937.566.290	-	27.651.780	-
Dividends receivable	-	-	3.399.700.000	-
Mr. Doan Quang Sang – other receivables	1.758.671.133	(1.758.671.133)	1.758.671.133	(1.758.671.133)
Short-term deposits	1.896.040.326	-	237.028.637	-
Duy Tan Pharmaceutical Joint Stock Company – payment for entrusted goods <sup>(i)</sup>	12.507.014.866	(1.250.701.487)	-	-
Duy Tan Pharmaceutical Joint Stock Company – interest charged on late payment <sup>(i)</sup>	19.109.388.150	(1.980.938.814)	-	-
Huong Viet Pharmaceutical Joint Stock Company - payment for entrusted goods made on this company's behalf	147.798.034.634	-	-	-
Payments for entrusted goods made on the behalf of other customers	234.685.725.181	-	-	-
Other short-term receivables	10.275.005.706	(7.754.607.688)	561.796.110	(100.470.182)
<b>Total</b>	<b>484.038.362.513</b>	<b>(18.871.113.136)</b>	<b>31.035.961.126</b>	<b>(7.985.335.329)</b>

- (i) These are the receivables for entrustment fees and interest charged on late payment of entrustment fees from Duy Tan Pharmaceutical Joint Stock Company under entrustment contracts incurred from 2012 to 2014 and the interest on late payment is charged at 1%/month on the principal balance at the beginning of the month and 0,04%/day on the total late payment amount (this interest was charged until 31 December 2023) with Ho Chi Minh City Medical Import Export Joint Stock Company.

On 21 August 2023, Ho Chi Minh City Medical Import Export Joint Stock Company took legal action against Duy Tan Pharmaceutical Joint Stock Company for its violation of obligation to pay overdue debts. Additionally, the complaint of Ho Chi Minh City Medical Import Export Joint Stock Company also mentioned the additional interest on late payment under the entrustment contract, which was charged at 150% of the bank interest rate and this additional interest as of 31 December 2018 was VND 25.444.280.796 (additional interest incurred other than the amounts recorded by Ho Chi Minh City Medical Import Export Joint Stock Company in the books). According to the Judgment No. 1104/2024/KDTM-ST dated 17 September 2024 of the People's Court of Phu Nhuan District, Duy Tan Pharmaceutical Joint Stock Company is obliged to pay the entire amount above. Also according to this Judgment, Duy Tan Pharmaceutical Joint Stock Company is responsible to continue to pay additional interest on late payment and fines charged at 1%/month over the principal balance and 0,04%/day over the late payment amount as agreed until the above amount was fully paid.



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

According to the Working Minutes dated 13 February 2025 between Ho Chi Minh City Medical Import Export Joint Stock Company and Duy Tan Pharmaceutical Joint Stock Company on the debt settlement plan and business cooperation between the two parties, Duy Tan Pharmaceutical Joint Stock Company suggested to freeze the debt, not to charge interest incurred from the beginning of 2024 and temporarily postpone the payment of the additional interest charged on late payment for an amount of VND 25.444.280.796 (additional interest other than the amounts recorded by Ho Chi Minh City Medical Import Export Joint Stock Company in the books) until Duy Tan Pharmaceutical Joint Stock Company has sufficient financial capacity to make payment. On the basis of the assessment on financial situation of Duy Tan Pharmaceutical Joint Stock Company, this company is only capable of paying a part of the old debt recorded in the books and is unlikely to be able to pay additional debt obligations under the Judgment No. 1104/2024/KDTM-ST dated 17 September 2024 of the People's Court of Phu Nhuan District. Therefore, Ho Chi Minh City Medical Import Export Joint Stock Company has not recognized the income from the additional interest of VND 25.444.280.796 charged at 150% of the bank interest rate (accumulated to 31 December 2018) and the interest of 1%/month charged on the principal balance at the beginning of the month and 0,04%/day charged on the total amount of late payment from 01 January 2024 to 30 June 2025.

**6b. Other long-term receivables**

	<b>Ending balance</b>	<b>Beginning balance</b>
Loan interest	-	36.689.590.330
Ho Chi Minh City Department of Planning and Investment - deposit for guarantee of the contract performance	1.100.667.000	1.100.667.000
Vietcombank Financial Leasing Co., Ltd. – Ho Chi Minh City Branch - deposit for financial lease	5.305.938.167	5.188.220.086
Payment to Derivative Clearing Fund <sup>(i)</sup>	10.011.893.409	10.001.923.443
Deposits for payment assistance fund <sup>(ii)</sup>	12.066.996.919	9.793.188.642
Other long-term deposits	1.897.098.920	2.506.278.000
<b>Total</b>	<b>30.382.594.415</b>	<b>65.279.867.501</b>

- <sup>(i)</sup> According to the Circular No. 58/2021/TT-BTC dated 12 July 2021 guiding some articles of the Decree No. 158/2020/ND-CP dated 31 December 2020 on derivative securities and derivative securities market, the Group has to contribute an initial minimum value of VND 10.000.000.000 to the Derivative Clearing Fund at Vietnam Securities Depository and Clearing Corporation as an direct clearing members and Vietnam Securities Depository and Clearing Corporation shall monthly re-evaluate the scale of the Clearing Fund and define the Clearing Fund contribution obligation of each member on the basis of the transaction scale, price fluctuations in the market, financial obligations, risk level and other criteria.

The contribution of each clearing member is periodically re-evaluated to ensure that it is not lower than the initial minimum contribution as prescribed.

In case where the contribution balance at the Clearing Fund is higher than the contribution obligation, the clearing member is allowed to withdraw the gap amount.

In case where the contribution balance at the Clearing Fund is lower than the contribution obligation, the clearing member is required to make additional contributions to cover the gap amount.

- <sup>(ii)</sup> The deposit for payment assistance fund reflects the deposit at Vietnam Securities Depository.



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

According to the Decision No. 105/QĐ-VSD dated 20 August 2021 replacing the Decision No. 27/QĐ-VSD dated 13 March 2015 of the General Director of Vietnam Securities Depository on promulgating the Regulation on management and use of payment assistance fund, the Group has to deposit an initial amount of VND 120.000.000 at Vietnam Securities Depository and make annual additional payment of 0,01% of the total value of securities brokered in the previous year, but not exceeding VND 2.500.000.000/year.

Detail in deposit for payment assistance fund are as follows:

	<b>Ending balance</b>	<b>Beginning balance</b>
Initial payment	120.000.000	120.000.000
Additional payment	10.094.484.043	8.400.417.326
Periodically allocated interest	1.852.512.876	1.272.771.316
<b>Total</b>	<b>12.066.996.919</b>	<b>9.793.188.642</b>

**7. Overdue debts**

	<b>Overdue period</b>	<b>Ending balance</b>			<b>Overdue period</b>	<b>Beginning balance</b>	
		<b>Original amount</b>	<b>Recoverable amount</b>			<b>Original amount</b>	<b>Recoverable amount</b>
Mr. Cao Minh Son – receivables for loan	More than 3 years	38.090.900.000	-	Mr. Cao Minh Son – receivables for loan	More than 3 years	38.090.900.000	-
Mr. Cao Minh Son – interest	More than 3 years	6.126.194.014	-	Mr. Cao Minh Son – interest	More than 3 years	6.126.194.014	-
Express, LLC <sup>(i)</sup>	From 1 year to 2 years	51.121.077.531	15.638.327.419	Express, LLC <sup>(i)</sup>	From 6 months to less than 1 year	51.121.077.531	23.517.563.317
Mr. Doan Quang Sang – other receivables	More than 3 years	1.758.671.133	-	Mr. Doan Quang Sang – other receivables	More than 3 years	1.831.355.283	-
In Di Co Co., Ltd – trade receivables	Irrecoverable	4.340.655.340	-	In Di Co Co., Ltd – trade receivables	Irrecoverable	-	-
Duong Ho Investment Trading Services Company Limited - trade receivables	Irrecoverable	999.924.117	-	Duong Ho Investment Trading Services Company Limited - trade receivables	Irrecoverable	-	-
Allegens Lifesciences Pvt. Pvt - other receivables	Irrecoverable	6.497.233.285	-	Allegens Lifesciences Pvt. Pvt - other receivables	Irrecoverable	-	-
Tam Duc Medical Metaterials Pharma Joint Stock Company	Irrecoverable	1.681.384.657	424.010.254	Tam Duc Medical Metaterials Pharma Joint Stock Company	Irrecoverable	-	-
Le Khai Pharmaceutical Company Limited - trade receivables	More than 3 years	1.881.118.197	-	Le Khai Pharmaceutical Company Limited - trade receivables	More than 3 years	-	-
Duy Tan Pharmaceutical Joint Stock Company - payment for entrusted goods	More than 3 years	12.507.014.866	11.256.313.379	Duy Tan Pharmaceutical Joint Stock Company - payment for entrusted goods	More than 3 years	-	-
Duy Tan Pharmaceutical Joint Stock Company – interest charged on late payment	More than 3 years	15.827.204.574	13.886.265.759	Duy Tan Pharmaceutical Joint Stock Company – interest charged on late payment	More than 3 years	-	-

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### Notes to the Consolidated Interim Financial Statements (cont.)

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Duy Tan Pharmaceutical Joint Stock Company – interest charged on late payment	From 2 years to less than 3 years	3.282.183.576	3.242.183.577			
Other subjects	More than 3 years	477.287.875	-	More than 3 years	658.526.955	-
	From 2 years to less than 3 years	131.843.109	39.552.933	From 2 years to less than 3 years	42.152.442	12.645.733
	From 1 year to 2 years	799.093.682	399.546.841	From 1 year to 2 years	891.120.866	445.560.433
	From 6 months to less than 1 year	2.205.643.141	87.554.681	From 6 months to less than 1 year	1.195.162.187	836.613.530
<b>Total</b>		<b>147.727.429.097</b>	<b>44.973.754.843</b>		<b>99.956.489.278</b>	<b>24.812.383.013</b>

- (i) Express, LLC has declared bankruptcy and filed for bankruptcy protection at the U.S. Bankruptcy Court. The recoverable value of this receivable amount is assessed based on the information as of the date of the Consolidated Interim Financial Statements.

Changes in allowances for doubtful debts are as follows:

	Current period	Previous period
Beginning balance	75.144.106.265	52.680.691.948
Increase due to business combination	20.190.112.232	-
Extraction/(Reversal) of allowances	7.419.455.757	(734.310.000)
<b>Ending balance</b>	<b>102.753.674.254</b>	<b>51.946.381.948</b>

## 8. Inventories

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Goods in transit	15.367.215.733	-	4.664.631.470	-
Materials and supplies	68.714.737.552	(284.141.245)	92.812.887.231	(327.125.893)
Tools	1.523.790.017	-	1.623.546.621	-
Work-in-process	133.752.756.112	-	232.833.266.943	-
Finished goods	20.316.333.776	(847.848.666)	21.475.029.326	(859.130.768)
Merchandise	97.968.753.522	(2.025.989.432)	205.995.883	-
Goods on consignment	5.232.474.249	-	3.235.666.495	-
<b>Total</b>	<b>342.876.060.961</b>	<b>(3.157.979.343)</b>	<b>356.851.023.969</b>	<b>(1.186.256.661)</b>

The Group has mortgaged the rotating inventories of Ho Chi Minh City Medical Import Export Joint Stock Company to secure the payables for Upas L/C and the borrowings of this company from BIDV – Saigon Branch and PGBank – Saigon Branch (see Note No. V.23a).

Changes in allowances for devaluation of inventories are as follows:

	Current period	Previous period
Beginning balance	1.186.256.661	92.622.685
Increase due to business combination	2.038.124.889	-
Reversal of allowances	(66.402.207)	-
<b>Ending balance</b>	<b>3.157.979.343</b>	<b>92.622.685</b>



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**Notes to the Consolidated Interim Financial Statements (cont.)****9. Prepaid expenses****9a. Short-term prepaid expenses**

	<b>Ending balance</b>	<b>Beginning balance</b>
Expenses of tools	1.987.596.275	1.229.980.044
Insurance premiums	915.804.427	535.661.824
Repair expenses	982.781.402	407.159.007
Telecommunications costs and transmission charges	1.182.157.393	1.340.033.672
Office rental	1.843.020.000	2.326.500.000
Land rental	3.405.858.166	-
Other short-term prepaid expenses	2.813.089.559	2.514.498.055
<b>Total</b>	<b>13.130.307.222</b>	<b>8.353.832.602</b>

**9b. Long-term prepaid expenses**

	<b>Ending balance</b>	<b>Beginning balance</b>
Rental for land at industrial park <sup>(i)</sup>	45.599.538.587	46.541.895.881
Expenses of office, plant renovation and repair	3.561.100.049	3.952.387.578
Expenses of tools	2.985.459.981	2.558.490.921
Other long-term prepaid expenses	1.898.534.135	2.314.877.711
<b>Total</b>	<b>54.044.632.752</b>	<b>55.367.652.091</b>

- (i) In which, all rights to use the leased land at Vinh Loc Industrial Park and Nhon Trach Industrial Park have been mortgaged to secure the Group's borrowing from Vietcombank – Ho Chi Minh City Branch and Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch (see Notes No. V.23a and No. V23.b).

**10. Tangible fixed assets**

	<b>Buildings and structures</b>	<b>Machinery and equipment</b>	<b>Vehicles</b>	<b>Office equipment</b>	<b>Other tangible fixed assets</b>	<b>Total</b>
<b>Historical costs</b>						
Beginning balance	481.879.098.072	452.532.356.387	32.271.581.896	11.912.843.436	5.222.031.583	983.817.911.374
Increase due to business combination	61.381.041.959	6.714.661.080	6.292.826.699	3.320.490.170	1.001.588.600	78.710.608.508
Acquisition during the period	518.525.000	10.562.376.139	-	94.300.000	-	11.175.201.139
Completed constructions	-	8.744.833.675	841.867.340	-	-	9.586.701.015
Liquidation and disposal	-	(1.368.735.455)	(80.000.000)	-	-	(1.448.735.455)
<b>Ending balance</b>	<b>543.778.665.031</b>	<b>477.185.491.826</b>	<b>39.326.275.935</b>	<b>15.327.633.606</b>	<b>6.223.620.183</b>	<b>1.081.841.686.581</b>
<i>In which:</i>						
Assets fully depreciated but still in use	46.984.274.740	215.729.878.118	16.247.505.218	13.060.226.483	5.070.202.853	297.092.087.412
Assets waiting for liquidation	-	-	-	-	-	-
<b>Depreciation</b>						
Beginning balance	149.913.034.913	311.766.984.088	24.807.692.314	10.783.794.437	4.726.647.544	501.998.153.296
Increase due to business combination	27.687.320.440	3.318.536.260	4.497.323.104	3.255.309.083	746.521.865	39.505.010.752
Depreciation during the period	8.375.497.744	13.313.555.668	1.285.974.357	166.439.468	72.510.096	23.213.977.333
Liquidation and disposal	-	(441.744.749)	(48.533.358)	-	-	(490.278.107)
<b>Ending balance</b>	<b>185.975.853.097</b>	<b>327.957.331.267</b>	<b>30.542.456.417</b>	<b>14.205.542.988</b>	<b>5.545.679.505</b>	<b>564.226.863.274</b>

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	<b>Buildings and structures</b>	<b>Machinery and equipment</b>	<b>Vehicles</b>	<b>Office equipment</b>	<b>Other tangible fixed assets</b>	<b>Total</b>
<b>Carrying values</b>						
Beginning balance	331.966.063.159	140.765.372.299	7.463.889.582	1.129.048.999	495.384.039	481.819.758.078
<b>Ending balance</b>	<b>357.802.811.934</b>	<b>149.228.160.559</b>	<b>8.783.819.518</b>	<b>1.122.090.618</b>	<b>677.940.678</b>	<b>517.614.823.307</b>
<i>In which:</i>						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

Some tangible fixed assets, of which the carrying values are VND 329.496.636.501, have been mortgaged to secure the Group's borrowings from VietinBank – Ho Chi Minh City Branch, Vietcombank - Ho Chi Minh City, Agribank – Trang Bom District Branch, Northern Dong Nai, BIDV – Saigon Branch and Financing for Healthier Lives, DAC (see Notes No. V.23a and V.23b).

**11. Financial leased assets**

	<b>Machinery and equipment</b>	<b>Vehicles</b>	<b>Total</b>
<b>Historical costs</b>			
Beginning balance	157.279.913.367	447.760.999	157.727.674.366
<b>Ending balance</b>	<b>157.279.913.367</b>	<b>447.760.999</b>	<b>157.727.674.366</b>
<b>Depreciation</b>			
Beginning balance	90.062.459.393	447.760.999	90.510.220.392
Depreciation during the period	7.863.995.631	-	7.863.995.631
<b>Ending balance</b>	<b>97.926.455.024</b>	<b>447.760.999</b>	<b>98.374.216.023</b>
<b>Carrying value</b>			
Beginning balance	67.217.453.974	-	67.217.453.974
<b>Ending balance</b>	<b>59.353.458.343</b>	<b>-</b>	<b>59.353.458.343</b>

**12. Intangible fixed assets**

	<b>Land use right</b>	<b>Computer software</b>	<b>Other fixed assets</b>	<b>Total</b>
<b>Initial costs</b>				
Beginning balance	11.295.158.727	59.750.986.249	3.001.622.347	74.047.767.323
Increase due to business combination	3.500.000.000	2.925.040.700	90.000.000	6.515.040.700
Acquisition during the period	-	3.079.600.000	-	3.079.600.000
Completed constructions	-	4.680.000.000	-	4.680.000.000
<b>Ending balance</b>	<b>14.795.158.727</b>	<b>70.435.626.949</b>	<b>3.091.622.347</b>	<b>88.322.408.023</b>
<i>In which:</i>				
Assets fully amortized but still in use				
<b>Amortization</b>				
Beginning balance	8.283.028.688	45.640.552.760	1.300.823.952	55.224.405.400
Increase due to business combination	-	1.708.854.300	43.500.000	1.752.354.300
Amortization during the period	68.373.954	3.067.474.587	103.238.058	3.239.086.599
<b>Ending balance</b>	<b>8.351.402.642</b>	<b>50.416.881.647</b>	<b>1.447.562.010</b>	<b>60.215.846.299</b>



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	<b>Land use right</b>	<b>Computer software</b>	<b>Other fixed assets</b>	<b>Total</b>
<b>Carrying value</b>				
Beginning balance	3.012.130.039	14.110.433.489	1.700.798.395	18.823.361.923
<b>Ending balance</b>	<b>6.443.756.085</b>	<b>20.018.745.302</b>	<b>1.644.060.337</b>	<b>28.106.561.724</b>
<i>In which:</i>				
Assets temporarily not in use	-	-	-	-
Assets waiting for liquidation	-	-	-	-

The land use rights have been mortgaged to secure the loan from Vietnam Prosperity Joint Stock Commercial Bank – Saigon Branch (see Note V.23a).

**13. Investment properties**

	<b>Apartment</b>
<b>Historical costs</b>	
Beginning balance	142.987.397.600
<b>Ending balance</b>	<b>142.987.397.600</b>
<i>In which:</i>	
Assets fully depreciated but still leasing	-
<b>Depreciation</b>	
Beginning balance	5.152.147.320
Depreciation during the period	2.060.858.928
<b>Ending balance</b>	<b>7.213.006.248</b>
<b>Carrying value</b>	
Beginning balance	137.835.250.280
<b>Ending balance</b>	<b>135.774.391.352</b>

According to Vietnamese Accounting Standard No. 05 “Investment property”, it is required to present fair value of investment property as of 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:

	<b>Historical costs</b>	<b>Accumulated depreciation</b>	<b>Carrying value</b>
Apartment No. SGR.SH1-01.01	40.987.397.600	2.049.369.882	38.938.027.718
Apartment No. SGR.SH1-01.04	40.000.000.000	1.999.999.995	38.000.000.005
Apartment No. SGR.SH1-01.05	5.000.000.000	250.000.002	4.749.999.998
Apartment No. SGR.SH1-01.08	5.000.000.000	250.000.002	4.749.999.998
Apartment No. SGR.SH1-01.09	12.000.000.000	600.000.009	11.399.999.991
Apartment No. SGR.SH1-01.10	19.000.000.000	949.999.995	18.050.000.005
Apartment No. WT1-02.SH01	21.000.000.000	1.113.636.363	19.886.363.637
<b>Total</b>	<b>142.987.397.600</b>	<b>7.213.006.248</b>	<b>135.774.391.352</b>

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	Beginning balance	Increase during the period	Inclusion into fixed assets during the period	Transfer to prepaid expenses	Increase due to business combination	Ending balance
Acquisition of fixed assets <sup>(i)</sup>	14.753.263.362	11.443.203.372	(9.586.701.015)	(331.250.743)	592.704.290	16.871.219.266
Construction-in-progress	6.053.182.127	11.418.360.471	(4.680.000.000)	(64.360.000)	139.812.960.546	152.540.143.144
- Construction work at No. 181 Nguyen Dinh Chieu <sup>(ii)</sup>	-	10.978.459.049	-	-	139.812.960.546	150.791.419.595
- Other items	-	439.901.422	(4.680.000.000)	(64.360.000)	-	1.748.723.549
<b>Total</b>	<b>20.806.445.489</b>	<b>22.861.563.843</b>	<b>(14.266.701.015)</b>	<b>(395.610.743)</b>	<b>140.405.664.836</b>	<b>169.411.362.410</b>

(i) The machinery and equipment waiting for acceptance, of which the carrying value is VND 2.890.323.500, have been mortgaged to secure the Group's borrowing from Agribank - Trang Bom District Branch, Northern Dong Nai (see Note No. V.23b).

(ii) All assets formed from the construction work at No. 181 Nguyen Dinh Chieu have been mortgaged to secure the Group's borrowing from Vietcombank – Ho Chi Minh City Branch (see Note No. V.23a).

**15. Deferred income tax assets****15a. Recognized deferred income tax assets**

Deferred income tax assets are related to temporarily deductible differences:

	Beginning balance	Inclusion into operation results during the period	Ending balance
Provisions for severance allowances	1.218.997.900	(8.946.349)	1.210.051.551
Accrual of operating expenses	608.230.586	439.538.161	1.047.768.747
Provisions for trading securities of Saigon Mechanical and Casting Joint Stock Company	909.000.000	-	909.000.000
Exchange differences due to the revaluation of monetary items	(807.517.779)	939.155.291	131.637.512
Expenses on allocation of land use right at No. 54B Ngo Chi Quoc Street, Binh Chieu Ward, Thu Duc City, Ho Chi Minh City	1.052.980.000	-	1.052.980.000
Other temporarily deductible differences	31.512.799.858	1.851.397.642	33.364.197.500
<b>Total</b>	<b>34.494.490.565</b>	<b>3.221.144.745</b>	<b>37.715.635.310</b>

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

**15b. Unrecognized deferred income tax assets**

The Group has not recognized deferred income tax assets for the following items:

	Ending balance	Beginning balance
Temporarily deductible differences	9.006.701.833	7.899.973.553
Non-deductible interest expenses <sup>(i)</sup>	87.167.156.969	101.334.742.253
Taxable losses <sup>(ii)</sup>	139.286.926.104	166.118.086.665
<b>Total</b>	<b>235.460.784.906</b>	<b>275.352.802.471</b>

(i) According to the Government's Decree No. 132/2020/NĐ-CP dated 05 November 2020 and Decree No. 20/2025/NĐ-CP dated 10 February 2025 amending and supplementing a number of articles of the Decree No. 132/2020/NĐ-CP dated 05 November 2020 of the Government specifying tax management for enterprises with associate transactions, the non-deductible interest expense is carried forward to the next taxable period for the determination of total deductible interest expense if the total deductible interest expenses in the next taxable period is lower than the prescribed amount. The interest expense may be carried forward for a maximum consecutive period of 5 years, counting from the year following the year of incurring non-deductible interest expense. Deferred income tax assets are not recognized since there is little possibility to have future taxable income to use these interest expenses.



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(ii) Details of unrecognized taxable losses are as follows:

	<b>Ending balance</b>	<b>Beginning balance</b>
2020	-	47.286.051.424
2021	84.303.331.664	84.303.331.664
2022	-	1.682.124.899
2023	3.092.561.998	3.092.561.998
2024	29.754.016.680	29.754.016.680
First 6 months of 2025	22.137.015.762	-
<b>Total</b>	<b>139.286.926.104</b>	<b>166.118.086.665</b>

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 incurring year and the temporary differences can be deducted without any limit on time. Deferred income tax assets are not recognized for these accounts since there is little possibility on the availability of taxable income in the future against which these accounts can be used.

**16. Goodwill**

	<b>Saigon Leather Joint Stock Company</b>	<b>Saigon 3 Jean Company Limited</b>	<b>Thanh Cong Securities Joint Stock Company</b>	<b>Bach Tuyet Cotton Corporation</b>	<b>Thanh Cong Asset Management Company Limited (TCAM)</b>	<b>Ho Chi Minh City Medical Import Export Joint Stock Company</b>	<b>Total</b>
<b>Initial costs</b>							
Beginning balance	14.283.282.551	20.007.418.172	28.936.020.319	33.802.737.463	68.789.068.614	-	165.818.527.119
Increase during the period	-	-	-	-	-	95.784.347.865	95.784.347.865
<b>Ending balance</b>	<b>14.283.282.551</b>	<b>20.007.418.172</b>	<b>28.936.020.319</b>	<b>33.802.737.463</b>	<b>68.789.068.614</b>	<b>95.784.347.865</b>	<b>261.602.874.984</b>
<b>Amount allocated</b>							
Beginning balance	14.283.282.551	20.007.418.172	18.515.346.599	13.943.629.202	14.718.976.051	-	81.468.652.575
Allocation during the period	-	-	1.302.584.220	1.690.136.873	3.439.453.431	798.202.899	7.230.377.423
<b>Ending balance</b>	<b>14.283.282.551</b>	<b>20.007.418.172</b>	<b>19.817.930.819</b>	<b>15.633.766.075</b>	<b>18.158.429.482</b>	<b>798.202.899</b>	<b>88.699.029.998</b>
<b>Carrying value</b>							
Beginning balance	-	-	10.420.673.720	19.859.108.261	54.070.092.563	-	84.349.874.544
<b>Ending balance</b>	<b>-</b>	<b>-</b>	<b>9.118.089.500</b>	<b>18.168.971.388</b>	<b>50.630.639.132</b>	<b>94.986.144.966</b>	<b>172.903.844.986</b>

**17. Trade payables**

	<b>Ending balance</b>	<b>Beginning balance</b>
E.8 Denim House, LLC.	9.235.663.433	12.185.783.687
Nantong Dongbang Textiles Co., Ltd.	2.172.678.505	12.950.374.111
Neo Unicap Co., Ltd.	29.175.233.456	-
PT. Capsugel Indonesia	25.416.928.373	-
An Phong Construction Joint Stock Company	21.868.789.080	-
IMCD Vietnam Company Limited	27.764.603.476	-
Hoang Gia International Investment Joint Stock Company	26.621.702.585	-
Other suppliers	182.720.042.267	140.454.243.532
<b>Total</b>	<b>324.975.641.175</b>	<b>165.590.401.330</b>

In which, the trade payables for acquisition of fixed assets are VND 7.880.633.400 (beginning balance: VND 7.622.045.790).

The Group has no overdue debts.

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	<b>Ending balance</b>	<b>Beginning balance</b>
Tan Phu Land Company Limited	9.000.000.000	9.000.000.000
Thanh An Pharma Co., Ltd.	3.083.675.648	-
Other customers	7.192.363.285	855.844.489
<b>Total</b>	<b>19.276.038.933</b>	<b>9.855.844.489</b>

**19. Taxes and other obligations to the State Budget**

	<b>Beginning balance</b>		<b>Increase during the period</b>		<b>Increase due to business combination</b>	<b>Ending balance</b>	
	<b>Payables</b>	<b>Receivables</b>	<b>Amount payable</b>	<b>Amount paid</b>		<b>Payables</b>	<b>Receivables</b>
VAT on local sales	1.507.542.946	-	3.449.790.718	(4.095.848.006)	(125.934.696)	735.550.962	-
VAT on imports	390.516	-	316.995.639	(316.995.639)	-	390.516	-
Export-import duties	418.410	-	21.154.615	(21.154.615)	-	418.410	-
Corporate income tax	24.341.096.879	10.901.585	25.303.258.842	(24.611.945.119)	-	25.032.410.602	162.540.997
Personal income tax	2.032.518.218	224.119.534	19.077.526.749	(18.272.285.965)	437.491.306	3.458.210.677	407.079.903
Land rental	-	-	8.004.443.734	(4.600.442.254)	-	3.404.001.480	-
Other taxes	530.510.333	435.461	3.170.235.398	(2.417.217.241)	5.032.123.743	6.315.652.233	1.435.461
<b>Total</b>	<b>28.412.477.302</b>	<b>235.456.580</b>	<b>59.343.405.695</b>	<b>(54.335.888.839)</b>	<b>5.343.680.353</b>	<b>38.946.634.880</b>	<b>571.056.361</b>

**Value added tax (VAT)**

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

- Exports : 0%
- Medical cotton, bandage, gauze and masks : 5%
- Cotton pads, cotton swabs, other goods for local sales : 10%
- Services : 10%

The Group is applied the VAT rate of 8% to some goods according to the Decree No. 180/2024/NĐ-CP dated 31 December 2024 of the Government specifying 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%.

Corporate income tax payable of each Group company during the period is as follows:

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Saigon 3 Garment Joint Stock Company	14.020.127.663	4.305.966.444
Saigon 3 Capital Investment Company Limited	673.419.682	1.594.605.349
Thanh Cong Securities Joint Stock Company	7.970.163.343	5.376.333.102
Bach Tuyet Cotton Corporation	1.623.461.447	1.868.694.599
Bach Tuyet Kotton Company Limited	585.108.099	-
Thanh Cong Asset Management Company Limited	430.978.608	-
<b>Total</b>	<b>25.303.258.842</b>	<b>13.145.599.494</b>



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The Group has to pay rental for the land lots being used at the leasing rates as follows:

<u>Location</u>	<u>Leasing rate (VND/year)</u>
• No. 54B Ngo Chi Quoc Street, Tam Binh Ward, Ho Chi Minh City	575.711.960
• No. 47 Street No. 17, Hiep Binh Ward, Ho Chi Minh City	1.160.784.768
• No. 19 Dan Chu Street, Thu Duc Ward, Ho Chi Minh City	1.009.137.000
• No. 284/1 Le Van Sy Street, Nhieu Loc Ward, Ho Chi Minh City	1.048.304.250
• No. 66 Tran Binh Trong Street, Hanh Thong Ward, Ho Chi Minh City	106.626.863
• No. 69 Tran Binh Trong Street, Hanh Thong Ward, Ho Chi Minh City	955.788.124
• No. 71/1 Quang Trung Street, An Hoi Tay Ward, Ho Chi Minh City	581.153.301
• No. 100 Le Loi Street, Hanh Thong Ward, Ho Chi Minh City	468.217.440
• No. 181 Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City	3.557.231.995
• No. 76 Suong Nguyet Anh Street, Ben Thanh Ward, Ho Chi Minh City	2.408.560.000
• No. 24 Street No. 17, Hiep Binh Ward, Ho Chi Minh City	1.274.391.360

***Other taxes***

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

**20. Payables to employees**

This item reflects salary and bonus to be paid.

**21. Accrued expenses****21a. Short-term accrued expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Ms. Duong Thi Thao (a related party) – interest expenses	2.640.821.917	3.024.452.051
Interest expenses	13.334.257.086	14.970.738.742
Accruals of salaries and bonuses	4.119.320.411	-
Sales commissions	4.801.102.354	2.561.641.727
Other expenses	16.666.987.816	10.635.456.495
<b>Total</b>	<b>41.562.489.584</b>	<b>31.192.289.015</b>

**21b. Long-term accrued expenses**

This item reflects the borrowing interest payable to Ms. Duong Thi Thao (a related party).

**22. Other payables****22a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<b>Payables to related parties</b>	<b>1.368.753.983</b>	<b>39.729.679.983</b>
Board Members - remuneration payable	1.368.753.983	2.507.753.983
Hung Phuc Investment Joint Stock Company - dividends payable	-	13.944.429.000
Mr. Pham Xuan Hong – dividends payable	-	3.977.727.000
Ms. Nguyen Ngoc Diep - dividends payable	-	2.757.808.000
Mr. Nguyen Quoc Viet - dividends payable	-	15.269.529.000
Ms. Pham Viet Lan Anh - dividends payable	-	151.363.000
Ms. Nguyen Ngoc Thuy Nhan - dividends payable	-	528.310.000
Ms. Nguyen Ngoc Thuy Van - dividends payable	-	592.760.000

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	<b>Ending balance</b>	<b>Beginning balance</b>
<b><i>Payables to other organizations and individuals</i></b>	<b><i>368.813.902.707</i></b>	<b><i>51.282.745.194</i></b>
Venus HCMC Company Limited - interest expenses	93.787.815	6.638.606.100
Trade Union's expenditure and insurance premiums	2.179.184.763	642.282.006
Receipt of other short-term deposits and mortgages	4.953.737.680	1.732.390.940
Dividends payable	1.970.572.031	40.073.026.649
LG Chem, Ltd – payables for payment for entrusted goods made on the Company's behalf	167.622.190.647	-
Payables for payments for entrusted goods made on other's behalf	189.438.198.144	-
Other short-term payables	2.556.231.627	3.928.830.439
<b>Total</b>	<b><u>370.182.656.690</u></b>	<b><u>91.012.425.177</u></b>

**22b. Other long-term payables**

This item reflects the receipt of long-term deposits.

**22c. Overdue debts**

The Group has no other overdue payables.

**23. Borrowings and financial leases****23a. Short-term borrowings and financial leases**

	<b>Ending balance</b>	<b>Beginning balance</b>
Short-term borrowings from banks	1.780.590.915.228	1.123.475.933.649
<i>Borrowing from VietinBank – Ho Chi Minh City Branch <sup>(i)</sup></i>	<i>118.084.685.726</i>	<i>174.294.800.216</i>
<i>Borrowing from Vietcombank – Ho Chi Minh City Branch <sup>(ii)</sup></i>	<i>768.273.426.863</i>	<i>649.181.133.433</i>
<i>Borrowing from Vietnam-Russia Joint Venture Bank (VRB) – Ho Chi Minh City Branch <sup>(iii)</sup></i>	<i>200.000.000.000</i>	<i>300.000.000.000</i>
<i>Indovina Bank Limited <sup>(iv)</sup></i>	<i>510.000.000.000</i>	-
<i>Borrowing from BIDV – Saigon Branch <sup>(v)</sup></i>	<i>79.655.186.562</i>	-
<i>Borrowing from Eximbank – Ho Chi Minh City <sup>(vi)</sup></i>	<i>30.142.886.659</i>	-
<i>Borrowing from PGBank - Saigon Branch <sup>(vii)</sup></i>	<i>26.990.278.533</i>	-
<i>Borrowing from Standard Chartered Bank (Vietnam) Limited – Ho Chi Minh City Branch <sup>(viii)</sup></i>	<i>47.444.450.885</i>	-
Short-term borrowing payable to other organization	39.702.301.370	66.170.000.000
<i>Borrowing from Venus HCMC Company Limited <sup>(ix)</sup></i>	<i>39.702.301.370</i>	<i>66.170.000.000</i>
Short-term borrowing from individual	-	30.000.000.000
<i>Borrowing from Ms. Doan Kim Dung</i>	-	<i>30.000.000.000</i>
Short-term ordinary bonds <sup>(x)</sup>	399.853.250.003	399.559.750.001
Current portions of long-term borrowings (see Note No. V.23b)	48.000.000.000	61.000.000.000
Current portions of financial leases (see Note No. V.23b)	9.280.844.729	17.506.616.166
<b>Total</b>	<b><u>2.277.427.311.330</u></b>	<b><u>1.697.712.299.816</u></b>

- (i) The unsecured borrowing from VietinBank - Ho Chi Minh City Branch is to serve the operations of Saigon 3 Garment Joint Stock Company at the interest rate applied to each specific period. The borrowing term is 6 months.



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- (ii) This item includes the following borrowings:
- The unsecured borrowing from Vietcombank - Ho Chi Minh City Branch is to serve the operations of Saigon 3 Garment Joint Stock Company at the interest rate applied to each specific period. The borrowing term is 6 months.
  - The borrowing from Vietcombank - Ho Chi Minh City Branch is to supplement the working capital of Bach Tuyet Cotton Corporation at the interest rate applied to each borrowing acknowledgment. The maximum borrowing term is 6 months. This borrowing is secured by mortgaging the right to use the land at B52-53-54/I, 2E Road, Vinh Loc Industrial Park, Vinh Loc A Commune, Binh Chanh District, Ho Chi Minh City (see Note No. V.9b) and some tangible fixed assets owned by the Group (see Note No. V.10).
  - The borrowing from Vietcombank – Ho Chi Minh City Branch is to supplement the working capital of Thanh Cong Securities Joint Stock Company. The borrowing term is 3 months. This borrowing is secured by the Group's deposit contracts at this bank (see Note No. V.2b).
  - The borrowing from Vietcombank – Ho Chi Minh City Branch is to supplement the working capital of Ho Chi Minh City Medical Import Export Joint Stock Company with the credit limit of VND 240.000.000.000 and at the interest rate applied to each borrowing acknowledgement. The maximum term for each borrowing is 6 months. This borrowing is secured by mortgaging the term deposits and the debt claim right incurred from the receivables from the office lease contracts under the construction work at No. 181 Nguyen Dinh Chieu Street and all assets attached to land formed in the future from the construction work at No. 181 Nguyen Dinh Chieu of Ho Chi Minh City Medical Import Export Joint Stock Company (see Notes No. V.2b and V.14).
- (iii) The borrowings from VRB – Ho Chi Minh City Branch are to pay for investment bonds of Thanh Cong Securities Joint Stock Company. The borrowing term is 3 months. These borrowings are secured by the Group's deposit contracts at this bank (see Note No. V.2b).
- (iv) The borrowing from Indovina Bank Limited is to pay for the acquisition of government bonds/government-guaranteed bonds of Thanh Cong Securities Joint Stock Company. The borrowing term is 6 months. This borrowing is secured by the Group's deposit contracts at this bank (see Note No. V.2b).
- (v) The borrowing from BIDV – Saigon Branch is to supplement the working capital of Ho Chi Minh City Medical Import Export Joint Stock Company with the credit limit of VND 150.000.000.000 and at the interest rate applied to each borrowing acknowledgment. The maximum term for each borrowing is 5 months. This borrowing is secured is by mortgaging some term deposits, the rotating debt claim right, the rotating inventories and the fixed assets of the Group at this bank (see Notes No. V.2b, V.3, V.8 and V.10).
- (vi) The unsecured borrowing from Eximbank – Ho Chi Minh City is to supplement the working capital of Ho Chi Minh City Medical Import Export Joint Stock Company with the credit limit of VND 100.000.000.000 and at the interest rate applied to each borrowing acknowledgement. The term for each borrowing is specified in each borrowing acknowledgement.
- (vii) The borrowing from PGBank - Saigon Branch is to supplement the working capital of Ho Chi Minh City Medical Import Export Joint Stock Company with the credit limit of VND 100.000.000.000 and at the interest rate applied to each borrowing acknowledgement. The maximum term for each borrowing is 6 months. This borrowing is secured by mortgaging the rotating inventories of pharmaceuticals and the fixed assets of the Company (see Notes No. V.8 and V.12).



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(viii) The borrowing from Standard Chartered Bank (Vietnam) Limited - Ho Chi Minh City Branch is to supplement the working capital of Ho Chi Minh City Medical Import Export Joint Stock Company with the credit limit of VND 75.000.000.000 and at the interest rate applied to each borrowing acknowledgement. The maximum term for each borrowing is 150 days. This borrowing is secured by mortgaging the term deposit of the Company (see Note No. V.2b).

(ix) The unsecured borrowing from Venus HCMC Company Limited is to pay for the transferred properties and serve the business operations of Saigon Leather Joint Stock Company at the interest rate ranging from 8%/year to 9,5%/year. The borrowing term is 1 year. The interest is paid at the end of the maturity period.

(x) Details of bonds issued by the Group are as follows:

- Resolution on bond issuance : Resolution No. 30/2024/NQ-HĐQT dated 30 September 2024
- Bond code : TCIH2425001
- Quantity of bonds to be issued : 4.000 bonds
- Face value : VND 100.000.000
- Total bond issuance value : VND 400.000.000.000
- Issuance date : 04 October 2024
- Type of bonds : Non-convertible, non-warrant, secured bonds
- Original term : 1 year since issuance date
- Issuance method : The issuance is performed through agent
- Issuance subjects : Professional securities investors as prescribed
- Bond form : Book-entry
- Issuance tranche : 01
- Issuance price : 100%/face value
- Interest rate : 10,5%/year

Each bond shall earn interest from and inclusive of the date when the Issuer receives the payments for bond from the Bondholder up to but not including the maturity date or the date on which the bond is prematurely redeemed (whether redemption is voluntarily or compulsorily) in accordance with the bond relevant regulations/agreements.

- Bond interest payment term : Every 3 months

The first interest period is counted from and inclusive of the date when the Issuer receives the payments for bond from the Bondholder up to but not including the first interest payment date of the first interest period.

Each subsequent interest period is counted from and inclusive of the interest payment date of the preceding interest period up to but not including the interest payment date of the subsequent interest period.

- Interest payment date : Last day of each interest period
- Location of issuance : Domestic market
- Type of collateral : Shares of Thanh Cong Securities Joint Stock Company (securities code: TCI), shares of Bach Tuyet Cotton Corporation (securities code: BBT) and shares of Ho Chi Minh City Medical Import Export Joint Stock Company (securities code: YTC)



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- Initial quantity of shares used : - 63.351.059 shares of Thanh Cong Securities Joint Stock Company, in which: 35.686.841 shares are freely transferable and 27.664.218 shares are restricted from transfer for a limited period.
  - 1.914.800 shares of Bach Tuyet Cotton Corporation, which are freely transferable.
  - 2.366.977 shares of Ho Chi Minh City Medical Import Export Joint Stock Company, which are freely transferable.

Details of the quantity of TCI, BBT and YTC shares used as initial collateral are implemented according to actual incurrence and related agreements.

- Legal status of collateral : 63.351.059 TCI shares, 1.914.800 BBT shares and 2.366.977 YTC shares have been deposited in the Guarantor's securities account opened at Ho Chi Minh City Securities Corporation.
- Registration for security measures : The registration of security measures for collateral is carried out in accordance with the provisions of law on registration of security measures and agreements stated in relevant bond documents.

The Guarantor shall coordinate with the Collateral Management Agent to register for security measures for 35.686.841 TCI shares, 1.914.800 BBT shares and 2.366.977 YTC shares before or on the issuance date. The remaining 27.664.218 TCI shares will be registered for security measures within 10 (Ten) working days from the date VSDC removes the transfer restriction.

- Revaluation timeline : As specified in the relevant bond conditions and documents.
- Guarantee obligations : This collateral will be used to secure the obligations relevant to the bonds issued under the issuance plan.
- Payment priorities to bondholders upon disposals of collateral for making payments at ownership rate :
  - First priority is to fulfill payment obligations for all bond principals
  - Second priority is to fulfill payment obligations for unpaid bond interest
  - Third priority is to fulfill payment obligations for all incurred and unpaid fines for bonds
  - Fourth priority is to fulfill all other secured obligations but unpaid at that time.

During the term of the bond, TCSC/Guarantor may withdraw, supplement or replace these collaterals and/or other collateral in accordance with the terms and conditions of bonds specifically specified in the relevant bond documents.

- Cash flow for payment : TCSC uses proceeds from direct business operations, retained earnings, depreciation/amortization, profit received from subsidiaries (if any) and other legal income sources to pay the bond principal and interest.
- Bond payment on maturity date : Unless the bonds are prematurely redeemed in accordance with the terms and conditions of the bonds, the principal of the bonds will be paid once on the maturity date.
- Purpose of fund use : To restructure debts of the TCSC  
TCSC uses all funds raised from bond issuance to repay borrowings, specifically:
  - VRB – Ho Chi Minh City Branch: VND 200.000.000.000;

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#### Notes to the Consolidated Interim Financial Statements (cont.)

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- Vietcombank – Ho Chi Minh City Branch: VND 115.000.000.000;
  - VietinBank – Ho Chi Minh City Branch: VND 85.000.000.000.
- Redemption of bonds : TCSC has no plans to redeem the bonds before maturity. TCSC may be forced to redeem bonds before maturity according to the provisions of other terms and conditions of the bonds specified in the relevant bond documents.

The Group is solvent over short-term borrowings.





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Details of increases/(decreases) of short-term borrowings are as follows:

	Beginning balance	Increase during the period	Transfer from long-term borrowings	Revaluation of balances in foreign currency	Allocation of bond issuance costs	Increase due to business combination	Amount repaid	Ending balance
<b>Current period</b>								
Short-term borrowings from banks	1.123.475.933.649	3.050.590.438.383	-	410.417.872	-	235.976.353.353	(2.629.862.228.029)	1.780.590.915.228
Short-term borrowings from other organizations	66.170.000.000	77.200.000.000	-	-	-	-	(103.667.698.630)	39.702.301.370
Short-term borrowings from individuals	30.000.000.000	130.000.000.000	-	-	-	-	(160.000.000.000)	-
Short-term ordinary bonds	399.559.750.001	-	-	-	293.500.002	-	-	399.853.250.003
Current portions of long-term borrowings	61.000.000.000	-	111.000.000.000	-	-	-	(124.000.000.000)	48.000.000.000
Current portions of financial lease	17.506.616.166	-	371.187.808	264.309.989	-	-	(8.861.269.234)	9.280.844.729
<b>Total</b>	<b>1.697.712.299.816</b>	<b>3.257.790.438.383</b>	<b>111.371.187.808</b>	<b>674.727.861</b>	<b>293.500.002</b>	<b>235.976.353.353</b>	<b>(3.026.391.195.893)</b>	<b>2.277.427.311.330</b>
<b>Previous period</b>								
Short-term borrowings from banks	466.030.714.430	1.050.618.853.822	-	2.096.984.925	-	-	(796.973.891.459)	721.772.661.718
Short-term borrowings from other organizations	132.479.120.965	12.700.000.000	-	-	-	-	(83.389.120.965)	61.790.000.000
Short-term borrowings from individuals	30.000.000.000	-	-	-	-	-	-	30.000.000.000
Short-term ordinary bonds	299.760.000.000	-	-	-	180.000.000	-	-	299.940.000.000
Current portions of long-term borrowings	153.448.000.000	-	47.735.000.000	-	-	-	(44.448.000.000)	156.735.000.000
Current portions of financial lease	16.938.060.718	-	8.834.218.277	365.187.918	-	-	(8.469.030.357)	17.668.436.556
<b>Total</b>	<b>1.098.655.896.113</b>	<b>1.063.318.853.822</b>	<b>56.569.218.277</b>	<b>2.462.172.843</b>	<b>180.000.000</b>	<b>-</b>	<b>(933.280.042.781)</b>	<b>1.287.906.098.274</b>

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**Notes to the Consolidated Interim Financial Statements (cont.)****23b. Long-term borrowings and financial leases**

	<u>Ending balance</u>	<u>Beginning balance</u>
Borrowing from Ms. Duong Thi Thao (a related party)	-	87.000.000.000
Borrowing from Financing for Healthier Lives, DAC <sup>(i)</sup>	64.698.000.000	62.855.460.000
Long-term borrowing from VietinBank – Ho Chi Minh City Branch <sup>(ii)</sup>	47.000.000.000	69.000.000.000
Financial lease from Vietcombank Financial Leasing Co., Ltd. – Ho Chi Minh City Branch	-	371.187.808
Long-term borrowing from Agribank – Trang Bom District Branch, Northern Dong Nai <sup>(iii)</sup>	14.000.000.000	16.000.000.000
<b>Total</b>	<b>125.698.000.000</b>	<b>235.226.647.808</b>

- (i) The borrowing from Financing for Healthier Lives, DAC of Bach Tuyet Cotton Corporation related to medical products and services according to the business plan approved by the Board of Management, at the annual interest rate of 6-month LIBOR in USD plus 5,8%/year. The borrowing term is 5 years. The borrowing is repaid according to a specific repayment schedule; the first repayment was on 15 September 2023. This borrowing is secured by all rights, ownership and interests incurred to the Company with regard to the following assets regardless they currently are or will be under the ownership of the Group with the pre-tax purchase value recorded in the Contract and actual payment value in VND equivalent to USD 2.500.000,00 translated according to daily exchange rate ruling at disbursement date:

- All newly purchased assets and the rights, ownership, and benefit incurred to the newly purchased assets;
- All rights, ownership and benefit incurred under the Asset Purchase Contract;
- Prepayment;
- All annually additional assets and all rights, ownership, and benefit incurred to these assets;
- All rights, interests, compensation and other payments received or payable on behalf of, or in association with, or in connection with, and all assets of every nature and description given in exchange, in replacement of or replace of any of the above rights and properties.

As of the balance sheet date, this borrowing was secured by the mortgage of some machinery and equipment at Factory B52-B54/I, 2E Road, Vinh Loc Industrial Park, Vinh Loc A Commune, Binh Chanh District, Ho Chi Minh City, which is owned by Bach Tuyet Cotton Corporation (see Note No. V.10).

- (ii) The borrowing is to make the payment of investment expenses for the Sewing plant project and completion of garments of Saigon 3 Jean Company Limited at the interest rate specified for each borrowing acknowledgment. The borrowing term is 8 years, starting from the first disbursement date. The grace period is 12 months. This borrowing is repaid on a quarterly basis and the first repayment was made on 25 September 2020. This borrowing is secured by mortgaging land use right, assets attached to land in Nhon Trach Industrial Park, machinery and equipment of Saigon 3 Jean Company Limited (see Notes No. V.9b and V.10).
- (iii) The long-term borrowing from Agribank - Trang Bom District Branch, Northern Dong Nai is to supplement the working capital at the interest rate of 6%/year, which is applied to the first 12 months, starting from the disbursement date. After this period, the normal interest rate will be applied according to the Bank's regulations. The borrowing term is 60 months. This borrowing is secured by mortgaging some tangible fixed assets, construction-in-progress (i.e. machinery and equipment) owned by the Group (see Notes No. V.10 and V.14).

The Group is solvent over long-term borrowings.



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The repayment schedule of long-term borrowings and financial leases is as follows:

	<b>Ending balance</b>	<b>Beginning balance</b>
1 year or less	111.371.187.808	78.506.616.166
More than 1 year to 5 years	125.698.000.000	235.226.647.808
<b>Total</b>	<b>237.069.187.808</b>	<b>313.733.263.974</b>

Details of increases/(decreases) of long-term borrowings and financial leases are as follows:

	<b>Beginning balance</b>	<b>Transfer to short-term borrowings</b>	<b>Revaluation of balances in foreign currency</b>	<b>Amount repaid during the period</b>	<b>Ending balance</b>
<b>Current period</b>					
Long-term borrowings from banks	85.000.000.000	(24.000.000.000)	-	-	61.000.000.000
Long-term borrowings from other organizations	62.855.460.000	-	1.842.540.000	-	64.698.000.000
Long-term borrowings from related party	87.000.000.000	(87.000.000.000)	-	-	-
Long-term financial leases	371.187.808	(371.187.808)	-	-	-
<b>Total</b>	<b>235.226.647.808</b>	<b>(111.371.187.808)</b>	<b>1.842.540.000</b>	<b>-</b>	<b>125.698.000.000</b>
<b>Previous period</b>					
Long-term borrowings from banks	111.000.000.000	(20.000.000.000)	-	-	91.000.000.000
Long-term borrowings from other organizations	73.275.000.000	(12.735.000.000)	3.093.200.000	(977.000.000)	62.656.200.000
Long-term borrowings from related party	15.000.000.000	(15.000.000.000)	-	-	-
Long-term financial leases	17.086.453.487	(8.834.218.277)	736.774.592	-	8.989.009.802
<b>Total</b>	<b>216.361.453.487</b>	<b>(56.569.218.277)</b>	<b>3.829.974.592</b>	<b>(977.000.000)</b>	<b>162.645.209.802</b>

**23c. Overdue borrowings and financial leases**

The Group has no overdue borrowings and financial leases.

**24. Bonus and welfare funds**

This item reflects bonus and welfare funds to be paid to Saigon 3 Garment Joint Stock Company and Saigon Leather Joint Stock Company.

**25. Deferred income tax liabilities**

Deferred income tax liabilities are related to the reversal of provision for financial investments made for the Group companies. Details during the period are as follows:

	<b>Current period</b>	<b>Previous period</b>
Beginning balance	81.666.145.620	70.888.910.578
Inclusion into operation result during the period	4.083.697.612	7.747.074.313
<b>Ending balance</b>	<b>85.749.843.232</b>	<b>78.635.984.891</b>

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

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Provisions for long-term payables are related to severance allowance. Details are as follows:

	<b>Current period</b>	<b>Previous period</b>
Beginning balance	6.219.354.950	6.239.565.200
Increase due to extraction	565.558.253	364.875.390
Amount used	(610.289.996)	(283.487.833)
<b>Ending balance</b>	<b>6.174.623.207</b>	<b>6.320.952.757</b>

**27. Owner's equity****27a. Statement of changes in owner's equity**

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

**27b. Details of owner's capital**

	<b>Ending balance</b>	<b>Beginning balance</b>
Mr. Nguyen Quoc Viet	152.695.290.000	152.695.290.000
Mr. Pham Xuan Hong	39.777.270.000	39.777.270.000
Hung Phuc Investment Joint Stock Company	139.444.290.000	139.444.290.000
Other shareholders	422.730.150.000	422.730.150.000
<b>Total</b>	<b>754.647.000.000</b>	<b>754.647.000.000</b>

**27c. Shares**

	<b>Ending balance</b>	<b>Beginning balance</b>
Number of shares registered to be issued	75.464.700	75.464.700
Number of shares issued	75.464.700	75.464.700
- Common shares	75.464.700	75.464.700
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	75.464.700	75.464.700
- Common shares	75.464.700	75.464.700
- Preferred shares	-	-

Par value per outstanding share: VND 10.000.

**28. Off-Consolidated interim balance sheet items****28a. External leased assets**

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

	<b>Ending balance</b>	<b>Beginning balance</b>
1 year or less	12.319.570.074	6.345.360.119
More than 1 year to 5 years	48.262.612.253	11.805.659.655
More than 5 years	162.996.718.926	48.522.309.790
<b>Total</b>	<b>223.578.901.252</b>	<b>66.673.329.563</b>

The foregoing lease payments include:



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- The total rental for 11.906,9 m<sup>2</sup> of land at No. 54B Ngo Chi Quoc Street, Tam Binh Ward, Ho Chi Minh City at the leasing rate of VND 46.176/m<sup>2</sup>/year (previous year: VND 46.176/m<sup>2</sup>/year). The term of the signed lease contract is 50 years, starting from 22 September 2003.
- The total rental for 21.139 m<sup>2</sup> of land at No. 47 Street No. 17, Hiep Binh Ward, Ho Chi Minh City at the leasing rate of VND 54.912/m<sup>2</sup>/year (previous year: VND 54.912/m<sup>2</sup>/year). The term of the signed lease contract is 46 years, starting from 09 January 2001.
- The total rental for 6.693 m<sup>2</sup> of land at No. 71/1 Quang Trung Street, An Hoi Tay Ward, Ho Chi Minh City, including 6.532,14 m<sup>2</sup> and 160,86 m<sup>2</sup> at the leasing rates of VND 82.368/m<sup>2</sup>/year and VND 218.592/m<sup>2</sup>/year respectively. The term of the signed lease contract is 41 years, starting from 27 January 2005.
- The total rental for 3.216 m<sup>2</sup> of warehouse at No. 100 Le Loi Street, Hanh Thong Ward, Ho Chi Minh City at the leasing rate of VND 143.520/m<sup>2</sup>/year. The term of the signed lease contract is 41 years, starting from 27 January 2005.
- The rental for 2<sup>nd</sup> Floor, No. 6 Ho Tung Mau Street, Sai Gon Ward, Ho Chi Minh City at the leasing rate of VND 198.000.000/ month (including VAT). The term of the signed lease contract is 4 years, which will expire on 29 April 2026.
- The total rental for 1.456,4 m<sup>2</sup> of land at No. 181 Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City, including 1.174,1 m<sup>2</sup> for office use at the leasing rate of VND 2.700.400/m<sup>2</sup>/year and 282,3 m<sup>2</sup> for warehouse use at the leasing rate of VND 1.382.304/m<sup>2</sup>/year.
- The total rental for 782 m<sup>2</sup> of land at No. 76 Suong Nguyet Anh Street, Ben Thanh Ward, Ho Chi Minh City at the leasing rate of VND 3.080.000/m<sup>2</sup>/year.
- The total rental for 8.745 m<sup>2</sup> of land at No. 24 Street No. 17, Hiep Binh Ward, Ho Chi Minh City at the leasing rate of VND 145.728/m<sup>2</sup>/year.
- The rental for office at 5<sup>th</sup> Floor, No. 9-19 Ho Tung Mau Street, Sai Gon Ward, Ho Chi Minh City. The term of the signed lease contract is 3 years and 8 months, starting from 20 June 2022 to 01 February 2026 inclusively. The monthly leasing rates (inclusive of VAT) are as follows:

	VND/month
First year, from July 2022 to January 2023	99.000.000
Second year, from February 2023 to January 2024	109.000.000
Remaining two years, from February 2024 to January 2026	120.000.000

**28b. Assets kept for others**

The Group has kept medicines for others as follows:

Commodity	Quantity	Specification
15 Days Bottle/30v	853	Bottle
15 Days Bottle/60V, T/120	3.600	Bottle
35 Billion Probiotic Bottle/60V	480	Bottle
A+ Cysderm Bottle/60v	2.638	Bottle
A+ Nutrition Cordyceps Bottle 60V	2.698	Bottle
A+ Nutrition Cordyceps Bottle/90v	1.175	Bottle
A+ Nutrition Curcumin Bottle 60V	515	Bottle
A+ Nutrition Sunsafe Bottle/60V	684	Bottle
Acyclovir	5.775	Kg
Air-X 120 (Box 10 blister packs x 10 Tablet)	35.746	Box
Altronel	518.400	Tablet
Aluminium Seal (13mm, 13-10 LQ Silver) (Aluminium cap)	300.000	Piece
Aluminium Seal (20mm, 20-10 GLD LQ) (Aluminium cap)	203.000	Piece
Aluminium Seal (20mm, 20-10 GRN LQ) (Aluminium cap)	1.799.000	Piece
Amlodipine Besylate	500	Kg
Apilqo	145.560	Tablet
Ardineclav 500/125	35.857	Box
Barudon Suspension, Box/20 packs, Carton/50 Box	30.000	Box

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<b>Commodity</b>	<b>Quantity</b>	<b>Specification</b>
Bisocar 2.5 (Box 10 blister packs x 10 Tablet)	19.439	Box
Bloci	95.444	Box
Quantitative Test Kit for Enzyme G-6-Pd (Glucose-6-Phosphate Dehydrogenase)	16	Set
Quantitative Test Kit for Phenylalanine (Neonatal Pku Screening Assay)	17	Box
Quantitative Test Kit for TSH (Neonatal Tsh Screening Elisa, Kit/192)	20	Box
Bredono, Film-coated tablet, Box 3 Blister packs x 10 Tablet	16.560	Tablet
C1474 6422Gs 6 Tp3: 20 MM Grey Chlorobutyl Rubber Stopper	5.400	Piece
C1503 6720Gc 6 Gv3 13 MM Grey Single Slotted Bromobutyl Rubber Stopper Rtu	3.000	Piece
C1503 6720Gc 6 Tp3: 13 MM Grey Single Slotted Bromobutyl Rubber Stopper	12.000	Piece
C1594 6720Gc 6 Tp3: 32 MM Grey Bromobutyl Rubber Stopper	4.500	Piece
C5422 6422Gs 6 Tp3: 13 MM Grey Chlorobutyl Rubber Stopper	36.000	Piece
C5422 6720Gc 6 Tp3: 13 MM Grey Bromobutyl Rubber Stopper	36.000	Piece
C5919 6720Gc 6 Tp3: 20 MM Grey Double Slotted Bromobutyl Rubber Stopper	3.750	Piece
Caffeine	1.850	Kg
Calcium Carbonate	4.925	Kg
Calmadon (Box 2 blister packs x 10 Tablet)	9.240	Box
Caltor -20	32.060	Box
Camnoxii 20mg (Box 10 blister packs x 10 Tablet)	13.552	Box
Carbocisteine	5.150	Kg
Catfendone	222.810	Tablet
Celecoxib	3.675	Kg
Celestal-200 (Box 3 Blister packs x 10 Tablet)	66.721	Box
Cephalexin Monohydrate Compacted	7.550	Kg
Cetirizine Dihydrochloride	125	Kg
Chemacin	10.835	Box
Chlorpheniramine Maleate	1.000	Kg
Cimetidine	4.300	Kg
Clarithromycin	300	Kg
Cledigis	369.030	Tablet
Croscarmellose Sodium (Disolcel) (Excipient)	4.600	Kg
Wound healing ointment (Hyperoil 50ml bottle with dropper Oily formulation)	68	Bottle
Dextromethorphan Hydrobromide	2.450	Kg
Difen Plaster	54.000	Box
Diocathedral Smectite	2.000	Kg
Diosfort 600mg	25.983	Box
Diucatil	570	Tablet
Drensa Injection 50mg/ml	7.110	Box
E-Cox 60	55.930	Box
Elaria	13.800	Box
Elaria 100mg	46.611	Box
Eldosin Capsule	6.453	Box
Elizen Neonatal 17-OHP Screening (Kit/192)	8	KIT
Eperisone Hcl	400	Kg
Era Gel (Excipient)	5.350	Kg
Era Pac (Excipient)	1.280	Kg
Era Tab (Excipient)	5.720	Kg



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

<b>Commodity</b>	<b>Quantity</b>	<b>Specification</b>
Esomeprazole 22.5%	2.220	Kg
Eurozitim 60mg, H5V10	9.021	Box
Ferrous Fumarate	2.925	Kg
Fleet Enema ((19g+7g)/118ml, 133ml)	48.665	Bottle
Flip Off Seal (13mm Code 3768 Green) (Aluminium cap)	108.000	Piece
Flip Off Seal (13mm, 13 FO LQ 0527 Purple) (Aluminium cap)	204.000	Piece
Flip Off Seal (13mm, 13 FO LQ 1280 Royal Blue) (Aluminium cap)	204.000	Piece
Flip Off Seal (13mm, 13 FO LQ 3768 Green) (Aluminium cap)	204.000	Piece
Flip Off Seal (13mm, 13 FO LQ 3779 Light Blue) (Aluminium cap)	204.000	Piece
Follitrope Prefilled Syringe 150IU	13.860	Box
Follitrope Prefilled Syringe 225IU	12.680	Box
Follitrope Prefilled Syringe 300IU	8.700	Box
Follitrope Prefilled Syringe 75IU	12.100	Box
Fortipred (Box 1 Vial 5ml)	16.328	Box
Gabapentin	875	Kg
Geen Living Spirulina Bottle/60v	1.200	Bottle
Wound healing gel (Hyperoil 30ml gel fomulation)	3.276	Tube
Wound healing gel (Hyperoil 5ml with single pouch with cap gel fomulation)	24.745	Tube
Glamour Blanche Collagen Bottle/60v	196	Bottle
Glass Ampoule (2ml Amber) (Ampoule for injection)	220.320	Piece
Glutathione Injection Tai Yu, Box 10 Vial	7.770	Box
Good Choice Cordyceps Bottle/60v, Carton/120 Bottle	840	Bottle
Good Choices Odette Bottle/60v	600	Bottle
Green Living Canxi Bottle/60v	360	Bottle
Green Living Vein Care Bottle/60v	2.433	Bottle
Griseofulvin	4.480	Kg
Growpone 10%	125.489	Box
Guaifenesin	1.375	Kg
Happy Kids Taller Kids Bottle/60v	771	Bottle
Selective embolization microspheres (Callispheres size 100-300)	120	Vial
Selective embolization microspheres (Callispheres size 300-500)	40	Vial
Selective embolization microspheres (Callispheres size 70-150)	15	Vial
Healthy Choice Omega 369 Bottle/100v	542	Bottle
Healthy Life Celery Gout Bottle/60v	3.515	Bottle
Healthy Life Celery, Carton /60 Bottle	4.088	Bottle
Healthy Life Ester, Bottle/60V	594	Bottle
Healthy Life Prostate Bottle/30v	2.056	Bottle
Healthy Life Sleep Aid Bottle/30v	275	Bottle
Healthy Life Sleep Aid Bottle/60v, Carton /60 Bottle	3.000	Bottle
Healthy Life Vein Care Bottle/60v	4.860	Bottle
Heathy Life Eye Care Bottle/60v	3.494	Bottle
Hexicof	103.110	Box
HL Breastfeeding Bottle/60v	1.080	Bottle
HL Cordyceps Plus Fucoidan Bottle/90v	46	Bottle
HL Fish Oil Bottle/100v	21.918	Bottle
HL Flex Joint Bottle/60v	750	Bottle
Hydromellose (Metolose 90SH-100SR) (Excipient)	2.000	Kg
Hydromellose (Metolose 90SH-4000SR) (Excipient)	1.000	Kg
Hydroxypropyl Methylcellulose (Pharmacoat 606) (Excipient)	3.400	Kg
Hydroxypropyl Methylcellulose (Pharmacoat 615) (Excipient)	250	Kg
Infusions Glass (250ml Infusion Amber Glass, Type II-HP756/250)	21.420	Piece

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<b>Commodity</b>	<b>Quantity</b>	<b>Specification</b>
(Glass vial)		
Infusions Glass (250ml Infusion Clear Glass, Type II-HP756/250)		
(Glass vial)	7.140	Piece
Insta Moistshield (Excipient)	500	Kg
Iopamiro (300/100)	6.000	Box
Iopamiro (300/50)	12.096	Box
Iopamiro (370/100)	7.024	Box
Iopamiro (370/50)	10.000	Box
Iron Iii Hydroxide Polymaltose Complex 34%	2.775	Kg
Itamekacin	9.599	Box
IVF-M Injection 150IU	43.340	Box
IVF-M Injection 75IU	34.855	Box
Joint Care Bottle/60v	1.760	Bottle
Kefentech (Box 20 packs x 7 pieces)	60.000	Pack
Sterile single-use needle (Insupen 33G x 4mm)	11.040	Piece
Kortimed (Hydrocortison 100Mg) Box/10 Vial	10.311	Box
L-Arginine Hydrochloride	4.500	Kg
Lignospan Standard (Box 5 blister packs x 10 Tube 1,8ml)	47.623	Box
Lipidstop 200	23.701	Box
Low Substituted Hydroxypropyl Cellulose (L-HPC LH-11)		
(Excipient)	3.900	Kg
Low Substituted Hydroxypropyl Cellulose (L-HPC LH-21)		
(Excipient)	300	Kg
Lumianto	119.730	Tablet
M Cort Cream	9.460	Tube
Meloxicam	1.000	Kg
Methocarbamol	225	Kg
Microcrystalline Cellulose & Carboxymethyl Cellulose Sodium		
(Neocel Neo-C11) (Excipient)	100	Kg
Microcrystalline Cellulose & Carboxymethyl Cellulose Sodium		
(NEOCEL NEO-C91) (Excipient)	1.000	Kg
Microcrystalline Cellulose (Comprecel M101) (Excipient)	7.540	Kg
Microcrystalline Cellulose (Comprecel M102) (Excipient)	5.700	Kg
Microcrystalline Cellulose (Comprecel M112) (Excipient)	12.000	Kg
Mildocap (Box 10 blister packs x 10 Tablet)	9.072	Box
Momex Nasal Spray	11.400	Bottle
Moulded Vial (100ml, Amber, Code: 411001) (Glass vial)	106.974	Piece
Moulded Vial (100ml, Clear, Code: 111001) (Glass vial)	145.719	Piece
Moulded Vial (20ml, Amber, Code: 410201) (Glass vial)	120.480	Piece
Moulded Vial (20ml, Clear, Code: 110201) (Glass vial)	7.200	Piece
Moulded Vial (50ml, Clear) (Glass vial)	14.448	Piece
Multihance H1x10ml	2.068	Vial
Nadecin 10mg (Box 3 blister packs x 10 Tablet)	29.298	Box
Natondix 750mg	2.186	Box
Nefolin 30mg	31.120	Box
Neonatal Total Galactose Screening Assay (E-Iz-288C) (Kit/288)	12	Box
Materials /Ac-Di-Sol SD-711 NF	100	Kg
Materials /Alubra® PG-100 Sodium Stearyl Fumarate	275	Kg
Materials /Alubra® Pg-100 Sodium Stearyl Fumarate Carton/1 kg	58	Kg
Materials /Aluminium Hydroxide Paste A671	2.080	Kg
Materials /Aluminium Phosphate Gel B210	17.680	Kg
Materials /Avicel Cl-611 NF	1.400	Kg

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<b>Commodity</b>	<b>Quantity</b>	<b>Specification</b>
Materials /Avicel PH-102	500	Kg
Materials /Avicel SMCC 90	2.200	Kg
Materials /Carbopol 940 NF Polymer	264	Kg
Materials /Carbopol 974P NF Polymer	66	Kg
Materials /Di-Cafos D14	25	Kg
Materials /Dried Aluminum Hydroxide A222	20	Kg
Materials /Ethocel™ Standard 10 Premium	50	Kg
Materials /FMC SD600 Croscarmellose Sodium	500	Kg
Materials /Glibenclamide	15	Kg
Materials /Lactochem Fine Powder (Milled Lactose Monohydrate)	25	Kg
Materials /Lactose HMS Impalpable	234.445	Kg
Materials /Lipocal	120	Kg
Materials /Lipofer NA Dispersible	40	Kg
Materials /Magnesium Hydroxide Paste D611	2.340	Kg
Materials /Magnesium Hydroxide Powder D220	17	Kg
Materials /Methocel™ E15 Premium LV	300	Kg
Materials /Methocel™ E50 Premium LV	350	Kg
Materials /Methocel™ K100 Premium LV CR	3.400	Kg
Materials /Methocel™ K100 Premium LV CR	150	Kg
Materials /Methocel™ K100M Premium CR	675	Kg
Materials /Methocel™ K15M Premium CR	400	Kg
Materials /Methocel™ K4M Premium CR	4.575	Kg
Materials /Pharmatose 200M	80.921	Kg
Materials /Pharmatose 450M	20	Kg
Materials /Pharmatose 80M	5.000	Kg
Materials /Pharsq Base DS 30	600	Kg
Materials /Pharsq Base MS 41	50	Kg
Materials /Pharsq Coarse A150	2.100	Kg
Materials /Pharsq Coarse A60	5.675	Kg
Materials /Pharsq Coarse D160 (Dicalcium Phosphate Dihydrate)	125	Kg
Materials /Primellose	2.870	Kg
Materials /Primojel	18.200	Kg
Materials /Sildenafil Citrate	50	Kg
Materials /Supertab 11SD	17.595	Kg
Materials /Supertab 14SD	920	Kg
Materials /Supertab 21AN (Lactose Anhydrous)	10.037	Kg
Materials /Viscarin® GP 209 NF	100	Kg
Pharmaceutical raw materials /Protanal LFR5/60	725	Kg
Olavex 5 - Box 3 blister packs x 10 Tablet	154.710	Box
Oliza-5 (Box 10 blister packs x 10 Tablet)	2.813	Box
Omega 3 Bottle/60v	298	Bottle
Omega 369 Bottle/30v	456	Bottle
Paracetamol	1.125	Kg
Phamzopic 7.5mg	48.372	Bottle
Philevomels Eye Drops (Box 1 Vial 5ml)	40.500	Box
Pimoint (Box 10 blister packs x 10 Tablet)	5.793	Box
Piracetam	12.475	Kg
Po Nutrition Bottle/60v	2.209	Bottle
Povidone Iodine	525	Kg
Povidone K-30 (PVP K-30) (Excipient)	950	Kg
Pretension Plus 80/12.5mg	17.731	Box
Prevebef	16.530	Tablet

These notes form an integral part of and should be read in conjunction with the Consolidated Interim Financial Statements

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

<b>Commodity</b>	<b>Quantity</b>	<b>Specification</b>
Prostate Bottle/60v	2.928	Bottle
Pv-Sartan Tablet	10.128	Box
Record B Medlac	4.589	Box
RPR Carbon Kit (Kit/500)	2	Box
Rubber Stopper (13mm, Type: V35 4405/50 Grey EPP RS SIL 1/4A) (Rubber stopper)	560.200	Piece
Rubber Stopper (20mm, Art.1071 4420/45 Light Grey SIL. Standard) (Rubber stopper)	420.000	Piece
Rubber Stopper (20mm, Code: 20-A-03) (Rubber stopper)	335.000	Piece
Rubber Stopper (20mm, Type: S127 4405/50 EPP RS Grey SIL.A) (Rubber stopper)	1.018.500	Piece
Rubber Stopper (32mm, Type: 3203 Iv 4420/45 Light Grey EPP SIL. 1/4A) (Rubber stopper)	198.000	Piece
Salic Ointment	20.156	Tube
Scandonest 3% Plain	3.200	Box
Scilin M30 (30/70)	3.680	Vial
Septanest With Adrenaline 1/100.000 (Box 50 tube x 1,7ml)	7.965	Box
Septoject 27G /35MM - H/100Pcs	800	Box
Shark Cartilage Bottle/100v	4.620	Bottle
Shark Cartilage Bottle/100v - Carton/120 Bottle	3.021	Bottle
Siukomin Injection	6.090	Box
Sizoca-10 (Box 3 blister packs x 10 Tablet)	59.721	Box
Sizoca-5 (Box 3 blister packs x 10 Tablet)	40.680	Box
Sodium Starch Glycolate (DST) (Excipient)	16.050	Kg
Stalanza (Box 3 blister packs x 10 Tablet)	42.300	Box
Stopper-C1419-6722GS-6-TP3-F1A-NS	3.678.483	Piece
Stopper-C1503-6720GC-6-TP3-F1A-NS	752.301	Piece
Surravo	108.360	Tablet
Excipient/Pharsq Base DS 49 (Disodium Hydrogen Phosphate Dodecahydrate)	25	Kg
Tetracycline Hydrochloride	2.000	Kg
Equipment: Etimax 3000	1	Piece
Health Supplement Bio - Quinone Q10 Gold 100mg	670	Box
Health Supplement Bio-Magnesium®	1.104	Box
Health Supplement Bio-Selenium + Zinc	2.657	Box
Health Supplement D-Pearls	1.521	Box
Tobadexa (Box 1 Vial x 5ml)	55.940	Box
Tongkat Ali Man Up Bottle/60v	1.680	Bottle
Tongkat Ali Manup Zinc 55mg Bottle/60v	600	Bottle
TPHA Microtitre Plate Kit (Kit/100)	2	Box
Trimebutine Maleate	3.250	Kg
Tubular Vial (4ml, YN Type I, Clear) (Glass vial)	1.002.060	Piece
Thermal bag	588	Piece
Utralene-100 (Box 10 blister packs x 10 Tablet)	28.447	Box
Dental sampling materials Plastalgin Normal 454 Gram (Impression powder Plastalgin)	10.020	Pack
Venus Breast Care Bottle/60v	842	Bottle
Venus Protection Bottle/30v	959	Bottle
Venus Pure White Bottle/30v	261	Bottle
Vial (10ml, Clear) (Glass vial)	313.472	Piece
Vial (10ml, Clear, Type I, Finish 20mm) (Glass vial)	860.472	Piece
Vial (20ml Amber, Fiolax Amber, SAP Art No. 1487290) (Glass vial)	19.968	Piece



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

<b>Commodity</b>	<b>Quantity</b>	<b>Specification</b>
Vial (20ml, Clear (20R), SAP Art No. 1410772) (Glass vial)	6.240	Piece
Vial (2ml, Clear, Type I, Finish 13mm) (Glass vial)	403.920	Piece
Tablet: Naxxid Tablets	19.874	Box
Vik 1 Inj.	39.044	Box
Vitamin B6 (Pyridoxine Hydrochloride)	1.500	Kg
Wellness Nutrition Cordyceps Bottle/30v	1.920	Bottle
Wellness Nutrition Cordyceps Bottle/90v	20.069	Bottle
Zafular	19.380	Box

**28c. Foreign currencies**

	<b>Ending balance</b>	<b>Beginning balance</b>
US Dollar (USD)	2.686.368,26	247.456,18
Euro (EUR)	1,52	-
Australian Dollar (AUD)	100,00	

**28d. Treated doubtful debts**

	<b>Ending balance</b>	<b>Beginning balance</b>
Blue Ambrosia Inc.	1.739.722.444	1.739.722.444
Other advance payments and receivables from unknown parties	2.200.718.672	2.200.718.672
Receivables from unknown customers	1.134.256.732	1.134.256.732
Receivables from other organizations and individuals	3.177.179.268	162.595.984
<b>Total</b>	<b>8.251.877.116</b>	<b>5.237.293.832</b>

These debts have been written off due to the irrecoverability.

**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**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Revenue from sales of merchandise	136.005.482.625	37.256.518.899
Revenue from sales of finished goods	849.942.122.470	434.827.955.392
Revenue from processing service	42.079.977.111	98.599.202.041
Revenue from financial service	15.502.298.234	16.528.429.818
Revenue from entrusted services	2.730.660.545	-
Revenue from investment properties	-	19.914.290.698
Revenue from leasing service	2.093.981.541	2.790.037.760
Other revenues	3.410.186.626	232.872.759
<b>Total</b>	<b>1.051.764.709.152</b>	<b>610.149.307.367</b>

**1b. Revenue from sales of goods and provisions of services to related parties**

The Group has no sales of goods and service provisions to other related parties.

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**Notes to the Consolidated Interim Financial Statements (cont.)****2. Revenue deductions**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Trade discounts	8.685.155.142	9.119.463.925
Sales returns	2.275.583.755	419.321.101
Sales allowances	3.620.865.508	-
<b>Total</b>	<b>14.581.604.405</b>	<b>9.538.785.026</b>

**3. Costs of sales**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Costs of merchandise sold	71.286.729.712	37.694.991
Costs of finished goods	712.932.807.451	357.829.899.896
Costs of processing service	37.180.516.497	86.035.504.829
Costs of leasing service	12.748.620.597	8.839.227.512
Costs of financial service	21.558.611.266	16.975.031.150
Expenses for trading properties	1.786.092.120	4.542.645.461
Other costs	37.462.244	36.118.738
Allowance for devaluation of inventories	(66.402.207)	-
Expenses for sale of properties	-	17.573.333.333
<b>Total</b>	<b>857.464.437.680</b>	<b>491.869.455.910</b>

**4. Financial income**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Bank deposit interest	25.524.585.989	5.126.417.605
Loan interest	74.293.478.897	97.114.539.112
Income from sales of trading securities	76.021.490.051	45.031.984.202
Dividends received	2.138.212.500	4.932.128.800
Exchange gain arising	18.088.291.576	8.597.897.885
Other financial income	1.082.581.368	696.219.888
Income from investments in bonds	-	84.517.807
<b>Total</b>	<b>197.148.640.381</b>	<b>161.583.705.299</b>

**5. Financial expenses**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Interest expenses	27.131.541.476	40.430.632.341
Bond interest expenses	46.526.663.029	10.764.931.514
Exchange loss arising	5.727.300.285	1.527.737.046
Exchange loss due to the revaluation of monetary items in foreign currencies	1.643.931.883	2.147.428.960
Provision for devaluation of securities investments	14.247.415.673	124.703.840.375
Loss from investment in the associate after becoming a subsidiary	27.454.229.716	-
Loss on sales of trading securities	12.929.154.575	12.619.106.718
Other financial expenses	551.561.585	303.802.383
<b>Total</b>	<b>136.211.798.222</b>	<b>192.497.479.337</b>



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**Notes to the Consolidated Interim Financial Statements (cont.)****6. Selling expenses**

	Accumulated from the beginning of the year	
	Current year	Previous year
Staff costs	18.843.697.736	16.307.260.538
Materials, packages	559.128.249	353.841.813
Depreciation/(amortization) of fixed assets	676.369.697	592.978.896
Brokerage commissions	10.967.568.429	3.723.464.951
Expenses of exportations	2.233.405.480	1.401.117.561
Sales support expenses	1.012.572.313	2.192.755.225
E-commerce service expenses	21.429.902.240	8.819.116.810
Expenses for external services	5.378.015.381	2.321.734.376
Other expenses	8.684.592.954	6.915.124.840
<b>Total</b>	<b>69.785.252.479</b>	<b>42.627.395.010</b>

**7. General and administration expenses**

	Accumulated from the beginning of the year	
	Current year	Previous year
Staff costs	68.339.043.768	49.191.684.861
Materials and supplies	1.786.187.161	2.710.738.793
Depreciation/(amortization) of fixed assets	5.632.302.203	8.170.219.749
Taxes, fees and legal fees	3.069.515.295	2.740.083.034
Provision for severance allowances and salary fund	564.153.378	364.875.390
Allowance for doubtful debts	7.477.154.388	(734.310.000)
Goodwill allocation	7.230.377.423	6.432.174.524
Debts reduction to Express, LLC	2.725.720.142	5.249.888.661
Expenses for external services	13.721.451.362	9.428.190.757
Other cash expenses	9.957.365.038	11.523.590.400
<b>Total</b>	<b>120.445.571.527</b>	<b>95.077.136.169</b>

**8. Other income**

	Accumulated from the beginning of the year	
	Current year	Previous year
Proceeds from liquidation, disposal of fixed assets	15.740.741	
Income from treatment for outstanding with Express, Inc.	8.635.728.149	-
Income from supplier's support	200.905.070	-
Income from winning lawsuits	777.618.741	800.666.144
Income from treatment for undefined long-existed debts	132.520.127	6.049.893.074
Income from solar power sales	-	140.229.100
Other income	150.067.865	125.405.102
<b>Total</b>	<b>9.912.580.693</b>	<b>7.116.193.420</b>

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**Notes to the Consolidated Interim Financial Statements (cont.)****9. Other expenses**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Loss on liquidation, disposal of fixed assets	822.093.713	-
Tax fines and tax collected in arrears	32.305.465	41.182.017
Fines for violation of the contract	842.546.471	360.441.745
Depreciation of leasing vehicles	-	40.425.604
Treatment of unrecoverable bonus in excess of profit	-	468.000.000
Other expenses	1.894.602.400	410.318.283
<b>Total</b>	<b>3.591.548.049</b>	<b>1.320.367.649</b>

**10. Earnings per share****10a. Basic/diluted earnings per share**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Accounting profit after corporate income tax of the Parent Company's shareholders	13.061.515.937	(29.054.176.571)
Bonuses for the Board of Management and the Supervisory Board	-	-
Profit used to calculate basic/diluted earnings per share	13.061.515.937	(29.054.176.571)
The weighted average number of ordinary shares outstanding during the period	75.464.700	75.464.700
<b>Basic/diluted earnings per share</b>	<b>173</b>	<b>(385)</b>

**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**

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
Materials and supplies	455.425.700.337	329.802.030.206
Labor costs	282.131.832.058	206.261.239.038
Depreciation/(amortization) of fixed assets	43.621.608.918	43.106.465.137
Expenses for external services	165.668.726.611	119.285.112.254
Other expenses	51.214.704.793	56.686.820.245
<b>Total</b>	<b>998.062.572.717</b>	<b>755.141.666.880</b>



**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

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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.)****VII. OTHER DISCLOSURES****1. Transactions and balances with related parties**

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

**1a. Transactions and balances with the key managers and their related individuals**

The key managers include the Board of Management, the General Director and the Supervisory Board of the Parent Company. 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 to the key managers and their related individuals and only has payable for interest expenses to Ms. Duong Thi Thao with the amount of VND 2.640.821.917 in the current period (the same period of the previous year: VND 6.766.630.133).

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

Receivables from and payables to the key managers and their related individuals are presented in Notes No. V.21a, V.21b, V.22a and V.23b.

*Remuneration of the key managers and the Supervisory Board*

	<b>Accumulated from the beginning of the year</b>	
	<b>Current year</b>	<b>Previous year</b>
<b>The Board of Management</b>	<b>3.952.150.000</b>	<b>2.661.567.056</b>
Mr. Pham Xuan Hong	312.666.667	60.000.000
Mr. Nguyen Khanh Linh	1.580.533.333	1.408.123.528
Mr. Nguyen Quoc Viet	1.718.950.000	1.193.443.528
Ms. Nguyen Ngoc Diep	170.000.000	-
Mr. Nguyen Dang Khoa	170.000.000	-
<b>The Supervisory Board</b>	<b>1.260.324.386</b>	<b>1.219.332.695</b>
Ms. Pham Viet Lan Anh	729.324.386	711.958.334
Mr. Le Ngoc Hung	480.000.000	507.374.361
Mr. Nguyen Hoang Giang	51.000.000	-
<b>Total</b>	<b>5.212.474.386</b>	<b>3.880.899.751</b>

**1b. Transactions and balances with other related parties**

Other related parties of the Group include:

<b>Other related parties</b>	<b>Relationship</b>
Hung Phuc Investment Joint Stock Company	Shareholder holding 18,48% of charter capital
Gia Dinh Development Corporation (GDI)	The company having the same Board Member
Dry Cell and Storage Battery Joint Stock Company	The company having the same Board Member
Anh Quan Law Partnership Company	The Company's Board Member is the Executive Officer of this company
Duc Quan Investment and Development Joint Stock Company	The Company's Supervisory Board Member is the Board Member of this company

*Transactions with other related parties*

Apart from transactions with the subsidiaries and associate presented in Note No. V.2c, the Group has no transactions with other related parties.

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#### Notes to the Consolidated Interim Financial Statements (cont.)

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##### *Receivables from and payables to other related parties*

The receivables from and payables to other related parties are presented in Note No. V.3 and V.22a.

The receivables from other related parties are unsecured and will be paid in cash. There are no allowances for doubtful debts made for the receivables from other related parties.

## **2. Segment information**

The primary reporting format is business segments since the Group's operations are organized and managed based on the natures of products and services provided and each department is a separate division providing different products.

### **2a. Information on business segment**

The Group's major business segments are as follows:

- Producing and trading garments;
- Financial investment and trading securities;
- Producing and trading medical products;
- Others.





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

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

	<b>Producing and trading garments</b>	<b>Financial investment and trading securities</b>	<b>Producing and trading medical products</b>	<b>Others</b>	<b>Deductions</b>	<b>Total</b>
<b>Current year</b>						
Net external sales	812.273.177.916	15.502.298.234	207.538.833.498	2.070.639.313	-	1.037.384.948.961
Net inter-segment sales	48.132.928.804	689.886.571	28.478.975.868	67.462.244	(77.369.253.487)	-
Financial income	42.836.985.177	251.746.737.470	7.702.284.001	1.791.828	(105.139.158.095)	197.148.640.381
Financial expenses	(46.300.743.327)	(87.755.337.251)	(7.498.103.090)	(8.018.695.065)	13.361.080.511	(136.211.798.222)
<b>Total segment net sales</b>	<b>856.942.348.570</b>	<b>180.183.585.024</b>	<b>236.221.990.277</b>	<b>(5.878.801.680)</b>	<b>(169.147.331.071)</b>	<b>1.098.321.791.120</b>
Segment financial performance	11.551.142.927	136.745.887.598	12.298.802.613	(11.244.495.005)	(98.871.819.150)	50.479.518.983
Gain or loss in joint ventures and associates	-	-	2.514.759.544	--		2.514.759.544
Other income						9.912.580.693
Other expenses						(3.591.548.049)
Current income tax						(25.303.258.842)
Deferred income tax						(862.552.865)
<b>Profit after tax</b>						<b>33.149.499.464</b>
<b>Total expenses on acquisition of fixed assets and other non-current assets</b>	<b>(12.081.019.174)</b>	<b>(6.279.940.000)</b>	<b>(20.219.931.639)</b>	<b>-</b>	<b>-</b>	<b>(38.580.890.813)</b>
<b>Total depreciation/(amortization) and allocation of long-term prepayments</b>	<b>24.274.153.517</b>	<b>10.647.665.035</b>	<b>6.418.703.959</b>	<b>2.290.260.450</b>	<b>(22.487.047)</b>	<b>43.608.295.914</b>
<b>Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long- term prepayments)</b>	<b>11.158.444.151</b>	<b>(57.698.631)</b>	<b>(468.483.717)</b>	<b>-</b>	<b>11.533.765.673</b>	<b>22.166.027.476</b>

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

	Producing and trading garments	Financial investment and trading securities	Producing and trading medical products	Others	Deductions	Total
<b>Previous year</b>						
Net external sales	467.709.159.402	16.528.429.818	93.772.254.508	22.600.678.613	-	600.610.522.341
Net inter-segment sales	48.397.694.701	424.051.260	19.901.013.779	66.118.738	(68.788.878.478)	-
Financial income	38.164.151.934	155.014.091.247	7.288.800.926	13.576.914	(38.896.915.722)	161.583.705.299
Financial expenses	(35.805.383.451)	(83.768.120.525)	(10.467.487.451)	(8.255.693.246)	(54.200.794.664)	(192.497.479.337)
<b>Total segment net sales</b>	<b>518.465.622.586</b>	<b>88.198.451.800</b>	<b>110.494.581.762</b>	<b>14.424.681.019</b>	<b>(161.886.588.864)</b>	<b>569.696.748.303</b>
Segment financial performance	(1.995.598.739)	46.739.785.872	4.889.844.338	(11.512.417.751)	(97.998.852.506)	(59.877.238.786)
Gain or loss in joint ventures and associates	-	-	1.016.280.671	-	-	1.016.280.671
Other income						7.116.193.420
Other expenses						(1.320.367.649)
Current income tax						(13.145.599.494)
Deferred income tax						16.543.403.927
<b>Profit after tax</b>						<b>(49.667.327.911)</b>
<b>Total expenses on acquisition of fixed assets and other non-current assets</b>	<b>(243.603.674)</b>	<b>(5.008.382.900)</b>	<b>-</b>	<b>(8.120.778.497)</b>	<b>-</b>	<b>(13.372.765.071)</b>
<b>Total depreciation/(amortization) and allocation of long-term prepayments</b>	<b>25.577.714.543</b>	<b>9.726.701.706</b>	<b>18.035.439</b>	<b>7.832.954.990</b>	<b>(48.941.541)</b>	<b>43.106.465.137</b>
<b>Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term prepayments)</b>	<b>1.020.375.390</b>	<b>(734.310.000)</b>	<b>-</b>	<b>-</b>	<b>124.048.340.375</b>	<b>124.334.405.765</b>

The Group's assets and liabilities according to the business segments are as follows:

	Producing and trading garments	Financial investment and trading securities	Producing and trading medical products	Others	Total
<b>Ending balance</b>					





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

	Producing and trading garments	Financial investment and trading securities	Producing and trading medical products	Others	Total
Direct assets of segment	2.838.648.879.479	1.737.025.385.865	1.509.071.796.651	159.435.623.908	6.244.181.685.903
Unallocated assets	-	-	-	-	1.182.142.464
<b>Total assets</b>					<b>6.245.363.828.367</b>
Direct liabilities of segment	233.994.781.907	1.863.705.883.869	1.096.157.291.564	3.708.297.718	3.197.566.255.058
Unallocated liabilities	-	-	-	-	176.232.158.244
<b>Total liabilities</b>					<b>3.373.798.413.302</b>
<b>Beginning balance</b>					
Direct assets of segment	3.170.717.754.675	1.589.760.585.578	341.352.081.973	160.310.405.711	5.262.140.827.937
Unallocated assets	-	-	-	-	1.277.816.049
<b>Total assets</b>					<b>5.263.418.643.986</b>
Direct liabilities of segment	285.954.709.966	1.859.226.281.169	240.845.895.352	4.602.725.403	2.390.629.611.890
Unallocated liabilities	-	-	-	-	90.449.056.715
<b>Total liabilities</b>					<b>2.481.078.668.605</b>

**2b. Information on geographical segment**

All operations of the Group are taken place in territory of Vietnam only.

## SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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### CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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#### Notes to the Consolidated Interim Financial Statements (cont.)

### 3. Subsequent events

On 18 July 2025, the Board of Management approved the Resolution No. 17/2025/NQ-HĐQT regarding:

- Approval of the plan to increase the ownership rate of shares of Bach Tuyet Cotton Corporation (stock code: BBT) held by the Company and related companies from 65,04% to less than 75% of the voting shares (Bach Tuyet Cotton Corporation is the subsidiary and the related entity of the Chairman and the Supervisory Board Member). The expected quantity of shares to be acquired is 970.000 shares.
- Approval of the plan to increase the ownership rate of shares of Ho Chi Minh City Medical Import Export Joint Stock Company (stock code: YTC) held by the Company from 55,14% to less than 64% of the voting shares (Ho Chi Minh City Medical Import Export Joint Stock Company is the subsidiary and the related entity of the Chairman and the Supervisory Board Member). The expected quantity of shares to be acquired is 800.000 shares.

As of 24 July 2025, the Company acquired 970.000 BBT shares. The total number of shares held by the Company and its related companies after the transaction was 7.344.379, representing 74,94% of the total voting shares at Bach Tuyet Cotton Corporation.

As of 21 August 2025, the Company acquired 786.289 YTC shares. The total number of shares held by the Company after the transaction was 6.050.633, representing 63,37% of the total voting shares at Ho Chi Minh City Medical Import Export Joint Stock Company.

Apart from the foregoing events, there are no other material subsequent events which are required adjustments or disclosures in the Consolidated Interim Financial Statements.

**Truong Thi Hong Nhan**  
Preparer

**Ta Hoang Son**  
Chief Accountant



Ho Chi Minh City, 29 August 2025

**Nguyen Quoc Viet**  
General Director

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**SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

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**Appendix: Statement of changes in owner's equity**


Unit: VND

	Owner's capital	Share premiums	Other sources of capital	Investment and development fund	Retained earnings	Benefits of non- controlling shareholders	Total
Beginning balance of the previous year	754.647.000.000	225.070.638.380	-	10.803.664.400	1.247.347.966.390	618.765.004.564	2.856.634.273.734
Profit/(loss) in the previous period	-	-	-	-	(29.054.176.571)	(20.613.151.340)	(49.667.327.911)
Dividend distribution in the previous period	-	-	84.576.230.000	-	(146.409.820.000)	61.833.590.000	-
Bonuses for the Board of Management, the Supervisory Board	-	-	-	-	(1.513.078.861)	1.963.078.861	450.000.000
<b>Ending balance of the previous period</b>	<b>754.647.000.000</b>	<b>225.070.638.380</b>	<b>84.576.230.000</b>	<b>10.803.664.400</b>	<b>1.070.370.890.958</b>	<b>661.948.522.085</b>	<b>2.807.416.945.823</b>
Beginning balance of the current year	754.647.000.000	225.070.638.380	84.576.230.000	10.803.664.400	1.030.205.256.371	677.037.186.230	2.782.339.975.381
Increase part of non-controlling shareholder's capital of Ho Chi Minh City Medical Import Export Joint Stock Company as of the date of taking control	-	-	-	-	-	85.161.997.934	85.161.997.934
Increase part of non-controlling shareholder's capital of Saigon Leather Joint Stock Company due to capital increase during the period	-	-	-	-	-	2.600.000	2.600.000
Decrease part of non-controlling shareholder's capital due to the increase in ownership rate of Bach Tuyet Cotton Joint Stock Company	-	-	-	-	(6.037.120.114)	(22.988.879.886)	(29.026.000.000)
Profit/(loss) in the current period	-	-	-	-	13.061.515.937	20.087.983.527	33.149.499.464
Other adjustments	-	-	-	-	(62.657.714)	-	(62.657.714)
<b>Ending balance of the current period</b>	<b>754.647.000.000</b>	<b>225.070.638.380</b>	<b>84.576.230.000</b>	<b>10.803.664.400</b>	<b>152.037.166.994.480</b>	<b>759.300.887.805</b>	<b>2.871.565.415.065</b>

Ho Chi Minh City, 29 August 2025



  
**Trương Thị Hồng Nhan**  
 Preparer

  
**Tạ Hoàng Sơn**  
 Chief Accountant

  
**Nguyễn Quốc Việt**  
 General Director

