

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To:

- **STATE SECURITIES COMMISSION OF VIET NAM**
- **HANOI STOCK EXCHANGE**

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Picomat Holding Joint Stock Company hereby discloses its financial statements for Quarter 2 of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name: PICOMAT HOLDING JOINT STOCK COMPANY

- Securities code: PCH
- Address: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam
- Contact telephone: 024.6329.0555
- Email : info@picomat.vn
- Website : <https://picomat.com.vn/>



2. Contents of information disclosed:

- Financial Statement for Quarter 2/2026
 - ☐ Separate financial statements (the listed organization has no subsidiaries and the superior accounting unit has dependent units);
 - ☒ Consolidated financial statements (the listed organization has subsidiaries);
 - ☐ Combined financial statements (the listed organization has dependent accounting units with separate accounting apparatus).

- Cases subject to explanation of reasons:

+ The auditing organization issues an opinion other than an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes

☒ No

Written explanation if Yes is selected:

☐ Yes

☒ No

+ Profit after tax in the reporting period differs before and after audit by 5% or more, changes from loss to profit or vice versa (for the audited financial statements of 2022):

☐ Yes

☒ No

Written explanation if Yes is selected:

☐ Yes

☒ No

+ Profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared with the report for the same period of the previous year:



Yes



No

Written explanation if Yes is selected:



Yes



No

+ Profit after tax in the reporting period is a loss, changes from profit in the report for the same period of the previous year to a loss in this period, or vice versa:



Yes



No

Written explanation if Yes is selected:



Yes



No

This information was disclosed on the Company's website on: 29/07/2026 at the following links:

Separate Financial Statement of Picomat Quarter II 2026:

<https://picomat.com.vn/bao-cao-tai-chinh/bctc-rieng-picomat-quy-ii-nam-2026>

Consolidated Financial Statement of Picomat Quarter II 2026:

<https://picomat.com.vn/bao-cao-tai-chinh/bctc-hop-nhat-picomat-quy-ii-nam-2026>

Explanation of profit after tax for the separate and consolidated Financial

Statement Quarter II 2026: [https://picomat.com.vn/bao-cao-tai-chinh/giai-trinh-](https://picomat.com.vn/bao-cao-tai-chinh/giai-trinh-inst-thu-nhap-doanh-nghiep-tai-bao-cao-kqhd-kd-cua-bctc-rieng-va-hop-nhat-quy-ii-nam-2026)

Inst-thu-nhap-doanh-nghiep-tai-bao-cao-kqhd-kd-cua-bctc-rieng-va-hop-nhat-quy-ii-nam-2026

3. Report on transactions valued at 35% or more of total assets in 2026.

If the listed organization has such transactions, please report all of the following contents:

- Transaction contents: None
- Ratio of transaction value to the enterprise's total asset value (%) (based on the most recent annual financial statements): None
- Transaction completion date: None

We hereby undertake that the information disclosed above is true and take full legal responsibility for the contents of the disclosed information.

Representative of the organization

Legal representative / Authorized information disclosure officer

(Signature, full name and seal)

Attached documents:

- Separate Financial Statement for Quarter 2/2026;
- Consolidated Financial Statement for Quarter 2/2026;
- Explanation of profit after tax for the separate and consolidated Financial Statement for Quarter 2/2026.



TỔNG GIÁM ĐỐC
Đào Thị Kim Oanh



SEPARATE FINANCIAL STATEMENT

For the first half of year 2026

PICOMAT HOLDING JOINT STOCK COMPANY

PICOMAT HOLDING JOINT STOCK COMPANY

Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam.

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PICOMAT HOLDING JOINT STOCK COMPANY

REPORT OF GENERAL DIRECTORS

For the first half of year 2026

The General Directors of Picomat Holding Joint Stock Company present this Report and Separate Financial statement for the first half of year 2026.

1. GENERAL INFORMATION ABOUT THE COMPANY

Establishment

Picomat Holding Joint Stock Company (formerly Picomat Plastic Joint Stock Company) (the "Company") was established and operates in Vietnam under Enterprise Registration Certificate No. 0104518043 issued by the Hanoi Department of Planning and Investment on 9 March 2010, as amended for the 17th time on 7 May 2026. According to the latest Enterprise Registration Certificate, the Company's charter capital is VND 254,098,930,000.

Form of ownership

Joint Stock Company.

The Company's business sector

Trading in interior board products, plastic goods, PVC resin raw materials, and chemical additives for the plastics industry.

Head Office: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam.

2. Disclosure of Financial statement and Operating results.

The financial statements and operating results of the Company for the period are presented in the accompanying financial statements.

3. Board of Director, Board of General Directors and Board of Supervisors:

The members of the Board of of Director, Board of General Directors and Board of Supervisors during the period and at the reporting date include:

The Board of Directors:

Mr.	Do Thanh Hai	Chairman of the Board of Directors
Ms.	Dao Thi Kim Oanh	Member
Mr.	Do Hai Dang	Member
Mr.	Nguyen Manh Thang	Independent Member of Board of Directors
Mr.	Nguyen Trung Dung	Member

The Board of Supervisors:

Ms.	Do Thi Huong	Head of the Board of supervisors
Ms.	Nguyen Thi Thao	Member
Ms.	Dam Ngoc Anh	Member

Board of Management:

Ms.	Dao Thi Kim Oanh	General Director
Ms.	Nguyen Thi Nhu Quynh	Chief Accountant

The legal representative of the Company during the period and at the reporting date is as follows:

Ms.	Dao Thi Kim Oanh	General Director
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PICOMAT HOLDING JOINT STOCK COMPANY

REPORT OF GENERAL DIRECTORS

For the first half of year 2026

4. Responsibilities of the Board of Management for the Financial Statements

The Board of Management is responsible for the preparation for the preparation of the Separate Financial statement which give a true and fair view of the financial position, which fairly present the financial position of the Company as at 30 June 2026, its results of operations and its cash flows for the accounting period then ended. In preparing these consolidated financial statements, the Board of Management has considered and complied with the following:

- Selected the appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- Prepared the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management are responsible for ensuring that proper accounting records are kept and maintained which disclose, with reasonable accuracy at any time, the financial position of the Company and that the separate financial statement are prepared in compliance with the current regulations of the State. They are also responsible for safeguarding the Company's assets, and hence taking reasonable steps for the prevention and detection of frauds and other irregularities.

5. Confirmation

The Board of Management hereby confirm that Separate Financial statement expressed a true and fair view of the financial position of the Company as at June 30 2026, its operating results and cash flows for the first half of year accounting period then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime and in compliance with legal regulations related to the preparation and presentation of the financial statements.

Ha Noi, July 29, 2026



Dao Thi Kim Oanh

General Director

SEPARATE STATEMENT OF FINANCIAL POSITION

As at June 30 2026

Unit: VND

ASSETS	Code	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		34,896,424,852	48,678,374,652
I. Cash and cash equivalents	110	V.1	5,025,936,037	42,307,862,487
1. Cash	111		4,525,936,037	17,600,516,526
2. Cash equivalents	112		500,000,000	24,707,345,961
II. Short-term financial investments	120		20,740,350,000	3,420,871,068
1. Trading Securities	121	V.2a	6,285,257,250	3,474,747,134
2. Provision for impairment of trading securities (*)	122		(544,907,250)	(53,876,066)
3. Held-to-maturity investments	123	V.2b	15,000,000,000	-
III. Short-term receivables	130		2,037,817,731	127,678,599
1. Short-term trade receivables	131	V.3	779,392,229	14,494,624
2. Short-term prepayments to suppliers	132	V.4	64,899,078	68,703,952
3. Other short-term receivables	135	V.5	1,193,526,424	44,480,023
IV. Inventories	140	V.6	6,876,281,108	2,776,563,483
1. Inventories	141		6,876,281,108	2,776,563,483
VI. Other current assets	160		216,039,976	45,399,015
1. Short-term prepaid expenses	161	V.8	32,363,081	43,715,057
2. Deductible value added tax	162		125,164,970	-
3. Taxes and receivables from the State	163	V.12	58,511,925	1,683,958
B. LONG-TERM ASSETS	200		266,214,796,008	243,952,602,898
I. Long-term receivables	210		80,700,000	80,700,000
1. Other long-term receivables	215	V.5	80,700,000	80,700,000
II. Fixed assets	220		55,665,435,255	56,010,661,790
1. Tangible fixed assets	221	V.7a	5,940,630,629	6,285,857,164
- Cost	222		10,561,977,839	10,561,977,839
- Accumulated depreciation (*)	223		(4,621,347,210)	(4,276,120,675)
2. Intangible fixed assets	227	V.7b	49,724,804,626	49,724,804,626
- Cost	228		49,724,804,626	49,724,804,626
VI. Long-term financial investments	260		202,950,000,000	180,200,000,000
1. Investments in subsidiaries	261	V.2c	98,800,000,000	98,800,000,000
2. Investment in Joint Ventures and Associates	262	V.2c	73,000,000,000	73,000,000,000
3. Long-term hold-to-maturity Investments	265	V.2b	31,150,000,000	8,400,000,000
VII. Other long-term assets	270		7,518,660,753	7,661,241,108
1. Long-term prepaid expenses	271	V.8	7,518,660,753	7,661,241,108
TOTAL ASSETS	280		301,111,220,860	292,630,977,550

SEPARATE STATEMENT OF FINANCIAL POSITION

As at June 30 2026

Unit: VND

LIABILITIES AND EQUITY	Code	Notes	30/06/2026	01/01/2026
C. LIABILITIES	300		10,199,598,794	14,990,015,918
I. Current liabilities	310		10,154,598,794	14,990,015,918
1. Short-term trade payables	311	V.10	6,258,171,282	11,951,177,428
2. Short-term advances from customers	312	V.11	58,331,220	2,126,259,290
3. Taxes and amounts payable to the state	314	V.12	425,430,969	287,454,932
4. Payables to employees	315		208,012,970	419,278,839
5. Short-term accrued expenses	316	V.13	382,363,674	205,845,429
6. Other short-term payables	320	V.14	3,653,520	-
7. Short-term borrowings and lease liabilities	321	V.9	2,818,635,159	-
II. Long-term liabilities	330		45,000,000	-
1. Other Long-term Payables	338	V.14	45,000,000	-
D. EQUITY	400	V.15	290,911,622,066	277,640,961,632
1. Owner's contributed capital	411		254,098,930,000	254,098,930,000
- Common shares carrying voting	411a		254,098,930,000	254,098,930,000
2. Share Premium	412		2,200,827,061	2,200,827,061
3. Retained earnings	420		34,611,865,005	21,341,204,571
- Retained earnings after tax accumulated to the end of the previous period	420a		21,341,204,571	250,207,295
- Retained earnings after tax of the current period	420b		13,270,660,434	21,090,997,276
TOTAL LIABILITIES AND EQUITY	440		301,111,220,860	292,630,977,550

Ha Noi, July 29, 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Nguyen Thi Nhu Quynh

Nguyen Thi Nhu Quynh

Dao Thi Kim Oanh

SEPARATE INCOME STATEMENT
For the first half of year 2026

Unit: VND

ITEMS	Code	Notes	QUAFTER II		FOR THE FIRST HALF OF YEAR	
			2026	2025	2026	2025
1. Revenue from goods sold and services rendered	01	VI.1	18,933,671,100	30,262,585,130	41,333,071,426	55,863,808,657
2. Revenue deductions	02	VI.2	38,289,874	213,316,597	38,289,874	241,441,925
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		18,895,381,226	30,049,268,533	41,294,781,552	55,622,366,732
4. Cost of goods sold	11	VI.4	16,328,361,088	26,819,982,218	36,061,702,053	49,805,464,398
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		2,567,020,138	3,229,286,315	5,233,079,499	5,816,902,334
6. Gain (loss) on disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.5	1,489,484,533	12,233,739,436	14,402,917,103	13,480,777,294
8. Financial expenses	23	VI.6	529,129,890	454,848,229	2,001,892,619	1,002,087,087
In which: Interest expense	24		109,838,593	49,436,182	175,266,390	110,106,043
9. Selling expenses	25	VI.9	1,339,806,969	936,677,028	2,386,524,388	2,006,176,674
10. General and administrative expenses	26	VI.10	736,691,752	521,875,395	1,498,687,230	1,209,411,954
11. Net profit from operating activities (30 = 20 + 21 + (22 - 23) - (25 + 26) + 27)	30		1,450,876,060	13,549,625,099	13,748,892,365	15,080,003,913

SEPARATE INCOME STATEMENT
For the first half of year 2026

Unit: VND

ITEMS	Code	Notes	QUARTER II		FOR THE FIRST HALF OF YEAR	
			2026	2025	2026	2025
12. Other income	31	VI.7	7,463,781	3,040,335	7,494,300	3,052,901
13. Other expenses	32	VI.8	10,011,632	25,343	10,295,262	46,940
14. Profit from other activities (40 = 31 - 32)	40		(2,547,851)	3,014,992	(2,800,962)	3,005,961
15. Total profit before tax (50 = 30 + 40)	50		1,448,328,209	13,552,640,091	13,746,091,403	15,083,009,874
16. Current Corporate income tax expense	51	VI.11	294,184,233	430,771,018	475,430,969	737,978,775
17. Profit after Corporate income tax (60 = 50 - 51 - 52)	60		1,154,143,976	13,121,869,073	13,270,660,434	14,345,031,099

PREPARER



Nguyen Thi Nhu Quynh

CHIEF ACCOUNTANT



Nguyen Thi Nhu Quynh

Ha Noi, July 29, 2026

GENERAL DIRECTOR



Dao Thi Kim Oanh

SEPARATE CASH FLOW STATEMENT

For the first half of year 2026

Unit: VND

ITEMS	Code	Notes	For the first half of year 2026	For the first half of year 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		13,746,091,403	15,083,009,874
- Depreciation and amortisation of fixed assets and investment properties	02		345,226,535	365,621,484
- Provisions	03		491,031,184	119,725,960
- (Gains)/losses from investing activities	05		(12,905,562,082)	(11,805,671,233)
- Interest expense	06		175,266,390	110,106,043
3. Profit from operating activities before changes in working capital	08		1,852,053,430	3,872,792,128
- (Increase)/ decrease in receivables	09		(973,720,014)	(2,584,575,248)
- (Increase)/ decrease in inventories	10		(4,099,717,625)	(1,810,080,791)
- Increase/ (decrease) in payables (excluding accrued loan interest and income taxes payable)	11		(7,764,755,890)	(10,614,124,916)
- (Increase)/ decrease prepaid expenses	12		153,932,331	223,717,724
- (Increase)/ decrease trading securities	13		(2,810,510,116)	(7,581,870,165)
- Interest expense paid	14		(167,126,095)	(114,783,134)
- Corporate income tax paid	15		(327,867,657)	(2,226,128,650)
Net cash flow from operating activities	20		(14,137,711,636)	(20,835,053,052)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Cash outflow for lending and purchasing debt instruments of other entities	23		(65,130,000,000)	-
2. Cash recovered from lending, selling debt instruments of other entities	24		27,380,000,000	2,000,000,000
3. Interest earned, dividends and distributed profits	27		11,787,150,027	11,811,547,945
Net cash flow from investing activities	30		(25,962,849,973)	13,811,547,945

SEPARATE CASH FLOW STATEMENT

For the first half of year 2026

Unit: VND

ITEMS	Code	Notes	For the first half of year 2026	For the first half of year 2025
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33		13,589,517,817	23,227,130,082
2. Repayment of borrowings	34		(10,770,882,658)	(21,359,790,428)
Net cash flow from financing activities	40		2,818,635,159	1,867,339,654
Net cash flow during the period (50 = 20+ 30 + 40)	50		(37,281,926,450)	(5,156,165,453)
Cash and cash equivalents at the beginning of the period	60		42,307,862,487	15,540,246,243
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1	5,025,936,037	10,384,080,790

Ha Noi, July 29, 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR





Nguyen Thi Nhu Quynh

Nguyen Thi Nhu Quynh

Dao Thi Kim Oanh

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment**

Picomat Holding Joint Stock Company (formerly Picomat Plastic Joint Stock Company) (the "Company") was established and operates in Vietnam under Enterprise Registration Certificate No. 0104518043 issued by the Hanoi Department of Planning and Investment on 9 March 2010, as amended for the 17th time on 7 May 2026. According to the latest Enterprise Registration Certificate, the Company's charter capital is VND 254,098,930,000.

Form of ownership

Joint Stock Company.

The Company's structure*Dependent branch without legal personality*

Branch	Address
Ho Chi Minh City Branch - Picomat Holding Joint Stock Company	No. 413 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City

Subsidiary Company

Subsidiary Company	Address	Voting rights percentage	The company's capital contribution and benefit percentage	Main business activities
Hai Dang Material Join Stock Company	Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam	95%	95%	Plastic material production

List of associates:

Associates	Main business activities	The company's capital contribution percentage	Voting rights percentage
PCLAND Investment and Asset Management Joint Stock Company	Real estate leasing and short-term accommodation services	28.27%	37.78%

(*) The total voting rights percentage of the parent company in the associate is 37.78%, of which direct voting rights account for 28.27% and indirect voting rights through the subsidiary account for 9.51%.

2. The Company's business sector in period

Trading in interior board products, plastic goods, PVC resin raw materials, and chemical additives for the plastics industry.

Headquarters address: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam.

3. Normal operating cycle

The Company's normal operating cycle is within 12 months.

4. The company's operations characterize during the financial period impacting reports

None

5. Disclosure of the comparability of information in the Financial Statements:

The selection of figures and information needs to be presented in the Financial Statements based on the principles of comparability among corresponding accounting periods.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING****1. Accounting period**

The Company's annual accounting period begins on 01 January and ends on 31 December.

2. Currency unit

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME**1. Applicable accounting regime**

The Company applies the Vietnamese Corporate Accounting System as guided by Circular No. 99/2025/TT-BTC issued by the Minister of Finance on October 27, 2025, and other circulars providing guidance on the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance for the preparation and presentation of Financial Statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and system

The Company applies the Vietnamese Accounting Standards and guiding documents issued by the State. The financial statements are prepared and presented in accordance with all regulations of each standard, circular guiding the implementation of the current corporate accounting standards and regime.

The selection of data and information to be presented in the notes to the financial statements is made based on the materiality principle as stipulated in Vietnamese Accounting Standard No. 21 'Presentation of Financial Statements'.

IV. APPLICABLE ACCOUNTING POLICIES**1. Foreign currency****(a) Foreign currency transactions**

Transactions in currencies other than VND during the year have been translated into VND at actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rate and account transfer selling rate, respectively, at the end of the annual accounting period quoted by the commercial bank where the Company and its subsidiaries most frequently conduct transactions and has the largest outstanding balance of foreign currencies at the end of the annual accounting period.

All foreign exchange differences are recorded in the statement of income.

(b) Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to VND at exchange rates at the end of the annual accounting period. Income and expenses of foreign operations are translated to VND at average exchange rates of the year.

Foreign currency differences arising from the translation of foreign operations are recognised in the consolidated statement of financial position under the caption "Foreign exchange differences" in equity.

2. Cash and cash equivalents

Cash comprise cash on hand, demand deposits

Cash equivalents are short-term deposits, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***3. Financial investments****(a) Trading Securities**

Trading securities are those held by the Company for trading purpose, include those with maturity periods more than 12 months that are purchased for resale with the aim of making profits. Trading securities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at cost less allowance for diminution in value.

Trading securities are recognized at cost, including: Purchase price plus (+) acquisition costs (if any) such as brokerage fees, transaction costs, information provision costs, taxes, fees, and bank charges. The cost of trading securities is determined at the fair value of payments at the time the transaction occurs. The recognition time of trading securities is when the investor has ownership rights, specifically as follows:

- Listed securities are recognised at the time of matching (T+0);
- Unlisted securities are recognised at the time the ownership is acquired as prescribed in the Vietnamese laws and regulations.

An allowance is made for diminution in value of trading securities if market price of the securities item falls below its carrying amount. The allowance is reversed if there is evidence that the market price subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(b) Held-to-maturity investments

Held-to-maturity investments include term bank deposits (including treasury bills, promissory notes), bonds, preferred shares that the issuer is required to repurchase at a certain time in the future, loans, etc. held to maturity to earn periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recorded at cost, which includes the purchase price and related transaction costs. After initial recognition, if no provision for bad debts has been made according to the law, these investments are assessed at their recoverable value. When there is clear evidence that a part or the entire investment may not be recoverable, the loss is recognized in the financial expenses for the period and the value of the investment is reduced.

(c) Loans receivable

Loans receivable are loans granted under an agreement between parties but not being traded as securities in the market. Allowance for doubtful loans receivable is made for each of the doubtful debt based on overdue days in payment of principals according to initial debt commitment (exclusive of the debt rescheduling between contractors), or based on the estimated possible loss that may arise.

(d) Investments in subsidiaries, joint ventures and associates

Subsidiaries are those entities in which the Company has control over the financial and operating policies, generally evidenced by holding more than 50% of voting rights. In assessing control, exercisable potential voting rights are taken into account. When the Company no longer retains control over the subsidiary, the investment in the subsidiary is reduced.

Associates are those entities in which the Company has significant influence, but not control, over the financial and operating policies. Joint ventures are those entities over whose activities the Company has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions. Associates and joint ventures are entities in which the Company normally holds 20% to 50% of voting rights in these entities.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***3. Financial investments (Continued)****(d) Investments in subsidiaries, joint ventures and associates (Continued)**

For the purpose of these separate interim financial statements, investments in subsidiaries and associates, joint venture are initially recognised at cost which includes purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment value if the investee has suffered a loss which may cause the Company to lose its invested capital, unless there is evidence that the value of the investment has not been diminished. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

4. Accounts receivable

Accounts receivable are monitored in detail of receivable terms, receivable parties, original currency and other factors depending on the Company's managerial requirements. Accounts receivable from customers include trade receivables arising from buying-selling transactions. Other receivables include non-trade receivables, not related to buying-selling transactions. Accounts receivable are classified as short-term and long-term in the separate statement of financial position based on the remaining period of these receivables at the reporting date.

Trade and other receivables are stated at cost less allowance for doubtful debts. Allowance for doubtful debts is made for each doubtful debt based on overdue days in payment of principals according to initial debt commitment (exclusive of the debts rescheduling between contracting parties), or based on expected loss that may arise.

Trade and other receivables classified as monetary items denominated in foreign currencies are revaluated at account transfer buying rate at the reporting date.

5. Inventories

Inventories are initially recognized at cost, including purchase cost, processing cost, and other directly attributable costs incurred to bring inventories to their current location and condition. After initial recognition, at the reporting date, if the net realizable value of inventories is lower than their original cost, the inventories are recognized at net realizable value.

The cost of inventories is determined as follows:

- Materials, merchandise consists of purchase costs, transportation costs and other directly attributable costs in bringing the inventories to their present location and condition.

The value of inventories is determined under the weighted average method.

Inventories are recorded under the perpetual method.

Provisions for inventory devaluation are made when the net realizable value of the inventory is lower than the cost. The net realizable value is the estimated selling price minus the estimated costs of completion and estimated selling expenses. The provision for inventory devaluation is the difference between the inventory cost that is higher than their net realizable value. The provision for inventory devaluation is made for each inventory item whose cost is higher than its net realizable value.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***6. Accounts for fixed assets, depreciation and amortization****6.1 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use.

Expenditure incurred after tangible fixed assets have been put into operation, such as repair and maintenance and overhaul cost, is charged to the statement of income in the period in which the costs are incurred.

In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalized as an additional cost of tangible fixed assets.

When fixed assets are sold or disposed of, the original cost and accumulated depreciation are written off, and any gain or loss arising from the liquidation is accounted for as income or expense in the period

6.2 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization. The cost of intangible fixed assets includes all expenses incurred by the enterprise to acquire the intangible fixed assets up to the point of bringing them into their intended use.

6.3 Depreciation and amortization

Fixed assets are depreciated under a straight-line basis over their estimated useful lives as follows:

<i>Buildings and structures</i>	<i>10-30 years</i>
<i>Machinery and equipment</i>	<i>7 - 8 years</i>
<i>Means of transportation</i>	<i>5- 10 years</i>
<i>Office equipment</i>	<i>5-10 years</i>
<i>Other fixed assets</i>	<i>8- 10 năm</i>
<i>Land use rights</i>	<i>10 years-unlimited</i>

6.4 Disposal and sale

When fixed assets are sold or disposed of, the original cost and accumulated depreciation are written off, and any gain or loss arising from the liquidation is accounted for as income or expense in the period

7. Prepaid expenses

Expenses incurred related to the operating results of several accounting periods are recorded as prepaid expenses to be gradually allocated to the operating results of the following accounting periods.

The calculation and allocation of long-term prepaid expenses to the operating cost in each accounting period are based on the nature and level of each expense to choose a reasonable method and criteria for allocation. Prepaid expenses are gradually allocated to the operating cost on a straight-line method.

The company's prepaid expenses include the following expenses:

Tools and instruments: Tools and instruments are put into use and allocated to expenses under the straight-line method with the allocation time not exceeding 36 months.

Prepaid land cost: Prepaid land rental fee represents the land rental fee paid for the land the Company is using.

Others: Others are recorded at cost and amortised on a straight-line basis over their economic useful lives of 1 - 3 years.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***8. Trade and other payables**

Accounts payable are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's managerial requirements. Accounts payable to suppliers include trade payables arising from transaction of buying-selling transactions and payables for import through entrustees (in import entrustment transactions). Other payables include non-trade payables, not related to buyingselling transactions. Accounts payable are classified as short-term and long-term in the separate statement of financial position based on the remaining period of these payables at the reporting date.

Trade and other payables are stated at their cost. Trade and other payables classified as monetary items denominated in foreign currencies are revaluated at account transfer selling rate at the reporting date.

9. Borrowings and finance lease liabilities

The value of a finance lease liability is the total payables calculated at the present value of the minimum lease payment or the fair value of the leased asset.

Borrowings and finance lease liabilities are recorded based on each lender, each loan agreement, and the repayment schedule of the borrowings and finance lease liabilities. In the case of borrowings and liabilities in foreign currencies, they should be recorded by types of original currencies.

10. Capitalization of borrowing costs

Borrowing cost is recognized as an operating cost in the period when incurred, except costs incurred from the borrowings directly related to the construction investment or production of uncompleted assets are computed in these assets' value (capitalized) when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

11. Accrued expenses

Amounts that have to be paid for goods, services that the Company has received from the suppliers in the period but has not yet been paid out and other payables such as annual leave salary, costs during seasonal production halts, loan interest expense payable, etc. are recorded in the operating expenses of the reporting period.

The accounting of accrued expenses into production and business expenses in the period must comply with the matching principle between revenue and expenses incurred in the period. The incurred expenses must be settled with prepaid expenses, the difference will be reversed.

12. Provision

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

13. Owners' equity**Owners' contributed capital**

Owners' equity is formed from the initial capital contributions and additional contributions from shareholders. Owners' equity is recognized based on the actual capital contributed in cash or assets, according to the par value of the shares issued at the company's inception or raised for the purpose of expanding the company's operations.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***13. Owners' equity (Continued)****Share Premium**

Share premium reflects the difference between the issue price of shares and their par value when shares are issued for the first time or additional shares are issued, and the increase or decrease in the actual amount received compared to the repurchase price when treasury shares are reissued. In the case of repurchasing shares for immediate cancellation on the purchase date, the value of the shares is reduced from the business capital on the purchase date at the actual repurchase price, and the business capital is also reduced by the par value and the share premium of the repurchased shares.

Retained earnings

Retained earnings are recognized as the profit (or loss) from the Company's business operations after subtracting the corporate income tax expenses of the current period and adjustments due to the retrospective application of changes in accounting policies, as well as retrospective adjustments for significant errors from previous years.

The distribution of profits is based on the Company's charter and the annual decisions of the General Meeting of Shareholders.

14. Revenue and other income**Revenue from goods sold**

Revenue from the sale of goods is recognised in the income statement when significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue from sales of goods is recognised at the net amount after deducting sales discounts stated on the invoice.

Revenue from services rendered

Revenue from services rendered is recognised in the separate statement of income in proportion to the stage of completion of the transaction at the end of the accounting period. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

Rental income

Rental income from leased property under operating lease is recognised in the separate statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income over the lease of the term.

Financial investments income

Income arising from interests, royalties, distributed dividends and profit shall be recognized if they simultaneously satisfy the two (2) following conditions:

- It is possible to obtain economic benefits from the concerned transactions;
- Income is determined with relative certainty.

The interest is recognised on the basis of time and actual interest rate for each period.

When it is not possible to recover an amount that was previously recognized as revenue, the amount that is likely to be uncollectible or uncertain to be collected must be accounted for as an expense incurred during the period, without reducing revenue.

15. Revenue deductions

Revenue deductions included sales discounts, sales allowances and sales returns.

In case goods were sold or services were provided during the reporting period but the related sales discounts, sales allowances or sales returns occur in the following period, revenue deductions are recognised in the reporting period only if such payments incur prior to the issuance of the separate interim financial statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***16. Cost of goods sold**

Cost of goods sold in the period is recognised in accordance with the revenue generated in the period under the prudent principle. Cases of loss of materials and goods above normal levels, expenses above normal levels, loss of inventories after deducting the liability of the concerned collectives and individuals, etc., are fully and promptly recorded in the cost of goods sold in the period.

17. Financial expenses

Financial expenses include: expenses or losses related to financial investment activities, loan and borrowing costs, joint venture and associate contribution costs, losses on short-term securities transfers, and securities trading transaction costs; provisions for financial investment devaluation, losses incurred from foreign currency sales, exchange rate losses, and other financial expenses.

The above amounts are recognised on the total amount incurred during the period, not offset against financial income.

18. Taxation

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

19. Financial instruments**Financial assets**

Financial assets are appropriately classified, for disclosure purposes in financial statements, into financial assets at fair value through income statement, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are measured at cost plus directly attributable transaction costs.

The Company's financial assets include cash, accounts receivable from customers and others, and loans.

Financial liabilities

Financial liabilities are appropriately classified into financial liabilities recognized through the income statement and financial liabilities measured at amortized cost. The company determines the classification of these financial liabilities at the time of initial recognition.

Financial liabilities are initially recognized at cost plus directly attributable transaction costs

The Company's financial liabilities include accounts payable to suppliers, other payables, and loans

Value after initial recognition

Currently, there is no requirement to remeasure the value of financial instruments after initial recognition

Offsetting financial instruments.

Financial assets and financial liabilities are offset and the net value is presented in the financial statements if, and only if, the entity has a legally enforceable right to offset the recognized amounts and intends to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***20. Related parties**

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control or are controlled by, or under common control with, the Company, including holding companies, subsidiaries and associates are related parties of the Company. Enterprises and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprises, key management personnel, including directors and officers of the Company and close members of the family of these individuals and enterprises associated with these individuals also constitute related parties.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET**1. Cash and cash equivalents**

	<u>30/06/2026</u>	<u>01/01/2026</u>
Cash on hand	3,307,368,640	235,749,065
VND	3,307,368,640	235,749,065
Cash in bank	1,218,567,397	17,364,767,461
VND	1,218,567,397	17,364,767,461
Cash equivalents	500,000,000	24,707,345,961
Time deposits with a maturity of no more than 3 months	500,000,000	24,707,345,961
Total cash and cash equivalents	5,025,936,037	42,307,862,487

(*) As of June 30, 2026, held-to-maturity investments include time deposits with a maturity of less than 3 months, earning an interest rate of 4.5% per annum at the Bank

PICOMAT HOLDING JOINT STOCK COMPANY

Form B 09 - DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

2. Financial investments

(a) Trading securities

		30/06/2026			01/01/2026		
		Cost	Fair value	Provision	Cost	Fair value	Provision
Stock		6,285,257,250	5,740,350,000	(544,907,250)	3,474,747,134	3,471,740,000	(53,876,066)
MWG		6,285,257,250	5,740,350,000	(544,907,250)	-	-	-
BVB		-	-	-	653,756,068	660,000,000	-
DDV		-	-	-	1,250,375,000	1,295,000,000	-
HCM		-	-	-	1,164,243,746	1,120,000,000	(44,243,746)
OCB		-	-	-	406,372,320	396,740,000	(9,632,320)
Total		6,285,257,250	5,740,350,000	(544,907,250)	3,474,747,134	3,471,740,000	(53,876,066)

PICOMAT HOLDING JOINT STOCK COMPANY

Form B 09 - DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

2. Financial investments (Continued)

(b) Financial investments

	30/06/2026		01/01/2026	
	Cost	Fair value	Provision	Cost
Short-term (*)	15,000,000,000	15,000,000,000	-	-
+ Short-term deposits	15,000,000,000	15,000,000,000	-	-
Long-term	31,150,000,000	31,150,000,000	-	8,400,000,000
+ Loans	31,150,000,000	31,150,000,000	-	8,400,000,000
PCLand Investment and Asset Management Joint Stock Company	31,150,000,000	31,150,000,000	-	8,400,000,000
Total	46,150,000,000	46,150,000,000	-	8,400,000,000

(*) As of June 30, 2026, held-to-maturity investments include time deposits with a maturity of more than 3 months ut less than or equal to 12 months, earning an interest rate of 7.5% to 8.7% per annum at the Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

2. Financial investments (Continued)

(c) Equity investments in other entities

	30/06/2026			01/01/2026		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Subsidiaries	98,800,000,000	98,800,000,000	-	98,800,000,000	98,800,000,000	-
Hai Dang Materials Joint Stock Company	98,800,000,000	98,800,000,000		98,800,000,000	98,800,000,000	
Associates:	73,000,000,000	73,000,000,000	-	73,000,000,000	73,000,000,000	-
PCLand Investment and Asset Management Joint Stock Company	73,000,000,000	73,000,000,000		73,000,000,000	73,000,000,000	
Total	171,800,000,000	171,800,000,000	-	171,800,000,000	171,800,000,000	-

(*) The Company has not determined the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime do not have specific guidance on determining fair value.

Details of the Company's Subsidiary as at June 30, 2026 are as follows:

Entities	Place of establishment and operation	The company's capital contribution and benefit percentage	Voting rights percentage	Main business activities
Subsidiaries				
Hai Dang Material Join Stock Company (*)	Ha Noi	95%	95%	Plastic material production
Joint ventures and associates:				
Peland Invesment and Asset Management Joint Stock Company (*)	Ha Noi	28.27%	37.78%	Real estate leasing and short-term accommodation services

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

3. Receivables from Customers

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	779,392,229	-	14,494,624	-
<i>Hoang Tien Service Manufacturing and Trading Company Limited</i>	<i>109,430,293</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Thanh Mich Production Trading and Import Export Company Limited</i>	<i>177,583,828</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Thuan Phat Industrial Wood Trading and Service Company Limited</i>	<i>297,241,682</i>	<i>-</i>	<i>14,494,624</i>	<i>-</i>
<i>Diu Hien Materials Company Limited</i>	<i>195,136,426</i>	<i>-</i>	<i>-</i>	<i>-</i>
Total	779,392,229	-	14,494,624	-

4. Prepayments to suppliers

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	64,899,078	-	68,703,952	-
<i>Branch of Moore AISC Auditing and Informatics Services Company Limited</i>	<i>62,100,000</i>	<i>-</i>	<i>67,500,000</i>	<i>-</i>
<i>Others</i>	<i>2,799,078</i>	<i>-</i>	<i>1,203,952</i>	<i>-</i>
Total	64,899,078	-	68,703,952	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

5. Other Receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term	1,193,526,424	-	44,480,023	-
Receivables from employees	4,000,000	-	4,000,000	-
Short-term deposits	24,000,000	-	-	-
Other receivables	1,164,281,699	-	39,103,909	-
Payments on behalf of other parties	1,244,725	-	1,376,114	-
Long-term	80,700,000	-	80,700,000	-
Long-term deposits	80,700,000	-	80,700,000	-
Total	1,274,226,424	-	125,180,023	-

6. Inventories

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Tool and supplies	27,347,043	-	14,059,899	-
Merchandise inventories	6,848,934,065	-	2,762,503,584	-
Total	6,876,281,108	-	2,776,563,483	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

7. Fix assets					
(a) Tangible fixed assets		Building and structures	Means of transportation	Management equipment and tools	Other fixed assets
					Total
COST					
Opening balance		5,660,225,077	2,150,620,000	852,316,744	1,898,816,018
Closing balance		5,660,225,077	2,150,620,000	852,316,744	1,898,816,018
ACCUMULATED DEPRECIATION					
Opening balance		978,366,834	1,534,795,926	588,101,434	1,174,856,481
Depreciation for the period		94,337,082	75,037,386	53,455,859	122,396,208
Closing balance		1,072,703,916	1,609,833,312	641,557,293	1,297,252,689
NET BOOK VALUE					
Opening balance		4,681,858,243	615,824,074	264,215,310	723,959,537
Closing balance		4,587,521,161	540,786,688	210,759,451	601,563,329

* The book value of tangible fixed assets that have been used as collateral for loans is VND 4,587,521,161

* The cost of tangible fixed assets that have been fully depreciated at the end of the period but are still in use is VND 988,930,909

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

7. Fix assets (Continued)

(b) Intangible fixed assets

	Land use rights (*)	Total
COST		
Opening balance	49,724,804,626	49,724,804,626
Closing balance	49,724,804,626	49,724,804,626
NET BOOK VALUE		
Opening balance	49,724,804,626	49,724,804,626
Closing balance	49,724,804,626	49,724,804,626

(*) Land use rights as at June 30, 2026 include:

- Land use rights, ownership of houses and other assets attached to land located at: Plot No. 1, Block A8, Cao Xanh - Ha Khanh A New Urban Area, Cao Xanh Commune, Ha Long City, Quang Ninh Province.
- Land use rights, ownership of houses and other assets attached to the land at the address: Lot 8A + 8B, Block G5, Area A, Anh Dung IV Housing Area, Hung Dao Commune, Hai Phong City.
- In particular, the land use rights in Hai Phong are used as collateral for loans. The book value of Intangible fixed assets that have been used as collateral for loans is VND 27,034,749,416

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

8. Prepaid expenses

	30/06/2026	01/01/2026
Short-term	32,363,081	43,715,057
Tools and equipments used	18,192,590	33,763,196
Others	14,170,491	9,951,861
Long-term	7,518,660,753	7,661,241,108
Tools and equipments used	31,463,229	25,802,466
Others	7,487,197,524	7,635,438,642
Land use rights	7,416,432,654	7,532,013,426
Others	70,764,870	103,425,216
Total	7,551,023,834	7,704,956,165

(*) Land use rights refer to the right to use the floor area of the 1st floor, CT3B building, Me Tri Thuong Urban Area, Tu Liem, Hanoi.

9. Borrowings and lease liabilities

	30/06/2026	Incurred		01/01/2026
		Increase	Decrease	
Short-term	2,818,635,159	13,589,517,817	10,770,882,658	-
VPS Securities Joint Stock Company	2,818,635,159	13,589,517,817	10,770,882,658	-
Total	2,818,635,159	13,589,517,817	10,770,882,658	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

10. Trade payables

	30/06/2026	01/01/2026
Short-term	6,258,171,282	11,951,177,428
Hai Dang Materials Joint Stock Company	6,221,549,552	11,912,328,118
Others	36,621,730	38,849,310
Total	6,258,171,282	11,951,177,428

Trade payables to related parties

	30/06/2026	01/01/2026
	6,221,549,552	11,912,328,118
Hai Dang Materials Joint Stock Company	6,221,549,552	11,912,328,118
Total	6,221,549,552	11,912,328,118

11. Advances from customers

	30/06/2026	01/01/2026
Short-term	58,331,220	2,126,259,290
V&A Trading Service Company Limited	15,219,077	-
Linh Mo Production and Trading Company Limited	3,600,000	451,513,757
Hoang Ha Furniture Business Company Limited	1,600,001	372,085,108
Thanh Mich Production Trading and Import Export Company Limited	-	349,791,394
Hoang Hung Pro Company Limited	3,999,892	660,492,592
Others	33,912,250	292,376,439
Total	58,331,220	2,126,259,290

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

12. Taxes and other payables to the State

Tax Payables

	01/01/2026	Incurred	Paid and deducted	30/06/2026
Corporate income tax	277,867,657	475,430,969	327,867,657	425,430,969
Personal income tax	9,587,275	4,743,285	14,330,560	-
Total	287,454,932	480,174,254	342,198,217	425,430,969

Tax Recivable

	01/01/2026	Incurred	Paid and deducted	30/06/2026
Value Added Tax	1,683,958	113,420,742	168,714,162	56,977,378
Personal income tax	-	-	1,534,547	1,534,547
Total	1,683,958	113,420,742	170,248,709	58,511,925

13. Accruals

	30/06/2026	01/01/2026
Short-term	382,363,674	205,845,429
Total	382,363,674	205,845,429

14. Other payables

	30/06/2026	01/01/2026
Short-term	3,653,520	-
Trade Union fees	3,653,520	-
Long-term	45,000,000	-
Long-term deposits received	45,000,000	-
Total	48,653,520	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

15. Owner's Equity

(a) Comparison table for changes in owners' equity

	Owners' invested capital	Share premium	Retained earnings	Total
Balance as at 01/01/2025	241,999,640,000	2,204,327,061	12,349,497,295	256,553,464,356
Gain in the previous period	-	-	14,345,031,099	14,345,031,099
Balance as at 30/06/2025	241,999,640,000	2,204,327,061	26,694,528,394	270,898,495,455
Balance as at 01/01/2026	254,098,930,000	2,200,827,061	21,341,204,571	277,640,961,632
Gain in the period	-	-	13,270,660,434	13,270,660,434
Balance as at 30/06/2026	254,098,930,000	2,200,827,061	34,611,865,005	290,911,622,066

(b) Owners' capital in detail

	Proportion	Opening balance	Proportion	Closing balance
Do Thanh Hai	21.5%	54,631,500,000	21.5%	54,631,500,000
Others	78.5%	199,467,430,000	78.5%	199,467,430,000
Total	100%	254,098,930,000	100%	254,098,930,000

(c) Capital transactions with owners and distribution of dividends and profit

	For the first half of year 2026	For the first half of year 2025
Owners' capital		
Owners' capital at the opening balance	254,098,930,000	241,999,640,000
Owners' capital at the closing balance	254,098,930,000	241,999,640,000

(d) Shares

	For the first half of year 2026	For the first half of year 2025
Number of shares issued to the public	25,409,893	24,199,964
Common shares	25,409,893	24,199,964
Number of outstanding shares	25,409,893	24,199,964
Common shares	25,409,893	24,199,964
Par value of outstanding shares	10,000	10,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

1. Revenue	For the first half of year 2026	For the first half of year 2025
Revenue from goods sold	41,184,123,683	55,418,323,477
Revenue from service render	148,947,743	445,485,180
Total	41,333,071,426	55,863,808,657
2. Revenue deductions	For the first half of year 2026	For the first half of year 2025
Sales returns	38,289,874	241,441,925
Total	38,289,874	241,441,925
3. Net revenue	For the first half of year 2026	For the first half of year 2025
Revenue from goods sold	41,145,833,809	55,176,881,552
Revenue from service render	148,947,743	445,485,180
Total	41,294,781,552	55,622,366,732
4. Cost of goods sold	For the first half of year 2026	For the first half of year 2025
Cost of goods	35,999,439,579	49,743,201,924
Cost of service render	62,262,474	62,262,474
Total	36,061,702,053	49,805,464,398
5. Financial income	For the first half of year 2026	For the first half of year 2025
Interest income	1,649,441,307	447,610,396
Gain on disposal of financial investments	1,353,475,796	1,591,754,199
Dividends and profits received in cash or non-financial assets	11,400,000,000	11,400,000,000
Gain from foreign exchange	-	41,412,699
- Foreign exchange gain on the period	-	41,412,699
Total	14,402,917,103	13,480,777,294

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

	For the first half of year 2026	For the first half of year 2025
6. Financial expenses		
Loan interest expenses	175,266,390	110,106,043
Loss on disposal of financial investments	1,281,718,979	772,255,084
Provision for diminution in value of trading securities and loss of investments in other entities	544,907,250	119,725,960
Total	2,001,892,619	1,002,087,087
7. Other incomes		
Other income	7,494,300	3,052,901
Total	7,494,300	3,052,901
8. Other expenses		
Other expenses	10,295,262	46,940
Total	10,295,262	46,940
9. Selling expenses		
Employees cost	897,807,939	765,936,119
Material, packing cost	-	591,000
Tool cost	36,011,478	42,944,693
Fixed asset depreciation	149,948,340	169,431,864
Outside purchasing services cost	1,288,711,461	1,024,317,998
Other cost of cash	14,045,170	2,955,000
Total	2,386,524,388	2,006,176,674
10. General and administrative expenses		
Staff cost	576,148,684	518,526,985
Tools and equipments expenses	174,581,334	69,430,079
Depreciations and amortizations expenses	133,015,721	133,927,146
Taxes, fees, duties	35,041,600	70,112,154
Outside purchasing services cost	573,137,177	413,486,590
Other cost of cash	6,762,714	3,929,000
Total	1,498,687,230	1,209,411,954

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

11. Income tax	For the first half of year 2026	For the first half of year 2025
Profit before income tax	13,746,091,403	15,083,009,874
Adjustments to increase	31,063,440	6,884,000
Adjustments to decrease	11,400,000,000	11,400,000,000
<i>Dividends and distributed profits (*)</i>	<i>11,400,000,000</i>	<i>11,400,000,000</i>
Taxable income	2,377,154,843	3,689,893,874
Income tax rate	20%	20%
Income tax expense	475,430,969	737,978,775

(*) During the period, the company received cash dividends for 2025 from its subsidiary, Hai Dang Materials Joint Stock Company

VII. Financial risk management policies and objectives

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has developed a control system to ensure a reasonable balance between incurred risk costs and risk management costs. The Board of Directors and Board of General Directors are responsible for monitoring the risk management procedures to ensure an appropriate balance between risk and risk control.

I. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example, risk of stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, and available-for-sale investments.

Interest risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's market risk arising from changes in interest rates mainly relates to its loans and borrowings, cash, and short-term deposits

The Company manages interest rate risk by analyzing the competitive market situation to obtain favorable interest rates for its purposes, while remaining within its risk management limits

Foreign exchange risk

The Company is exposed to exchange rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument following changes in foreign exchange rates when the Company's borrowings, revenues and expenses are denominated in currencies other than Vietnamese Dong.

The Company manages its foreign currency risk by considering current and expected market conditions when planning for future transactions in foreign currencies. The Company does not use any derivative financial instruments to hedge its foreign currency risk.

Trading securities price risk

The listed and unlisted shares held by the Company are subject to market risks arising from uncertainties about the future value of the investment shares. The Company manages stock price risk by establishing investment limits. The Company's Board of Directors also reviews and approves decisions regarding stock investments

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

*For the first half of year 2026**Unit: VND***2. Credit risk**

Credit risk is the risk that a counterparty engages in a financial instrument or a contract fails to perform its obligations, resulting in a financial loss for the Corporation. The Corporation bears credit risks from operating activities (mainly in trade receivables) and its financing activities (bank deposits, loans, and other financial instruments).

Trade receivables

The Company minimizes the credit risk by only doing business with entities that have a good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. Based on this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Bank deposits

The company mainly maintains deposits at large and prestigious banks in Vietnam. The Company finds that the concentration of credit risk on bank deposits is low.

The Company's Board of General Directors assesses that most of the Financial assets are current and not impaired because these Financial assets are related to reputable customers with good payment capacity.

3. Liquidity risk

Liquidity risk is the risk that the Company has trouble in the settlement of its financial obligations due to a lack of capital. The liquidity risk of the Company mainly arises from the difference in the maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of General Directors considers sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

VIII. DISCLOSURE OF RELATED PARTIES

1. Significant transactions with related parties

Transactions and balances with related parties during the period are as follows:

Related party	Relationship
Hai Dang Material Join Stock Company	Subsidiary Company
PCLAND Investment and Asset Management Join Stock Company	Associates

Balances with related parties as of the end of the accounting period:

	30/06/2026	01/01/2026
Trade payables	6,221,549,552	11,912,328,118
Hai Dang Materials Joint Stock Company	6,221,549,552	11,912,328,118
Investment in Joint Ventures and Associates	98,800,000,000	98,800,000,000
Hai Dang Materials Joint Stock Company	98,800,000,000	98,800,000,000
Investment in Subsidiaries	73,000,000,000	73,000,000,000
PCLand Investment and Asset Management Joint Stock Company	73,000,000,000	73,000,000,000
Loan Receivables	31,150,000,000	8,400,000,000
PCLand Investment and Asset Management Joint Stock Company	31,150,000,000	8,400,000,000
Interest receivable	728,882,877	-
PCLand Investment and Asset Management Joint Stock Company	728,882,877	-
Accrued interest	56,752,740	14,360,548
PCLand Investment and Asset Management Joint Stock Company	56,752,740	14,360,548

Transactions with related parties during the period:

	For the first half of year 2026	For the first half of year 2025
Sales:	-	409,200,000
PCLand Investment and Asset Management Joint Stock Company	-	409,200,000
Received from sales	-	409,200,000
PCLand Investment and Asset Management Joint Stock Company	-	409,200,000
Borrowings	23,000,000,000	-
PCLand Investment and Asset Management Joint Stock Company	23,000,000,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the first half of year 2026

Unit: VND

Transactions with related parties during the period (Continued):

	For the first half of year 2026	For the first half of year 2025
Collection of loan principal	250,000,000	2,000,000,000
PCLand Investment and Asset Management Joint Stock Company	250,000,000	2,000,000,000
Loan interest income	1,119,933,699	405,671,233
PCLand Investment and Asset Management Joint Stock Company	1,119,933,699	405,671,233
Interest collected from loans	348,658,630	411,547,945
PCLand Investment and Asset Management Joint Stock Company	348,658,630	411,547,945
Purchasing	43,647,987,074	41,197,102,456
Hai Dang Materials Joint Stock Company	43,624,454,074	41,158,494,456
PCLand Investment and Asset Management Joint Stock Company - Thai Nguyen Branch	23,533,000	38,608,000
Payments for goods and services	49,319,533,000	48,351,608,000
Hai Dang Materials Joint Stock Company	49,296,000,000	48,313,000,000
PCLand Investment and Asset Management Joint Stock Company - Thai Nguyen Branch	23,533,000	38,608,000
Good return	19,232,640	203,964,480
Hai Dang Materials Joint Stock Company	19,232,640	203,964,480
Dividend received	11,400,000,000	11,400,000,000
Hai Dang Materials Joint Stock Company	11,400,000,000	11,400,000,000

2. Information on continuous operations

The Company will continue operating in the future.

PREPARER



Nguyen Thi Nhu Quynh

CHIEF ACCOUNTANT



Nguyen Thi Nhu Quynh

Ha Noi, July 29, 2026

GENERAL DIRECTOR



Dao Thi Kim Oanh