

No. : 4608/2025/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 separate 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 separate financial statements for the first 6 months of 2025

- ☐ Separate financial statements (for listed companies without or subsidiaries superior accounting units with dependent units);
- ☒ 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 in the reporting period has a difference of 5% or more before and after audit, moving from loss to 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 corporate income tax in the business results report of 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 in the reporting period is lost, changing from profit in the same period last year to loss in this 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 at 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%E1%BA%A3o%20c%E1%BA%A3o%20t%E1%BA%A0i%20ch%C3%ADnh/).

Attached documents:

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

Organization representative

Legal representative
CEO



(Signature)
Nguyen Quoc Viet

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 Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

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 7th 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

The 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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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 Company's Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025 and the audit on the Company's Financial Statements for the fiscal year ending 31 December 2025.

Responsibilities of the General Director

The General Director of the Company is responsible for the preparation of the Interim Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the period. In order to prepare these 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 Company are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Financial Statements;
- prepare the Interim Financial Statements of the Company 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 Interim Financial Statements.

The General Director hereby ensures that all the proper accounting books of the Company have been fully recorded and can fairly reflect the financial position of the Company 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 Company'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 Interim Financial Statements.

Approval of the Financial Statements

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

For and on behalf of the Board of Management,



Nguyen Khanh Linh
Chairman

Date: 29 August 2025

No. 1.1439/25/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 Interim Financial Statements of Saigon 3 Group Investment Development Joint Stock Company (hereinafter referred to as “the Company”), which were prepared on 29 August 2025 (from page 05 to page 26), including the Interim Balance Sheet as of 30 June 2025, the Interim Income Statement, the Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2025 and the Notes to the Interim Financial Statements.

Responsibility of the General Director

The Company’s General Director is responsible for the preparation, true and fair presentation of the Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements; and responsible for the internal control as the General Director determines necessary to enable the preparation and presentation of the 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 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 Interim Financial Statements have not given a true and fair view, in all material respects, of the financial position as of 30 June 2025 of Saigon 3 Group Investment Development Joint Stock Company, its financial performance and its cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements.

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

INTERIM FINANCIAL STATEMENTS

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

INTERIM BALANCE SHEET

(Full form)

As of 30 June 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		1.182.142.464	1.277.816.049
I. Cash and cash equivalents	110	V.1	933.773.035	1.099.478.520
1. Cash	111		933.773.035	1.099.478.520
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		120.000.000	75.000.000
1. Short-term trade receivables	131		-	-
2. Short-term prepayments to suppliers	132		120.000.000	75.000.000
3. Short-term inter-company receivables	133		-	-
4. Receivable according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136		-	-
7. Allowance for short-term doubtful debts	137		-	-
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		-	-
1. Inventories	141		-	-
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		128.369.429	103.337.529
1. Short-term prepaid expenses	151		1.237.500	375.000
2. Deductible VAT	152		127.131.929	102.962.529
3. Taxes and other receivables from the State	153		-	-
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

INTERIM FINANCIAL STATEMENTS

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

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		1.139.762.798.099	977.448.294.164
I. Long-term receivables	210		-	-
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		-	-
6. Other long-term receivables	216		-	-
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		-	-
1. Tangible fixed assets	221		-	-
- Historical cost	222		-	-
- Accumulated depreciation	223		-	-
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227		-	-
- Initial cost	228		-	-
- Accumulated amortization	229		-	-
III. Investment property	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in process	240		-	-
1. Long-term work in process	241		-	-
2. Construction-in-progress	242		-	-
V. Long-term financial investments	250		1.139.759.565.889	977.444.180.434
1. Investments in subsidiaries	251	V.3	1.164.853.324.294	923.180.960.157
2. Investments in joint ventures and associates	252	V.3	-	111.355.958.169
3. Investments in other entities	253		29.069.539.000	-
4. Provisions for devaluation of long-term financial investments	254	V.3	(54.163.297.405)	(57.092.737.892)
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		3.232.210	4.113.730
1. Long-term prepaid expenses	261		3.232.210	4.113.730
2. Deferred income tax assets	262	V.4	-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		1.140.944.940.563	978.726.110.213

SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

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

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		176.232.158.244	90.449.056.715
I. Current liabilities	310		176.232.158.244	90.449.056.715
1. Short-term trade payables	311		-	3.500.000
2. Short-term advances from customers	312		-	-
3. Taxes and other obligations to the State Budget	313	V.5	8.400.000	1.465.394.031
4. Payables to employees	314		15.300.000	15.300.000
5. Short-term accrued expenses	315		108.499.998	108.500.000
6. Short-term inter-company payables	316		-	-
7. Payable according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.6	1.599.958.246	78.236.362.684
10. Short-term borrowings and financial leases	320	V.7	174.500.000.000	10.620.000.000
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322		-	-
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		-	-
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

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Interim Balance Sheet (cont.)



Hồ Chí Minh City, 29 A

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

INTERIM FINANCIAL STATEMENTS

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

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		-	-
2. Revenue deductions	02		-	-
3. Net revenue	10		-	-
4. Cost of sales	11		-	-
5. Gross profit	20		-	-
6. Financial income	21	VI.1	77.449.920.345	817.350.778
7. Financial expenses	22	VI.2	562.151.841	11.556.130.605
In which: Interest expenses	23		3.491.592.328	881.446.575
8. Selling expenses	25		-	-
9. General and administration expenses	26	VI.3	452.039.683	117.180.650
10. Net operating profit/(loss)	30		76.435.728.821	(10.855.960.477)
11. Other income	31		-	-
12. Other expenses	32		-	-
13. Other profit	40		-	-
14. Total accounting profit/(loss) before tax	50		76.435.728.821	(10.855.960.477)
15. Current income tax	51	V.5	-	-
16. Deferred income tax	52		-	-
17. Profit/(loss) after tax	60		<u>76.435.728.821</u>	<u>(10.855.960.477)</u>
18. Basic earnings per share	70	VI.4		
19. Diluted earnings per share	71	VI.4		



Ho Chi Minh City, 29 August 2025

Pham Thi Chang
Preparer

Ta Hoang Son
Chief Accountant

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

INTERIM FINANCIAL STATEMENTS

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

INTERIM CASH FLOW STATEMENT

(Full form)

(Indirect method)

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

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit/(loss) before tax	01		76.435.728.821	(10.855.960.477)
2. Adjustments				
- Depreciation/Amortization of fixed assets and investment properties	02		-	-
- Provisions and allowances	03	V.3	(2.929.440.487)	10.674.684.030
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	VI.1	(77.449.920.345)	(817.350.778)
- Interest expenses	06	VI.2	3.491.592.328	881.446.575
- Others	07		-	-
3. Operating profit/(loss) before changes of working capital	08		(452.039.683)	(117.180.650)
- Increase/(decrease) of receivables	09		(69.169.400)	(77.131.064.922)
- Increase/(decrease) of inventories	10		-	-
- Increase/(decrease) of payables	11		(200.002)	(14.488.888)
- Increase/(decrease) of prepaid expenses	12		19.020	(309.240)
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14	V.6, VI.2	(3.568.328.766)	-
- Corporate income tax paid	15	V.5	(1.460.294.031)	-
- Other cash inflows	16		-	-
- Other cash outflows	17		-	-
Net cash flows from operating activities	20		(5.550.012.862)	(77.263.043.700)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		-	-
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	33.500.000.000
5. Investments in other entities	25	V.3	(159.385.944.968)	-
6. Withdrawals of investments in other entities	26		-	376.948.285
7. Interest earned, dividends and profits received	27	VI.1	77.449.920.345	1.907.248.038
Net cash flows from investing activities	30		(81.936.024.623)	35.784.196.323

This statement should be read in conjunction with the Notes to the Interim Financial Statements.

SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

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


Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.7	396.400.000.000	41.850.000.000
4. Repayment for borrowing principal	34	V.7	(232.520.000.000)	-
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.6	(76.559.668.000)	-
Net cash flows from financing activities	40		87.320.332.000	41.850.000.000
Net cash flows during the year	50		(165.705.485)	371.152.623
Beginning cash and cash equivalents	60	V.1	1.099.478.520	2.669.533.792
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	933.773.035	3.040.686.415




Pham Thi Chang
 Preparer


Ta Hoang Son
 Chief Accountant


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

INTERIM FINANCIAL STATEMENTS

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

NOTES TO THE 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”) is a joint stock company.

2. Operating field

Operating field of the Company is servicing.

3. Principal business activities

The 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. Subsidiaries

Subsidiaries	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
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%
Saigon Leather Joint Stock Company	No. 71/1 Quang Trung Street, An Hoi Tay Ward, Ho Chi Minh City	Trading leather garments	99,99%	99,99%	99,99%
Saigon 3 Garment Joint Stock Company	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%
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%	55,14%	55,14%

6. Statement of information comparability on the Interim Financial Statements

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

SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

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

Notes to the Interim Financial Statements (cont.)

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

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

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

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

IV. ACCOUNTING POLICIES

1. Accounting convention

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

2. 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.

3. Financial investments

Trading securities

Investments classified as trading securities are those held by the Company 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 Company 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.

SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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Notes to the Interim Financial Statements (cont.)

Interest of the periods prior to the acquisition of trading securities are deducted into the costs of such securities. Interest of the periods after the acquisition of such securities are recorded in the Company's financial income.

Provisions for devaluation of trading securities are made for each particular type of securities in the market of which the fair value is lower than 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.

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.

Loans

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

Investments in subsidiaries, associate

Subsidiary

Subsidiary is an entity that is controlled by the Company. Control is the Company's power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Associate

An associate is an entity which the Company 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.

Initial recognition

Investments in subsidiaries and associate are initially recognized at costs, including the costs of purchase or capital contributions plus other directly attributable transaction cost. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Dividends and profit incurred prior to the acquisition of investments are deducted into the investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Company'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.

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Notes to the Interim Financial Statements (cont.)

Provisions for impairment of investments in subsidiaries and associate

Provisions for impairment of investments in subsidiaries, associate is made when the subsidiaries, associate suffer from losses at the rate equal to the difference between the actual capital invested by investors in subsidiaries, associate and the actual owner's equity multiplying (x) by the Company's rate of capital contribution over the total actual capital invested by investors in subsidiaries and associate. If the subsidiaries and associate are consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Increases/decreases in the provisions for impairment of investments in subsidiaries and associate as of the balance sheet date are recorded into financial expenses.

4. 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 Company and customers who are independent to the Company.
- 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 the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue more than 3 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

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

5. 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 Company.
- 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 Interim Balance Sheet on the basis of their remaining terms as of the balance sheet date.

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Notes to the Interim Financial Statements (cont.)

6. Owner's capital

The owner's capital is recorded according to the actual amounts invested by shareholders.

7. 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.

The dividends are recorded as payables upon approval of the General Meeting of Shareholders.

8. Recognition of income

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

9. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing. Borrowing costs are recorded as an expense when they are incurred.

10. 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.

11. 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. The 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.

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Notes to the Interim Financial Statements (cont.)

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 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 Company shall offset deferred tax assets and deferred tax liabilities if, and only if:

- The Company 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 Company 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.

12. Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company 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 INTERIM BALANCE SHEET

1. Cash

	Ending balance	Beginning balance
Cash on hand	29.625.971	451.620.221
Cash in bank ⁽ⁱ⁾	904.147.064	647.858.299
Total	933.773.035	1.099.478.520

- ⁽ⁱ⁾ In which, the dividends received from Ho Chi Minh City Medical Import Export Joint Stock Company (a subsidiary) with the amount of VND 383.450.274 have been frozen because the quantity of shares invested in this company has been used by the Company as collateral for bonds issued by Thanh Cong Securities Joint Stock Company (a subsidiary).

2. Doubtful debts

The Company has no overdue or irrecoverable debts.

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Notes to the Interim Financial Statements (cont.)**3. Investments in other entities**

	Ending balance		Beginning balance	
	Original amount	Provisions	Original amount	Provisions
<i>Investments in subsidiaries</i>	<i>1.164.853.324.294</i>	<i>(54.163.297.405)</i>	<i>923.180.960.157</i>	<i>(43.698.067.830)</i>
Saigon 3 Capital Investment Company Limited	646.881.152.869	-	646.881.152.869	-
Saigon 3 Garment Joint Stock Company	233.983.904.465	-	233.983.904.465	-
Saigon Leather Joint Stock Company ⁽ⁱ⁾	62.313.302.823	(54.163.297.405)	42.315.902.823	(43.698.067.830)
Ho Chi Minh City Medical Import Export Joint Stock Company ⁽ⁱⁱ⁾	221.674.964.137	-	-	-
<i>Investment in associate</i>	<i>-</i>	<i>-</i>	<i>111.355.958.169</i>	<i>(13.394.670.062)</i>
Ho Chi Minh City Medical Import Export Joint Stock Company	-	-	111.355.958.169	(13.394.670.062)
<i>Investment in another entity</i>	<i>29.069.539.000</i>	<i>-</i>	<i>-</i>	<i>-</i>
Bach Tuyet Cotton Corporation ⁽ⁱⁱⁱ⁾	29.069.539.000	-	-	-
Total	<u>1.193.922.863.294</u>	<u>(54.163.297.405)</u>	<u>1.034.536.918.326</u>	<u>(57.092.737.892)</u>

(i) During the period, the Company additionally acquired 1.999.740 shares of Saigon Leather Joint Stock Company at the face value of VND 39.994.780.000 according to the Resolution No. 13/2025/NQ-HĐQT dated 11 June 2025 of the Board of Management. As of the balance sheet date, the Company held 5.999.218 shares, equivalent to 99,99% of charter capital of Saigon Leather Joint Stock Company (beginning balance: 3.999.478, equivalent to 99,99% of charter capital).

(ii) On 02 January 2025, the Board of Management approved the Resolution No. 01/2025/NQ-HĐQT on the implementation and the plan on public acquisition offer of shares of Ho Chi Minh City Medical Import Export Joint Stock Company. Details are as follows:

- Stock code: YTC (registered for trading at UPCOM)
- Relationship with the issuer: The Company is a major shareholder holding 24,79% of outstanding shares of Ho Chi Minh City Medical Import Export Joint Stock Company; Mr. Nguyen Khanh Linh is the Chairman of the Company and also the Chairman of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Quantity of shares held by the Company and related individuals before public acquisition offering: 2.366.977 voting shares, equivalent to 24,79% of the outstanding shares of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Expected quantity of shares offered to acquire: 2.897.923 shares, equivalent to 30,35% of the outstanding shares of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Subject to transfer: Shareholders of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Type of shares offering to acquire: Common shares without transfer restrictions;
- Acquisition offering price: acquisition offering price is determined on the principle of determination of the public acquisition offering price as specified in Point a, Clause 1, Article 91 of the Decree No. 155/2020/ND-CP; The Board of Management authorized Mr. Nguyen Quoc Viet - General Director to make decision on public acquisition offering price based on the above principle and ensure the compliance with the provisions of laws.

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Notes to the Interim Financial Statements (cont.)

On 19 February 2025, the Company submitted application for YTC shares public acquisition offering. Details are as follows:

- Total quantity of YTC shares held by the Company before the public acquisition offering is 2.366.977 voting shares, equivalent to 24,79% of the outstanding YTC shares;
- Total quantity of shares expected to acquire is 2.897.923 shares, equivalent to 30,35% of the total outstanding YTC shares, with the public acquisition offering price of VND 38.000/share;
- Total quantity of YTC shares held by the Company after completion of this acquisition offering (if all successfully acquired all offered YTC shares) is 5.264.000 voting shares, equivalent to 55,14% of the outstanding YTC shares.

On 16 May 2025, the Company sent the Official Letter No. 3105/2025/CV-SGI to the State Securities Commission of Vietnam regarding the report of results on the public acquisition offer of shares of Ho Chi Minh City Medical Import Export Joint Stock Company. Details are as follows:

- Expected quantity of shares offered to acquire: 2.897.923 shares, equivalent to 30,35% of the total voting shares;
- Quantity of shares registered for sale: 2.897.367 shares from 8 investors;
- Quantity of shares acquired: 2.897.367 shares from 8 investors;
- Total quantity and ownership rate of YTC shares held by the Company before acquisition offering: 2.366.977 shares, equivalent to 24,79% of the total voting shares;
- Total quantity and ownership rate of YTC shares held by the Company's related individuals before acquisition offering: 0 share, equivalent to 0% of the total voting shares;
- Total quantity and ownership rate of YTC shares held by the Company after acquisition offering: 5.264.344 shares, equivalent to 55,15% of the total voting shares;
- Total quantity and ownership rate of YTC shares held by the Company's related individuals after acquisition offering: 0 share, equivalent to 0% of the total voting shares;
- Acquisition price: VND 38.000/share
- Capital source for acquisition offering: VND 110.099.946.000 from owner's equity, borrowings from other organizations and other legal capital sources of the Company;
- Closing date for acquisition offering: 14 May 2025.

- (iii) During the period, the Company received the transfer of 1.451.300 shares of Bach Tuyet Cotton Corporation according to the Resolution No. 09/2025/NQ-HĐQT dated 27 March 2025 of the Board of Management.

Operation of the subsidiaries

The subsidiaries have been in the normal operation and have not experienced any significant change as compared to the previous year.

Provisions for investments in other entities

Changes in provisions for investments in other entities are as follows:

	Current period	Previous period
Beginning balance	57.092.737.892	22.350.525.830
Extraction/(Reversal) of provisions during the period	(2.929.440.487)	10.674.684.030
Ending balance	54.163.297.405	33.025.209.860

Fair value

The Company has not measured the fair value of investments because there is no specific guidance on measurement of fair value.

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Notes to the Interim Financial Statements (cont.)*Transactions with the subsidiaries and associate*

The significant transactions between the Company and its subsidiaries and associate are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Saigon 3 Capital Investment Company Limited</i>		
Dividends received	76.500.000.000	-
Borrowing	221.900.000.000	41.850.000.000
Interest expenses	3.306.222.465	881.446.575
Loan interest	-	717.363.013
<i>Saigon Leather Joint Stock Company</i>		
Capital contribution	19.997.400.000	-
<i>Saigon 3 Garment Joint Stock Company</i>		
Borrowing	174.500.000.000	-
Interest expenses	185.369.863	-

The investment in another entity used as collateral

The Board of Management approved the Resolution No. 15/2024/NQ-HDQT dated 27 September 2024 on the use of 2.366.977 shares of Ho Chi Minh City Medical Import Export Joint Stock Company registered for trading on UPCOM at the Hanoi Stock Exchange (stock code: YTC) as collateral for bonds issued by Thanh Cong Securities Joint Stock Company (a subsidiary).

The Company completed the registration for the security measure of 2.366.977 shares of Ho Chi Minh City Medical Import Export Joint Stock Company to Ho Chi Minh City Securities Corporation (as the collateral receiver and collateral management agent).

4. Deferred income tax assets

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

	Ending balance	Beginning balance
Accrued expenses without invoices	108.499.998	108.500.000
Taxable losses for the first 6 months of 2025 ⁽ⁱ⁾	27.982.661	-
Total	136.482.659	108.500.000

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.

5. Taxes and other obligations to the State Budget

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
VAT on local sales	-	-	-	-
Corporate income tax	1.460.294.031	-	(1.460.294.031)	-
Personal income tax	5.100.000	3.190.631.950	(3.187.331.950)	8.400.000
License duty	-	3.000.000	(3.000.000)	-
Total	1.465.394.031	3.193.631.950	(4.650.625.981)	8.400.000

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Notes to the Interim Financial Statements (cont.)***Value added tax (VAT)***

The Company has to pay VAT in accordance with the deduction method at the rate of 10%.

Corporate income tax

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

The estimated corporate income tax payable is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Total accounting profit/(loss) before tax	76.435.728.821	(10.855.960.477)
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	144.788.518	107.932.890
- Decreases	(108.500.000)	(117.777.778)
Taxable income	76.472.017.339	(10.865.805.365)
Income exempted from tax	(76.500.000.000)	-
Assessable income	(27.982.661)	(10.865.805.365)
Corporate income tax rate	20%	20%
Corporate income tax payable	-	-

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

Other taxes

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

6. Other short-term payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	1.554.123.846	39.991.786.284
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
Hung Phuc Investment Joint Stock Company - dividends payable	-	13.944.429.000
Saigon 3 Capital Investment Company Limited - interest expenses	-	262.106.301
Saigon 3 Garment Joint Stock Company – interest expenses	185.369.863	-
Board Members - remuneration and bonuses payable	1.368.753.983	2.507.753.983
<i>Dividends payable to other organizations and individuals</i>	45.834.400	38.244.576.400
Total	1.599.958.246	78.236.362.684

The Company has no other overdue payables.

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Notes to the Interim Financial Statements (cont.)**7. Short-term borrowings**

The unsecured borrowing from Saigon 3 Garment Joint Stock Company (a subsidiary) is to make financial investments at the interest rate of 8,50%/year. The borrowing term is 12 months.

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

	Current period	Previous period
Beginning balance	10.620.000.000	-
Increase during the period	396.400.000.000	41.850.000.000
Amount repaid	(232.520.000.000)	-
Ending balance	174.500.000.000	41.850.000.000

The Company has no overdue borrowings.

8. Owner's equity**8a. Statement of changes in owner's equity**

	Owner's capital	Retained earnings	Total
Beginning balance of the previous year	754.647.000.000	182.767.031.117	937.414.031.117
Profit/(loss) in the previous period	-	(10.855.960.477)	(10.855.960.477)
Ending balance of the previous period	754.647.000.000	171.911.070.640	926.558.070.640
Beginning balance of the current year	754.647.000.000	133.630.053.498	888.277.053.498
Profit in the current period	-	76.435.728.821	76.435.728.821
Ending balance of the current period	754.647.000.000	210.065.782.319	964.712.782.319

8b. Details of owner's capital

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

8c. Shares

	Ending balance	Beginning balance
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.

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Notes to the Interim Financial Statements (cont.)**VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT****1. Financial income**

	Accumulated from the beginning of the year	
	Current year	Previous year
Bank deposit interest	949.920.345	26.936.050
Dividends, profit received	76.500.000.000	-
Loan interest	-	717.363.013
Income from transfer of subsidiary	-	73.051.715
Total	77.449.920.345	817.350.778

2. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	3.491.592.328	881.446.575
Provision/(Reversal of provision) for investments in subsidiaries	(2.929.440.487)	10.674.684.030
Total	562.151.841	11.556.130.605

3. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	102.000.000	-
Taxes, fees and legal fees	3.000.000	3.000.000
Expenses for external services	110.169.018	105.079.650
Other expenses	236.870.665	9.101.000
Total	452.039.683	117.180.650

4. Earnings per share

Information of earnings per share is presented in the Consolidated Interim Financial Statements.

5. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Labor costs	102.000.000	-
Expenses for external services	110.169.018	105.079.650
Other expenses	239.870.665	12.101.000
Total	452.039.683	117.180.650

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Notes to the Interim Financial Statements (cont.)**VII. OTHER DISCLOSURES****1. Transactions and balances with related parties**

The Company'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 and the General Director. The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

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

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

The receivables from and payables to the key managers and their related individuals are presented in Note No. V.8.

Remuneration of the key managers and the Supervisory Board

	Accumulated from the beginning of the year	
	Current year	Previous year
Board of Management	901.000.000	
Mr. Pham Xuan Hong	192.666.667	-
Mr. Nguyen Khanh Linh	170.000.000	-
Ms. Nguyen Ngoc Diep	198.333.333	-
Mr. Nguyen Quoc Viet	170.000.000	-
Mr. Nguyen Dang Khoa	170.000.000	-
Supervisory Board	187.000.000	
Ms. Pham Viet Lan Anh	85.000.000	-
Mr. Le Ngoc Hung	51.000.000	-
Mr. Nguyen Hoang Giang	51.000.000	-
Total	1.088.000.000	-

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Saigon 3 Garment Joint Stock Company	Subsidiary
Saigon 3 Capital Investment Company Limited	Subsidiary
Saigon Leather Joint Stock Company	Subsidiary
Ho Chi Minh City Medical Import Export Joint Stock Company	Subsidiary
Saigon 3 Jean Joint Stock Company	Subsidiary of Saigon 3 Garment Joint Stock Company
Thanh Cong Securities Joint Stock Company	Subsidiary of Saigon 3 Capital Investment Company Limited
Bach Tuyet Cotton Corporation	Subsidiary of Saigon 3 Capital Investment Company Limited
Bach Tuyet Kotton Company Limited	Subsidiary of Bach Tuyet Cotton Corporation
Thanh Cong Asset Management Company Limited (TCAM)	Subsidiary of Thanh Cong Securities Joint Stock Company

SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

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

Notes to the Interim Financial Statements (cont.)

Other related parties	Relationship
Thanh Cong Investment Fund (TCIF)	Subsidiary of Thanh Cong Securities Joint Stock Company
Hung Phuc Investment Joint Stock Company	Shareholder holding 18,48% of charter capital
Gia Dinh Development Corporation (GDI)	The corporation 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.5, the Company also has other following transactions with Thanh Cong Securities Joint Stock Company:

	Accumulated from the beginning of the year	
	Current year	Previous year
Shares acquisition fees	43.539.000	-
Demand deposit interest	225	-

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

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.2, V.3, V.8 and V.9.

Guarantee commitment

Apart from the investment in another entity used as collateral as presented in Note No. V.5, the Company also provided guarantee commitments for Ho Chi Minh City Medical Import Export Joint Stock Company under the Resolution No. 18/2023/NQ-HDQT dated 27 November 2023 of the Board of Management. Accordingly, the Company and Saigon 3 Capital Investment Company Limited (a subsidiary) jointly provide financial support to Ho Chi Minh City Medical Import Export Joint Stock Company (hereinafter referred to as "Yteco"), ensure that Yteco has sufficient capital for its production and business activities and provide an irrevocable and unconditional guarantee for all obligations (i.e. principal, interest and fees) incurred by Yteco at Vietcombank - Ho Chi Minh City Branch.

On 24 February 2025, Vietcombank – Ho Chi Minh City Branch issued the Notice No. 1654/HCM-KHDN2 approving the adjustment of credit grants to Yteco and the amendment to the list of collateral. Accordingly, Yteco has been no longer entitled to irrevocable and unconditional guarantees from the Company as stated above.

SAIGON 3 GROUP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

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INTERIM FINANCIAL STATEMENTS

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

Notes to the Interim Financial Statements (cont.)

2. 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 65% 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 Interim Financial Statements.

Ho Chi Minh City, 29 August 2025



Pham Thi Chang
Preparer

Ta Hoang Son
Chief Accountant

Nguyen Quoc Viet
General Director