Century Synthetic Fiber Corporation

Interim separate financial statements

For the six-month period ended 30 June 2026

Century Synthetic Fiber Corporation

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Century Synthetic Fiber Corporation

GENERAL INFORMATION

THE COMPANY

Century Synthetic Fiber Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificates No. 0302018927 issued by the Department of Finance of Ho Chi Minh City on 11 April 2005.

The Company listed its shares on the Ho Chi Minh Stock Exchange with trading code STK in accordance with Decision No. 410/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 10 September 2015.

The current principal activity of the Company is to manufacture synthetic yarn and knitting.

The Company's registered head office is located at Lot B1-1 North West Cu Chi Industrial Zone, Tan An Hoi Commune, Ho Chi Minh City, Vietnam. In addition, the Company has Trang Bang Branch, located at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province, and one representative office, located at 102-104-106 Bau Cat Street, Tan Binh Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Dang Trieu Hoa	Chairman
Ms Dang My Linh	Vice chairwoman
Mr Dang Huong Cuong	Member
Ms Cao Thi Que Anh	Member
Mr Vo Quang Long	Member
Mr Chen Che Jen	Independence member
Mr Nguyen Quoc Huong	Independence member

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Ms Ha Kiet Tran	Head
Ms Dinh Ngoc Hoa	Member
Ms Nguyen Thi Sang	Member

MANAGEMENT

Members of the management during the period and at the date of this report are:

Ms Nguyen Phuong Chi	Chief Strategic Officer
Mr Phan Nhu Bich	Chief Financial Officer

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Dang Trieu Hoa.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Century Synthetic Fiber Corporation

REPORT OF THE MANAGEMENT

The management of Century Synthetic Fiber Corporation ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the six-month period ended 30 June 2026.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The management is responsible for the Interim separate financial statements of each financial year which give a true and fair view of the Interim separate financial position of the Company, and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim separate financial statements; and
- prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

STATEMENT BY MANAGEMENT

The management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 30 June 2026, and of the interim separate results of its operations and its interim separate cash flows for the period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim separate financial statements.

The Company has a subsidiary as disclosed in Note 10 of the interim separate financial statements. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary ("the Group") for the six-month period ended 30 June 2026 dated 28 August 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of these interim separate financial statements should read them together with the said interim consolidated financial statements of the Group in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiary.

For and on behalf of the management:

28 August 2026

CHAIRMAN

M.S.D.N: 0302018927-C.T.C.P. CÔNG TY CỔ PHẦN SỢI THẾ KỶ X.TÂN AN HỘI - TP.HỒ CHÍ MINH

Dang Trieu Hoa

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Reference: 11659174/E-69482499-R/LR

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Century Synthetic Fiber Corporation

We have audited the accompanying interim separate financial statements of Century Synthetic Fiber Corporation ("the Company"), as prepared on 28 August 2026 and set out on pages 5 to 37, which comprise the interim separate statement of financial position as at 30 June 2026, and the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and true and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

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

A review of interim financial information consists of making inquiries, primarily of person 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.

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Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2026, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

Ho Chi Minh City, Vietnam

28 August 2026

Ernst & Young Vietnam Limited

CÔNG TY TNHH ERNST & YOUNG VIỆT NAM

Duong Le Anthony
Deputy General Director
Audit Practicing Registration Certificate
No. 2223-2023-004-1

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	**100**		**1,677,561,171,122**	**1,603,948,152,471**
I. Cash and cash equivalents	***110***	***4***	***7,215,151,235***	***52,977,388,316***
1. Cash	111		7,215,151,235	5,877,388,316
2. Cash equivalents	112		-	47,100,000,000
II. Current investments	***120***	***26***	***2,240,809,132***	-
1. Held-to-maturity investments	123		2,240,809,132	-
III. Current receivables	***130***		***596,450,254,440***	***390,457,832,003***
1. Short-term trade receivables	131	5.1	122,671,431,043	92,205,784,647
2. Short-term advances to suppliers	132	5.2	473,188,762,929	297,640,267,909
3. Other short-term receivables	135		590,060,468	611,779,447
IV. Inventories	***140***	***6***	***893,858,756,643***	***986,351,230,169***
1. Inventories	141		904,449,658,450	993,948,390,755
2. Provision for diminution in value of inventories	142		(10,590,901,807)	(7,597,160,586)
V. Other current assets	***160***		***177,796,199,672***	***174,161,701,983***
1. Short-term deferred expenses	161	11	1,690,332,729	2,281,487,247
2. Deductible value-added tax	162	14	173,210,336,160	171,814,862,595
3. Tax and other receivables from the State	163	14	2,895,530,783	65,352,141
B. NON-CURRENT ASSETS	**200**		**1,395,873,634,466**	**1,581,766,773,762**
I. Fixed assets	***220***		***424,413,620,339***	***468,164,604,920***
1. Tangible fixed assets	221	7	424,413,620,339	468,164,604,920
Cost	222		2,103,161,115,998	2,103,161,115,998
Accumulated depreciation	223		(1,678,747,495,659)	(1,634,996,511,078)
2. Intangible fixed asset	227	8	-	-
Cost	228		14,385,298,205	14,385,298,205
Accumulated amortization	229		(14,385,298,205)	(14,385,298,205)
II. Non-current asset in progress	***250***	***9***	***14,992,452,882***	***14,992,452,882***
1. Construction in progress	252		14,992,452,882	14,992,452,882
III. Non-current investments	***260***		***909,853,565,595***	***1,046,766,265,595***
1. Investment in subsidiary	261	10	522,000,000,000	522,000,000,000
2. Held-to-maturity investments	265	26	387,853,565,595	524,766,265,595
IV. Other non-current assets	***270***		***46,613,995,650***	***51,843,450,365***
1. Long-term deferred expenses	271	11	43,929,657,196	49,181,345,983
2. Deferred tax assets	272	25.3	2,684,338,454	2,662,104,382
TOTAL ASSETS	**280**		**3,073,434,805,588**	**3,185,714,926,233**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	**300**		**1,153,725,379,371**	**1,275,692,872,184**
I. Current liabilities	***310***		***861,453,701,613***	***981,434,990,179***
1. Short-term trade payables	311	12	99,771,286,052	249,290,617,118
2. Short-term advances from customers	312	13	22,807,132,166	12,185,843,315
3. Short-term statutory obligations	314	14	8,576,937,858	39,951,237,771
4. Payables to employees	315		10,256,940,833	14,772,547,990
5. Short-term accrued expenses	316	15	6,430,288,010	5,233,918,805
6. Other short-term payables	320	16	6,205,740,938	11,563,318,024
7. Short-term loan	321	17	698,888,846,981	640,180,701,985
8. Bonus and welfare fund	323		8,516,528,775	8,256,805,171
II. Non-current liabilities	***330***		***292,271,677,758***	***294,257,882,005***
1. Long-term loans	339	17	292,000,000,000	294,000,000,000
2. Long-term provisions	343		271,677,758	257,882,005
D. OWNERS' EQUITY	**400**	**18**	**1,919,709,426,217**	**1,910,022,054,049**
1. Owner's contributed capital	411		1,401,231,300,000	1,401,231,300,000
- *Ordinary shares with voting rights*	*411a*		*1,401,231,300,000*	*1,401,231,300,000*
2. Share premium	412		64,283,675,412	64,483,675,412
3. Investment and development fund	418		1,219,011,000	1,219,011,000
4. Undistributed earnings	420		452,975,439,805	443,088,067,637
- *Undistributed earnings by the end of prior period*	*420a*		*443,088,067,637*	*283,091,734,626*
- *Undistributed earnings of current period*	*420b*		*9,887,372,168*	*159,996,333,011*
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**3,073,434,805,588**	**3,185,714,926,233**

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Vo Thi Thu Trang	Phan Nhu Bich	Dang Trieu Hoa

M.S.D.N: 0302018927-C.T.C.P. CÔNG TY CỔ PHẦN SỢI THẾ KỶ X.TÂN AN HỘI - TP. HỒ CHÍ MINH

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from sale of goods	01	19.1	668,112,999,719	711,490,413,708
2. Net revenue from sale of goods	10	19.1	668,112,999,719	711,490,413,708
3. Cost of goods sold	11		587,503,822,385	558,193,380,291
4. Gross profit from sale of goods (20 = 10 – 11)	20		80,609,177,334	153,297,033,417
5. Finance income	22	19.2	18,708,390,413	34,232,543,025
6. Finance expenses	23	20	45,003,911,279	48,403,839,934
In which: Interest expense	*24*		*38,234,132,325*	*15,615,583,987*
7. Selling expenses	25	21	5,825,985,351	4,802,986,735
8. General and administrative expenses	26	22	26,924,142,802	26,689,186,907
9. Operating profit {30 = 20 + 22 - (23 + 25 + 26)}	30		21,563,528,315	107,633,562,866
10. Other income	31	23	374,236,390	130,050,885
11. Other expenses	32	23	3,893,155,881	2,870,484,921
12. Other loss (40 = 31- 32)	40	23	3,518,919,491	2,740,434,036
13. Accounting profit before tax (50 = 30 + 40)	50		18,044,608,824	104,893,128,830
14. Current corporate income tax expense	51	25.1	8,179,470,728	21,445,227,365
15. Deferred tax income (expense)	52	25.3	22,234,072	(279,763,986)
16. Net profit after tax corporate income (60 = 50 – 51 – 52)	60		9,887,372,168	83,168,137,479

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Vo Thi Thu Trang	Phan Nhu Bich	Dang Trieu Hoa

M.S.D.N: 0302018927 - C.T.C.P
CÔNG TY CỔ PHẦN SỢI THẾ KỶ
X.TÂN AN HỘI - TP. HỒ CHÍ MINH

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit before tax	**01**		**18,044,608,824**	**104,893,128,830**
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and amortization of deferred land rental	02	7, 11	44,359,010,931	47,298,325,738
- Provisions	03		3,007,536,974	1,146,322,815
- Foreign exchange losses arising from revaluation of monetary accounts denominated in foreign currency	04		642,715,165	5,682,432,726
- Interest income	05	19.2	(15,377,618,498)	(15,713,717,941)
- Borrowing costs	06	20	38,234,132,325	15,615,583,987
3. **Operating profit before changes in working capital**	**08**		**88,896,589,968**	**158,922,076,155**
- Increase in receivables	09		(202,988,657,424)	(154,486,487,305)
- Decrease, increase in inventories	10		89,498,732,305	(171,232,708,257)
- Decrease in payables	11		(92,632,635,381)	(173,483,700,643)
- Decrease, increase in deferred expenses	12		5,034,816,955	(486,046,645)
- Borrowing costs paid	14		(93,203,139,692)	(15,298,895,163)
- Corporate income tax paid	15		(42,230,403,740)	(7,362,252,899)
Net cash flows from operating activities	**20**		**(247,624,697,009)**	**(363,428,014,757)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Lending	23		(119,802,300,000)	(144,566,507,398)
2. Lending and bank term deposit collection	24		256,715,000,000	83,601,245,755
3. Interest received	27		8,781,132,682	674,003,213
Net cash flows from investing activities	**30**		**145,693,832,682**	**(60,291,258,430)**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33	17	738,437,593,546	972,060,669,720
2. Repayment of borrowings	34	17	(682,338,984,169)	(636,881,607,959)
Net cash flows from financing activities	**40**		**56,098,609,377**	**335,179,061,761**

INTERIM SEPARATE CASH FLOW STATEMENT (continued)

for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
Net cash flows for the period (50 = 20+30+40)	**50**		**(45,832,254,950)**	**(88,540,211,426)**
Cash and cash equivalents at beginning of the period	**60**		**52,977,388,316**	**94,669,463,759**
Effect of exchange rate changes	61		70,017,869	(107,976,492)
Cash and cash equivalents at end of the period (70 = 50 + 60 + 61)	**70**	**4**	**7,215,151,235**	**6,021,275,841**

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Vo Thi Thu Trang	Phan Nhu Bich	Dang Trieu Hoa

M.S.D.N: 0302018927-C.T.C.P. CÔNG TY CỔ PHẦN SỢI THẾ KỶ X.TÂN AN HỘI - TP.HỒ CHÍ MINH

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

Century Synthetic Fiber Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificates No. 0302018927 issued by the Department of Finance of Ho Chi Minh City on 11 April 2005.

The Company's shares were listed on the Ho Chi Minh Stock Exchange with trading code as STK in accordance with Decision No. 410/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 10 September 2015.

The current principal activity of the Company is to manufacture synthetic yarn and knitting.

The Company's normal course of business cycle is 12 months.

The Company's registered head office is located at Lot B1-1 North West Cu Chi Industrial Zone, Tan An Hoi Commune, Ho Chi Minh City, Vietnam. In addition, the Company has Trang Bang Branch, located at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province, and one representative office, located at 102-104-106 Bau Cat Street, Tan Binh Ward, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2026 was 440 (31 December 2025: 664).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has a subsidiary as disclosed in Notes 10. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary for the six-month period ended 30 June 2026 dated 28 August 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiary.

2.2 Accounting standards and system

The interim separate financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in compliance and accordance with Vietnamese Enterprise Accounting System and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

2. BASIS OF PREPARATION

2.2 Accounting standards and system (continued)

Accordingly, the accompanying interim separate financial statements and their use are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim separate financial position and the interim separate results of operations and the interim separate cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.4 Reporting period

The Company's fiscal year applicable for the preparation of its interim separate financial statements starts on 1 January and ends on 31 December.

These interim separate financial statements are prepared for the six-month period ended 30 June 2026.

2.5. Accounting currency

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Change in accounting policies and disclosures

The accounting policies adopted by the Company in preparation of the interim separate financial statements are consistent with those followed in the preparation of the Company's annual separate financial statements for the year ended 31 December 2025 and the interim separate financial statements for the six-month period ended 30 June 2026 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC guidance the Enterprise Accounting System ("Circular 99").

3.1.1. Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System

On 27 October 2025, the Ministry of Finance issued Circular 99, replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 is effective from 1 January 2026 and is applicable to fiscal years beginning on or after 1 January 2026.

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 29.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, that are subject to an insignificant risk of change in value and not subject to any restrictions on use.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Inventories

Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition. In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

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

The Company determines quantities and value of inventories issued in the period based on determining quantities and value of ending inventories, and recognises value of the inventories issued as follows:

The perpetual method is used to record inventories, which are valued as follows:

Raw materials	-	cost of purchase on a weighted average basis.
Finished goods	-	cost of finished good on a weighted average basis.
	-	For the purpose of calculating the cost of finished goods, raw materials and supplies are allocated based on standard consumption rates.

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.) below their carrying amount, and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Company recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recorgnised in the cost of goods sold account in the interim separate income statement. When inventories are expired, become obsolete, are damaged or are no longer usable, the difference between the provision previously made and the historical cost of inventories is included in the interim separate income statement.

3.4 Receivables

Receivables are presented in the interim separate statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the reporting period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim separate income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 *Tangible fixed assets*

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities.

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Company and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim separate income statement as incurred.

When tangible fixed assets are sold or retired, gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

3.6 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessee

Rentals under operating leases are charged to the interim separate income statement on a straight-line basis over the lease term.

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim separate income statement as incurred.

When intangible fixed assets are sold or retired, gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

3.8 *Depreciation and amortization*

Depreciation of tangible fixed assets and amortization of intangible asset are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings, structures	5 - 25 years
Machinery and equipment	5 - 15 years
Motor vehicles	2 - 10 years
Office equipment	3 - 6 years
Computer software	4 - 5 years

3.9 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and are recorded as expense during the period in which they are incurred.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the interim separate statement of financial position and are amortised over the period to which they relate or during which the related economic benefits are consumed

The following types of expenses are recorded as long-term deferred expense and are amortized to the interim consolidated income statement:

- Prepaid rental; and
- Tools and consumables used for more than one year with high value

Deferred land rental

The prepaid land rental represents the unamortized balance of advance payment made in accordance with the lease contract signed with Cidico Corporation on 3 July 2000 for a period of 50 years and Tay Ninh Industrial Park Infrastructure Development Joint Stock Company on 21 July 2009 for a period of 45 years, and on 31 October 2017 to 14 July 2053 *(Note 11).*

Such prepaid rental is recognized as a long-term deferred expense for allocation to the interim separate income statement over the remaining lease period according to Circular 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013.

3.11 Construction in process

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets.

3.12 Investments

Investment in subsidiary

Investments in subsidiary that are excluded from interim separate financial statements are carried at cost.

Distributions from accumulated net profits of the subsidiary arising subsequent to the date of acquisition are recognized in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted from the cost of the investment.

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

Provision for diminution in value of investment

Provision for the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

Increases or decreases to the provision balance are recorded as finance expense in the interim separate income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Payables

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

3.14 Accruals

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.15 Accrual for severance pay

The severance pays for employees is accrued at the end of each reporting period for employees who have been working for more than 12 months at the Company. The accrued amount is determined at one-half of the average monthly salary for each year of service qualifying for severance pay, in accordance with the Labour Code and related implementing guidance.

The average monthly salary used in the calculation is updated at the end of each reporting period based on the average monthly salary for the six-month period up to the end of the reporting period. Any increase or decrease in the accrued amount, other than actual payment made to employees, is recognised in the interim separate income statement.

The accrued severance pay is used to settle severance benefits payable to employees upon termination of their labour contract in accordance with Article 46 of the Labour Code.

3.16 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Company (VND) are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows:

Transactions denominated in currencies other than the accounting currency of the Company (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions, or at an exchange rate approximating such average transfer exchange rates at the transaction dates (hereinafter referred to as the "approximated exchange rates"). This approximate exchange rate does not exceed +/- 1% of the average transfer exchange rate. The average transfer exchange rate is determined daily based on the average of daily buying and selling transfer exchange rates of the commercial bank.

At the end of the period, balances of monetary items denominated in foreign currencies are translated at the transfer exchange rate announced by the commercial bank where the Company most frequently conducts its transactions. This transfer exchange rate is the buying transfer exchange rate of the commercial bank.

All foreign exchange differences incurred are taken to the interim separate income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Share capital*

Ordinary shares

Ordinary shares are recognized at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognized as a deduction from share premium.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

3.18 *Appropriation of the net profit*

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Company' s Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as approved by shareholders at the annual general meeting.

Investment and development fund

This fund is set aside for use in the Company's expansion of its operation or of in-depth investment.

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim separate statement of financial position.

3.19 *Revenue recognition*

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discounts, rebates, and sales returns. The following specific recognition criteria must also be met before revenue is recognized:

Sale of goods

Revenue is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Interest income

Interest is recognised on an accrual basis based on the time and actual interest rate for each period.

Revenue deductions

Revenue deductions include trade discounts, sales allowances, and sales returns.

Revenue deductions arising in the same perid in which products, goods, or services are sold are recorded as a reduction of revenue in that period. In cases where products, goods, or services are sold during the period but trade discounts, sales allowances, or sales returns arise in the subsequent year, the Company reduces the revenue recognised for the year, provided that such revenue deductions arise before the issuance date of the financial statements.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Selling expenses

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.21 General and administrative expenses

General and administrative expenses reflect actual costs incurred in the course of the general management of the Company.

3.22 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of the reporting period.

Current income tax is charged or credited to the interim separate income statement, except when it relates to items recognized directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current income tax assets against current income tax liabilities and when the Company intend to settle its current income tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 *Taxation* (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at the end of the reporting period and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at the end of the reporting period.

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognized directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Company intends either settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.23 *Related parties*

Parties are considered to be related parties of the Company if one party has the ability to directly or indirectly control or to exercise significant influence over, the other party in making financial and operating decisions, or when the Company and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

3.24 *Significant estimates*

The preparation of the interim separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the interim separate] financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Company's separate financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. CASH AND CASH EQUIVALENTS

		VND
	Ending balance	*Beginning balance*
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	21,171,962	4,442,335
Cash in banks	7,193,979,273	5,872,945,981
- *Orient Commercial Joint Stock Bank*	*4,303,104,814*	*1,595,720,938*
- *Other cash at banks*	*2,890,874,459*	*4,277,225,043*
Cash equivalents	-	47,100,000,000
TOTAL	**7,215,151,235**	**52,977,388,316**

5. SHORT-TERM TRADE RECEIVABLES AND ADVANCE TO SUPPLIERS

5.1 *Short-term trade receivables*

		VND
	Ending balance	*Beginning balance*
Trade receivables from third parties	117,671,888,815	86,043,883,427
Coasts Phong Phu Co., Ltd.	*42,510,177,000*	*34,091,335,620*
Nam Phuong Textile and Dyeing Co., Ltd.	*26,209,502,221*	*21,648,738,193*
Formosa Taffeta Viet Nam Co., Ltd.	*7,330,772,932*	*7,531,969,252*
Van Thinh Trading Service Co., Ltd.	*4,849,676,376*	*2,815,667,153*
Others	*36,771,760,286*	*19,956,173,209*
Trade receivables from related parties *(Note 26)*	4,999,542,231	6,161,901,220
TOTAL	**122,671,431,043**	**92,205,784,647**

5.2 *Short-term advance to suppliers*

		VND
	Ending balance	*Beginning balance*
Advances to third parties	646,593,310	1,625,120,510
Advances to related parties *(Note 26)*	472,542,169,619	296,015,147,399
TOTAL	**473,188,762,929**	**297,640,267,909**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

6. INVENTORIES

VND

	Ending balance		*Beginning balance*	
	Cost	*Provision*	*Cost*	*Provision*
Finished goods	737,190,355,211	(3,412,907,780)	784,146,669,122	(2,285,228,702)
Raw materials	158,213,237,217	(7,177,994,027)	199,169,925,327	(5,311,931,884)
Goods in transit	9,046,066,022	-	10,631,796,306	-
TOTAL	**904,449,658,450**	**(10,590,901,807)**	**993,948,390,755**	**(7,597,160,586)**

Movements of provision for diminution in value of inventories:

VND

	Current period	*Previous period*
Beginning balance	7,597,160,586	6,597,037,119
Add: Provision made during the period	2,993,741,221	1,487,336,225
Less: Reversal of provision	-	(341,013,410)
Ending balance	10,590,901,807	7,743,359,934

7. TANGIBLE FIXED ASSETS

VND

	Buildings and structures (*)	*Machinery and equipment*	*Motor vehicles*	*Office equipment*	*Total*
Cost:					
Beginning and ending balances	304,608,626,458	1,602,774,097,139	190,986,666,321	4,791,726,080	2,103,161,115,998
In which:					
Fully depreciated	*88,291,213,410*	*594,633,996,150*	*101,587,466,880*	*4,791,726,079*	*789,304,402,519*
Accumulated depreciation:					
Beginning balance	(185,948,145,079)	(1,262,058,918,774)	(182,197,721,145)	(4,791,726,080)	(1,634,996,511,078)
Depreciation for the period	(4,468,353,638)	(35,178,415,010)	(4,104,215,933)	-	(43,750,984,581)
Ending balance	(190,416,498,717)	(1,297,237,333,784)	(186,301,937,078)	(4,791,726,080)	(1,678,747,495,659)
Net carrying amount:					
Beginning balance	118,660,481,379	340,715,178,365	8,788,945,176	-	468,164,604,920
Ending balance	114,192,127,741	305,536,763,355	4,684,729,243	-	424,413,620,339

(*) As at 30 June 2026, factories, office buildings and other constructions located at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province are being used as mortgage for bank loans *(Note 17.2)*.

8. INTANGIBLE FIXED ASSET

	VND
	Computer software
Cost:	
Beginning and ending balances	14,385,298,205
In which:	
Fully amortized	*14,385,298,205*
Accumulated amortization:	
Beginning and ending balances	(14,385,298,205)
Net carrying amount:	
Beginning and ending balances	-

9. CONSTRUCTION IN PROGRESS

		VND
	Ending balance	*Beginning balance*
Machinery and equipment under installation	14,930,784,238	14,930,784,238
Others	61,668,644	61,668,644
TOTAL	**14,992,452,882**	**14,992,452,882**

10. LONG-TERM INVESTMENTS

	Ending balance		*Beginning balance*	*VND*
	Cost	*Provision*	*Cost*	*Provision*
Investment in a subsidiary	522,000,000,000	-	522,000,000,000	-

As at 30 June 2026, the Company has 1 subsidiary as follows (31 December 2025: 1):

	30 June 2026		*31 December 2025*	
	% of interest	*Cost VND*	*% of interest*	*Cost VND*
Unitex Corporation	100	522,000,000,000	100	522,000,000,000

Unitex is a limited company established in Vietnam pursuant to Investment Certificate No. 452033000336 issued by the Management Board of Tay Ninh Economic Zone on 29 June 2015 and Enterprise Registration Certificate ("ERC") No. 3901206611 issued by the Department of Finance of Tay Ninh Province on 29 June 2015, and as subsequently amended.

The principal activity of Unitex is to manufacture fibers and fabrics. Its registered head office is located at A17.1, C1 Street, Thanh Thanh Cong Industrial Zone, Trang Bang Ward, Tay Ninh Province, Vietnam.

11. DEFERRED EXPENSES

VND

	Ending balance	*Beginning balance*
Short-term	**1,690,332,729**	**2,281,487,247**
Tools and supplies in use	983,656,854	1,425,303,580
Deferred car rental	80,000,000	320,000,000
Insurance premium	44,866,401	98,706,080
Others	581,809,474	437,477,587
Long-term	**43,929,657,196**	**49,181,345,983**
Deferred land rental *(*)*	30,604,342,652	31,212,369,002
Tools and supplies in use	10,452,798,735	13,763,572,761
Insurance premium	1,003,044,023	2,006,088,050
Others	1,869,471,786	2,199,316,170
TOTAL	**45,619,989,925**	**51,462,833,230**

(*) As at 30 June 2026, land lease rights of the land at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province are being used as mortgage for bank loans *(Note 17.2)*.

12. SHORT-TERM TRADE PAYABLES

VND

	Ending balance	*Beginning balance*
Zhongyuan International Trading (Shanghai) Co., Ltd.	33,293,794,000	20,969,568,400
Taiwan Chori Merchandise Cooperation Ltd.	22,152,741,013	7,327,236,093
Billion Industrial (Viet Nam) Co., Ltd.	16,216,146,896	16,216,146,896
Chori Co., Ltd.	9,611,344,000	17,105,763,260
Others	18,497,260,143	187,671,902,469
TOTAL	**99,771,286,052**	**249,290,617,118**

13. SHORT-TERM ADVANCES FROM CUSTOMERS

VND

	Ending balance	*Beginning balance*
Lear Corporation – Kenansville	10,502,166,971	2,014,618,870
Dai Thanh Yarn Company Limited	2,640,864,270	-
Unifi Asia Pacific (Hong Kong) Company	1,249,979,205	1,249,979,205
Others	8,414,121,720	8,921,245,240
TOTAL	**22,807,132,166**	**12,185,843,315**

14. SHORT-TERM STATUTORY OBLIGATIONS

VND

	Beginning balance	*Increase during the period*	*Decrease during the period*	*Ending balance*
Payables				
Corporate income tax	39,197,024,004	8,179,470,728	(39,384,931,236)	7,991,563,496
Value-added tax	219,165,602	8,947,572,510	(8,688,214,643)	478,523,469
Personal income tax	274,892,175	254,701,263	(469,138,720)	60,454,718
Others	260,155,990	5,661,869,528	(5,875,629,343)	46,396,175
TOTAL	**39,951,237,771**	**23,043,614,029**	**(54,417,913,942)**	**8,576,937,858**
Receivables				
Value-added tax deductible	171,814,862,595	45,115,862,958	(43,720,389,393)	173,210,336,160
Corporate income tax	-	2,845,029,908	-	2,845,029,908
Personal income tax	-	41,254,869	(14,854,954)	26,399,915
Others	65,352,141	284,691,600	(325,942,781)	24,100,960
TOTAL	**171,880,214,736**	**48,286,839,335**	**(44,061,187,128)**	**176,105,866,943**

15. SHORT-TERM ACCRUED EXPENSES

VND

	Ending balance	*Beginning balance*
Utilities	3,138,399,745	1,532,853,105
Sales commission	1,930,343,363	1,927,987,965
Interest expense	1,286,056,707	1,294,476,746
Others	75,488,195	478,600,989
TOTAL	**6,430,288,010**	**5,233,918,805**

16. OTHER SHORT-TERM PAYABLES

VND

	Ending balance	*Beginning balance*
Union fees	3,211,457,759	4,057,609,103
Social insurance	335,156,425	277,001,893
Dividends	327,500,530	327,500,530
Advance payment of loan interest	-	4,346,780,720
Others	2,331,626,224	2,554,425,778
TOTAL	**6,205,740,938**	**11,563,318,024**
In which:		
Payables to third parties	*6,205,740,938*	*7,216,537,304*
Payable to a related party (Note 26)	-	*4,346,780,720*

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

17. LOANS

VND

	Beginning balance	*Increase during the period*	*Decrease during the period*	*Reclassification*	*Revaluation due to foreign exchange difference*	*Ending balance*
Short-term	**640,180,701,985**	**738,437,593,546**	**(682,338,984,169)**	**2,000,000,000**	**609,535,619**	**698,888,846,981**
Loans from banks *(Note 17.1)*	636,180,701,985	738,437,593,546	(680,338,984,169)	-	609,535,619	694,888,846,981
Current portion of long-term loan *(Note 17.2)*	4,000,000,000	-	(2,000,000,000)	2,000,000,000	-	4,000,000,000
Long-term	**294,000,000,000**	**-**	**-**	**(2,000,000,000)**	**-**	**292,000,000,000**
Loans from bank *(Note 17.2)*	294,000,000,000	-	-	(2,000,000,000)	-	292,000,000,000
TOTAL	**934,180,701,985**	**738,437,593,546**	**(682,338,984,169)**	**-**	**609,535,619**	**990,888,846,981**

17. LOANS (continued)

17.1 Short-term loans

The Company obtained unsecured short-term loans from banks to finance its working capital requirements at interest rates ranging from 4.3% to 5.95% per annum (for foreign currencies) and from 5.8% to 10.2% per annum (for VND). Further details are as follows:

Bank	*Ending balance* *VND*	*Original amount* *USD*	*Term and maturity date*
Orient Commercial Joint Stock Bank – Tan Binh Branch	195,625,681,389	-	From 23 July 2026 to 25 November 2026
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch	189,418,800,024	-	From 3 July 2026 to 25 December 2026
Vietnam International Commercial Joint Stock Bank – Ho Chi Minh Branch	75,680,480,510	-	From 16 July 2026 to 14 December 2026
Vietnam Export Import Commercial Joint Stock Bank – Ho Chi Minh Branch	64,103,105,479	2,455,493	From 8 July 2026 to 18 September 2026
Woori Bank Vietnam Limited – Ho Chi Minh Branch	43,315,839,464	-	From 25 August 2026 to 28 October 2026
Vietnam Prosperity Joint Stock Commercial Bank – Ky Hoa Branch	41,153,916,096	1,576,416	From 24 August 2026 to 11 December 2026
Woori Bank Vietnam Limited – Ho Chi Minh Branch	32,610,417,196	1,249,154	From 21 July 2026 to 16 December 2026
Orient Commercial Joint Stock Bank – Tan Binh Branch	21,104,508,096	808,416	From 9 July 2026 to 23 July 2026
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch	19,219,654,896	736,216	From 3 July 2026 to 11 August 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade – Cho Lon Branch	11,670,120,000	-	28 December 2026
Vietnam Export Import Commercial Joint Stock Bank – Ho Chi Minh Branch	986,323,831	-	From 22 July 2026 to 12 August 2026
TOTAL	**694,888,846,981**	**6,825,695**	

17. LOANS (continued)

17.2 Long-term loans

The Company obtained long-term loans from bank to replenish the funds that had been utilized for investing in the spinning machinery line, further details are as follows:

Bank	*Ending balance*	*Interest*	*Term and maturity date*	*Collateral assets*
	VND			
Orient Commercial Joint Stock Bank – Tan Binh Branch	296,000,000,000	7.99%	10 June 2032	Factory and land lease rights *(Note 7 and 11)*
In which:				
Non-current portion	*292,000,000,000*			
Current portion of long-term loans	*4,000,000,000*			

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

18. OWNERS' EQUITY

18.1 Movements in owners' equity

VND

	Owner's contributed capital	*Share premium*	*Investment and development fund*	*Undistributed earnings*	*Total*
Previous period:					
Beginning balance	966,369,240,000	64,477,297,852	1,219,011,000	717,953,794,626	1,750,019,343,478
Net profit for the period	-	-	-	83,168,137,479	83,168,137,479
Others	-	6,377,560	-	-	6,377,560
Ending balance	966,369,240,000	64,483,675,412	1,219,011,000	801,121,932,105	1,833,193,858,517
Current period:					
Beginning balance	1,401,231,300,000	64,483,675,412	1,219,011,000	443,088,067,637	1,910,022,054,049
Net profit for the period	-	-	-	9,887,372,168	9,887,372,168
Others	-	(200,000,000)	-	-	(200,000,000)
Ending balance	1,401,231,300,000	64,283,675,412	1,219,011,000	452,975,439,805	1,919,709,426,217

18. OWNERS' EQUITY (continued)

18.2 Capital transactions with owners

	Current period	*VND* *Previous period*
Issued share capitals		
Beginning and ending balance	1,401,231,300,000	966,369,240,000

18.3 Shares

	30 June 2026		*31 December 2025*	
	Quantity	*Amount (VND)*	*Quantity*	*Amount (VND)*
Authorized shares	**140,123,130**	**1,401,231,300,000**	**140,123,130**	**1,401,231,300,000**
Issued shares				
Ordinary shares	140,123,130	1,401,231,300,000	140,123,130	1,401,231,300,000
Shares in circulation				
Ordinary shares	140,123,130	1,401,231,300,000	140,123,130	1,401,231,300,000

Par value of outstanding share: VND 10,000 per share. The holders of the Company's ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

19. REVENUES

19.1 Revenue from sale of goods

	Current period	*VND* *Previous period*
Net revenue	**668,112,999,719**	**711,490,413,708**
In which:		
Revenue from third parties	*663,086,295,814*	*709,597,255,471*
Revenue from related parties (Note 26)	*5,026,703,905*	*1,893,158,237*

19. REVENUES (continued)

19.2 Finance income

		VND
	Current period	*Previous period*
Interest income	15,377,618,498	15,713,717,941
Foreign exchange gains	3,330,771,915	18,518,825,084
TOTAL	**18,708,390,413**	**34,232,543,025**

20. FINANCE EXPENSES

		VND
	Current period	*Previous period*
Loan interest	38,234,132,325	15,615,583,987
Foreign exchange losses	6,769,778,954	32,788,255,947
TOTAL	**45,003,911,279**	**48,403,839,934**

21. SELLING EXPENSES

		VND
	Current period	*Previous period*
Transportation	3,842,978,708	2,598,049,408
Letter of credit and documentary fees	1,594,064,358	1,421,696,673
Commission fee	15,809,820	89,093,605
Others	373,132,465	694,147,049
TOTAL	**5,825,985,351**	**4,802,986,735**

22. GENERAL AND ADMINISTRATION EXPENSES

		VND
	Current period	*Previous period*
Labor costs	12,717,642,180	12,819,239,933
External services	7,847,468,682	5,926,573,480
Stationery and other tools costs	2,901,013,786	3,934,512,216
Depreciation and amortization	693,343,589	695,473,607
Others	2,764,674,565	3,313,387,671
TOTAL	**26,924,142,802**	**26,689,186,907**

23. OTHER INCOME AND EXPENSES

VND

	Current period	*Previous period*
Other income	**374,236,390**	**130,050,885**
Others	374,236,390	130,050,885
Other expenses	**3,893,155,881**	**2,870,484,921**
Depreciation on discontinued operation	3,892,554,872	2,694,876,100
Others	601,009	175,608,821
NET OTHER LOSS	**3,518,919,491**	**2,740,434,036**

24. PRODUCTION AND OPERATING COSTS

VND

	Current period	*Previous period*
Raw materials	482,899,486,372	385,844,376,568
External services	60,381,202,992	97,283,598,268
Depreciation and amortization	39,858,429,709	43,980,125,366
Labor costs	30,261,221,897	49,116,178,684
Others	6,853,609,568	13,461,275,047
TOTAL	**620,253,950,538**	**589,685,553,933**

25. CORPORATE INCOME TAX

The applicable corporate income tax ("CIT") rates to the Company are as follows:

- For the Cu Chi Operation, the CIT rate is 20% of taxable profit.
- For the Trang Bang Branch, the CIT is applied according to each product type. In particular:

  Income from Fully Drawn Yarn (FDY) and Drawn Textured Yarn (DTY) products was CIT exempt for four years (2011 - 2014), and is subject to 50% deduction in the following nine years (2015 - 2023). The applicable rate is 10% for 15 years from 2011.

  Income from FDY and DTY products from the expansion projects was CIT-exempt for four years (2016 - 2019), and is subject to 50% deduction in the following nine years (2020 - 2028). The applicable rate is 10% for 15 years from 2016.

  Income from Partially Oriented Yarn (POY) products at stage 3 was CIT-exempt for two years (2016 – 2017), and is subject to 50% deduction in the following four years (2018 - 2021). The applicable rate is 10% for 15 years from 2016.

The tax returns filed by the Company are subject to examination by the tax authorities. Therefore, the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim separate financial statements could change at a later date upon final determination by the tax authorities.

25. CORPORATE INCOME TAX (continued)

25.1 CIT expense

		VND
	Current period	*Previous period*
Current tax expense	7,991,563,497	20,633,337,219
Adjustment for under accrual of CIT from prior periods	187,907,231	811,890,146
Total current income tax expense	8,179,470,728	21,445,227,365
Deferred tax (income) expense	(22,234,072)	279,763,986
TOTAL	**8,157,236,656**	**21,724,991,352**

Reconciliation between CIT expense and the accounting profit before tax multiplied by CIT rate is presented below:

		VND
	Current period	*Previous period*
Accounting profit before tax	**18,044,608,824**	**104,893,128,830**
At the applicable CIT rate for the Company	3,608,921,765	20,978,625,767
Adjustments:		
Tax loss carryforward of Trang Bang Branch	4,989,603,879	-
Non-deductible expenses	568,480,287	234,709,446
Adjustment for under accrual of tax from prior periods	187,907,231	811,890,146
Tax incentive for the Trang Bang branch	-	(2,278,209,093)
Unrealized (loss) profit	(1,197,676,505)	1,977,975,085
CIT expense	**8,157,236,656**	**21,724,991,351**

25.2 Current CIT

The current CIT payable is based on taxable profit for the current period. The taxable profit of the Company for the period differs from the accounting profit before tax as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted at the end of the reporting period.

25. CORPORATE INCOME TAX (continued)

25.3 Deferred tax

The deferred tax asset items recognized by the Company, and the movements thereon, are as follows:

VND

	Interim separate statement of financial position		*Interim separate income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Accrued salaries and bonus	647,268,239	1,071,319,901	(424,051,662)	(391,553,158)
Accrued expenses	476,366,665	467,350,047	9,016,618	22,285,391
(Gain) loss on foreign exchange difference	(20,009,094)	17,779,707	(37,788,801)	59,324,201
Accrual for severance pay	45,856,909	44,727,691	1,129,218	(277,341)
Provision for diminution in value of inventories	1,534,855,735	1,060,927,036	473,928,700	30,456,921
TOTAL	***2,684,338,454***	***2,662,104,382***		
Net deferred tax credit (charge) to interim separate income statement			***22,234,072***	***(279,763,986)***

24.4 Tax losses carried forward

The Company is entitled to carry each individual tax loss forward to offset against taxable income arising within five years subsequent to the year in which the loss was incurred. At the end of the reporting period, the Company had aggregated accumulated tax losses of VND 23,599,097,957 available for offset against future taxable income. Details are as follows:

VND

Originating year	*Can be utilized up to*	*Tax loss amount*	*Utilized up to 30 June 2026*	*Forfeited*	*Unutilized at 30 June 2026*
Trang Bang Branch					
6 months ended 30 June 2026	2031	23,599,097,957 (*)	-	-	23,599,097,957

(*) Estimated tax loss as per the Company's corporate income tax declaration for the six-month period ended 30 June 2026 has not been audited by the local tax authorities as of the date of these interim separate financial statements.

26. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company and other related parties of the Company during the period and as at 30 June 2026 is as follow:

Related party	*Relationship*
Unitex Corporation	Subsidiary
Hung Loi Service Trading Investment Company Limited	Related party due to a BOD member of the Group investing therein
P.A.N Asia Co., Ltd	Related party due to a BOD member of the Company investing therein
Mr Dang Trieu Hoa	Chairman and General Director
Ms Dang My Linh	Vice Chairwon
Mr Dang Huong Cuong	Member of the Board of Directors
Ms Cao Thi Que Anh	Member of the Board of Directors
Mr Vo Quang Long	Member of the Board of Directors
Mr Chen Che Jen	Independence member
Mr Nguyen Quoc Huong	Independence member
Ms Ha Kiet Tran	Head of the Supervisory Board
Ms Dinh Ngoc Hoa	Member of the Supervisory Board
Ms Nguyen Thi Sang	Member of the Supervisory Board
Ms Nguyen Phuong Chi	Chief Strategic Officer
Mr Phan Nhu Bich	Chief Financial Officer

Significant transactions with related parties were as follows:

VND

Related party	*Transaction*	*Current period*	*Previous period*
Unitex Corporation	Lending	119,802,300,000	144,566,507,398
	Lending collection	256,715,000,000	80,130,245,755
	Purchase of goods	119,560,450,717	75,904,520,755
	Lending interest	15,365,844,422	15,217,510,812
	Sale of goods	5,026,703,905	1,893,158,237

Amounts due from a related party were as follows:

VND

Related party	*Transaction*	*Ending balance*	*Beginning balance*
Short-term trade receivable *(Note 5.1)*			
Unitex Corporation	Sale of goods	4,999,542,231	6,161,901,220
Short-term advance to suppliers *(Note 5.2)*			
Unitex Corporation	Advance	472,542,169,619	296,015,147,352

26. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from a related party were as follows: (continued)

VND

Related party		*Transaction*	*Ending balance*	*Beginning balance*
Short-term held-to-maturity investments				
Unitex Corporation *(*)*		Lending	387,853,565,595	524,766,265,595

(*) The balance represents lendings to Unitex Corporation ("Unitex") under Agreement No. 01-2022/HDV/STK-UNITEX dated 17 August 2022 and Appendix No. 02-2024/HDV/STK-UNITEX dated 16 August 2024 to finance its working capital requirements at rates ranging from 7.86% to 8.29% per annum.

Long-term held-to-maturity investments				
Unitex Corporation		Lending interest	2,240,809,132	-
Other short-term payable *(Note 16)*				
Unitex Corporation	Subsidiary	Advance payment of loan interest	-	4,346,780,720

Details of remuneration of the Board of Directors ("BOD"), Board of Supervision ("BOS") and management are as follows:

VND

Individual	*Position*	*Remuneration*	
		Current period	*Previous period*
Mr Dang Trieu Hoa	Chairman of BOD and General Director	75,000,000	447,230,769
Ms Dang My Linh	Vice Chairwoman of BOD	75,000,000	75,000,000
Mr Dang Huong Cuong	Member of BOD	75,000,000	75,000,000
Mr Chen Che Jen	Member of BOD	112,500,000	112,500,000
Ms Cao Thi Que Anh	Member of BOD	75,000,000	75,000,000
Mr Vo Quang Long	Member of BOD	75,000,000	75,000,000
Mr Nguyen Quoc Huong	Member of BOD	112,500,000	112,500,000
Mr Nguyen Tu Luc	Former Head of BOS	-	30,000,000
Ms Ha Kiet Tran	Head of BOS	30,000,000	30,000,000
Ms Dinh Ngoc Hoa	Member of BOS	30,000,000	30,000,000
Ms Nguyen Thi Sang	Member of BOS	30,000,000	-
Ms Nguyen Phuong Chi	Director	829,265,047	784,809,642
Mr Phan Nhu Bich	Financial Director cum Chief Accountant	456,735,767	493,720,133
TOTAL		**1,976,000,814**	**2,340,760,544**

27. COMMITMENTS

Operating lease commitment

The Company leases assets under an operating lease arrangement, with future minimum lease commitments due as follows:

		VND
	Ending balance	*Beginning balance*
Less than 1 year	347,444,754	347,058,793
From 1 to 5 years	2,175,217,185	2,172,800,833
More than 5 years	8,552,198,203	8,755,100,455
TOTAL	**11,074,860,142**	**11,274,960,081**

28. OFF BALANCE SHEET ITEM

	Ending balance	*Beginning balance*
Major foreign currency:		
United States dollar (USD)	178,613.84	82,730.96
EURO	126.29	126.26
JPY	585,294	585,428

29. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (*Note 3.1.1*) for the current period's interim separate financial statements. The details are as follows:

			VND
	Beginning balance (as previously presented)	*Restated*	*Beginning balance (as restated)*
INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION			
Other long-term receivables	524,766,265,595	(524,766,265,595)	-
Held-to-maturity investments	-	524,766,265,595	524,766,265,595

	Previous period (as previously presented)	*Restated*	*Previous period (as restated)*
INTERIM SEPARATE CASH FLOW STATEMENT			
Depreciation and amortization of fixed assets and amortization of deferred land rental	46,675,001,465	623,324,273	47,298,325,738
Increase in deferred expenses	137,277,628	(623,324,273)	(486,046,645)

30. EVENT AFTER THE REPORTING PERIOD

In accordance with the Resolution of the Annual General Meeting of Shareholders 2026 dated 17 April 2026 and the Resolution of Board of Director No. 05-2026/NQHDQT/TK dated 25 May 2026, the Company's shareholders and Board of Directors have approved the issuance of shares for dividend payment from undistributed earnings at the rate of 10% and finalized its completion on 24 August 2026. Consequently, the Company's charter capital increased from VND 1,401,231,300,000 to VND 1,541,350,200,000 and this change has been approved by the Ho Chi Minh City Department of Finance with the 25th amended ERC on 31 July 2026.

Except for the above events, there is no significant events occurring after the interim balance sheet date which would require adjustments or disclosures to be made in the interim separate financial statements.

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Vo Thi Thu Trang	Phan Nhu Bich	Dang Trieu Hoa