THANH NAM GROUP JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
----***----	**Independence – Freedom – Happiness**
	------***--------
No: 33./2026/CBTT-TNI	*Hanoi, July 29., 2026*

DISCLOSURE OF INFORMATION ON THE ELECTRONIC INFORMATION PORTAL OF THE STATE SECURITIES COMMISSION AND HO CHI MINH STOCK EXCHANGE

(This disclosure may be used to simultaneously notify the State Securities Commission and Ho Chi Minh Stock Exchange)

To:
- **State Securities Commission**
- **Ho Chi Minh Stock Exchange**

Company: THANH NAM GROUP JOINT STOCK COMPANY
Stock Code: TNI
Head Office Address: 3rd Floor, Tower A, Golden Palace Building, No. 99 Me Tri Road, Tu Liem Ward, Hanoi, Vietnam
Phone: (84-24) 37871397
Fax:
Person Responsible for Information Disclosure: *Doan Thi Thu Thuy*
Phone (Mobile, Office, Home):
Type of Disclosure: ☒ Periodic ☐ Extraordinary ☐ 24h ☐ Upon Request

Content of Disclosed Information (*):

Thanh Nam Group Joint Stock Company announces the consolidated financial report for Q2 2026, accompanied by an official letter explaining the financial statements.

This information has been disclosed on the company's electronic portal on: July 29., 2026 at the following link: https://thanhnamgroup.com.vn/

I confirm that the information provided herein is accurate, and I take full responsibility before the law for the content of the disclosed information.

Attachments:
- Content of the disclosed information and related documents.

Authorized Person for Information Disclosure
(Signature, Full Name, Title, Seal)

0101513686 CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM M.S.D.N THÀNH PHỐ HÀ NỘI

Doan Thi Thu Thuy

THANH NAM GROUP JOINT STOCK COMPANY
TIN: 0101515686

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CONSOLIDATED FINANCIAL STATEMENT
For the second quarter of 2026

HaNoi, June 30, 2026

CONTENTS

STATEMENT OF THE BOARD OF MANAGEMENT

Thanh Nam Group Joint Stock Company was established and operating activities with the Business Registration Certificate No. 0101515686 issued by Hanoi Department of Investment and Planning for the first time on 17 July 2009, registered sign the seventeenth change on 24 October 2024.

The Company's head office is located at 3rd Floor, Tower A, Golden Palace Office Building, 99 Me Tri, Me Tri Ward, Nam Tu Liem District, Hanoi City, Vietnam.

THE BOARD OF MANAGEMENT

The members of the Board of Management, The Board of Director, The Board of Supervision and Chief Accountant have runned the Company during the financial year and to the reporting date are as follow:

The Board of Managemant

- Mr. Nguyen Hung Cuong — Chairman
- Mrs. Tran Thi Huong Giang — Member
- Mrs. Doan Thi Thu Thuy — Member
- Mr. Bui Van Huan — Member
- Mrs. Nguyen Thi Hien — Member

The Board of Director

- Mrs. Doan Thi Thu Thuy — General Director

The Board of Supervision

- Mr. Pham Quang Manh — Head of Control Department
- Mrs. Vuong Thi Thuy — Member
- Mrs. Lai Thu Trang — Member

Chief Accountant

- Mr. Le Huu Bien — Chief Accountant (Appointed on 22 April 2026)
- Mr. Le Van Hoa — Chief Accountant (Resigned on 22 April 2026)

THE BOARD OF MANAGEMENT'S RESPONSIBILITY

The Board of Management is responsible for the Separate Financial Statements which give a true and fair view of the financial position of the Company and of the results of its operation and its cash flows for the fiscal year. In preparing those Separate Financial Statements, The Board of Managements is required to:

- Establish and maintain of an internal control system which is determined necessary by The Board of Managements to ensure the preparation and presentation of the Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;

- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Separate Financial Statements
- Prepare the Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Separate Financial Statements;
- Prepare the Separate Financial Statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Separate Financial Statements comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing and presenting the Separate Financial Statements.

APPROVAL OF SEPARATE FINANCIAL STATEMENTS

The Board of Management confirm that the Separate Financial Statements give a true and fair view of the financial position as at 30 June 2026, its operation results and cash flows in the year then ended of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Separate Financial Statements.

OTHER COMMITMENTS

The Board of Management commits that the Company complies with Decree No. 155/2020/ND-CP dated December 31, 2020, guiding corporate governance applicable to public companies, and the Company has not violated the information disclosure obligations as regulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance, guiding information disclosure on the Stock Market.

On behalf of the Board of Management,

M.S.D.N: 0101515686 C.T.C.P
CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
THÀNH NAM
THÀNH PHỐ HÀ NỘI

Nguyen Hung Cuong
Chairman of the Board of Management

Hanoi, 28 July 2026

CONSOLIDATED BALANCE SHEET
As of June 30,2026

Expressed in VND

ASSETS	Code	Note	30/06/2026	01/01/2026
			VND	VND
CURRENT ASSETS	**100**		**586,246,244,903**	**706,667,537,072**
Cash and cash equivalents	**110**	**5**	**34,794,141,334**	**16,067,173,054**
Cash	111		34,794,141,334	9,004,196,571
Cash equivalents	112		-	7,062,976,483
Short-term financial investments	**120**		**6,881,555,056**	**7,751,974,696**
Held-to-maturity investments	123		6,881,555,056	7,751,974,696
Short-term receivables	**130**		**294,834,044,290**	**494,011,042,697**
Short-term trade receivables	131	6	181,286,222,314	244,428,558,410
Short-term advances to suppliers	132	7	21,851,865,198	1,347,345,927
Short-term loan receivables	135	8	-	-
Other receivables	136	9	91,695,956,778	248,235,138,360
Provision for doubtful short-term receivables	137	10	-	-
Inventories	**140**	**11**	**242,376,902,617**	**181,782,518,857**
Inventories	141		242,376,902,617	181,782,518,857
Provision for inventory devaluation	149		-	
Other current assets	**150**		**7,359,601,606**	**7,054,827,768**
Short-term prepaid expenses	151		1,431,617,552	661,478,958
Deductible VAT	152		5,927,984,054	6,392,348,810
Taxes and other receivables from the State	153	17	-	1,000,000
NON-CURRENT ASSETS	**200**		**431,551,975,791**	**227,725,043,312**
Fixed assets	**220**		**96,183,987,254**	**84,829,039,898**
Tangible fixed assets	221	12	96,177,849,745	84,820,856,557
- Cost	*222*		*141,416,802,740*	135,628,774,609
- Accumulated depreciation	*223*		*(45,238,952,995)*	(50,807,918,052)
Intangible fixed assets	227	14	**6,137,509**	**8,183,341**
- Cost	*228*		*1,145,540,440*	1,145,540,440
- Accumulated depreciation	*229*		*(1,139,402,931)*	(1,137,357,099)
Long-term work in progress	**240**		**175,846,131,398**	**102,914,598,269**
Construction in progress	242		175,846,131,398	102,914,598,269
Other non-current assets	**260**		**159,521,857,139**	**39,981,405,144**
Long-term prepaid expenses	261		2,852,076,806	2,450,795,840
Goodwill	269		156,669,780,333	37,530,609,304
TOTAL ASSETS	**270**		**1,017,798,220,694**	**934,392,580,384**

CONSOLIDATED BALANCE SHEET

As of June 30,2026

Expressed in VND

EQUITY AND LIABILITIES	Code	Note	30/06/2026 VND	01/01/2026 VND
LIABILITIES	**300**		**410,444,330,432**	**343,399,227,158**
Current liabilities	**310**		**384,059,935,591**	**330,388,229,646**
Short-term trade payables	311	16	51,037,970,569	119,923,048,028
Short-term advances from customers	312		2,856,292,792	
Taxes and payables to the State	313	17	1,265,663,257	20,280,051,614
Payables to employees	314		1,085,860,799	584,972,055
Short-term accrued expenses	315		1,470,525,621	691,449,568
Short-term unearned revenue	318		-	-
Other short-term payables	319		6,042,816,963	79,174,450
Short-term loans and finance lease liabilities	320	18	318,944,377,659	187,473,106,000
Bonus and welfare fund	322		1,356,427,931	1,356,427,931
Non-current liabilities	**330**		**26,384,394,841**	**13,010,997,512**
Long-term loans and finance lease liabilities	338	19	26,035,513,969	11,994,156,018
Deferred tax liabilities	341		348,880,872	1,016,841,494
OWNER'S EQUITY	**400**		**607,353,890,262**	**590,993,353,226**
Owner's equity	**410**	**19**	**607,353,890,262**	**590,993,353,226**
Owner's contributed capital	411		525,000,000,000	525,000,000,000
- Ordinary shares with voting rights	*411a*		*525,000,000,000*	*525,000,000,000*
Share premium	412		3,811,400,000	3,811,400,000
Development investment fund	418		4,180,283,793	4,180,283,793
Undistributed after-tax profit	421		21,957,972,859	7,922,302,671
- Undistributed after-tax profit accumulated to the end of the prior period	*421a*		*7,922,302,671*	(35,822,296,452)
- Undistributed after-tax profit of this period	*421b*		*14,035,670,188*	43,744,599,123
Non-controlling interests	429		52,404,233,610	50,079,366,762
TOTAL EQUITY AND LIABILITIES	**440**		**1,017,798,220,694**	**934,392,580,384**

Hanoi, 28 July 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
M.S.D.N: 0101515686 - C.T.C.P
THÀNH PHỐ HÀ NỘI

Le Huu Bien	**Le Huu Bien**	**Nguyen Hung Cuong**
Preparer	**Preparer**	**Chairman**

CONSOLIDATED INCOME STATEMENT

(Applying indirect method)

The period from January 1, 2026 to June 30, 2026.

Expressed in VND

ITEMS	Code	Note	QUARTER II		Cumulative amount from year start to the second quater	
			VND	VND	VND	VND
Revenue from sales of goods and services	**01**	**20**	**457,357,832,024**	**322,026,730,921**	**697,055,190,032**	**530,968,145,682**
Net revenue from sales of goods and services	**10**		**457,357,832,024**	**322,026,730,921**	**697,055,190,032**	**530,968,145,682**
Cost of goods sold	11	22	452,734,424,078	308,604,247,835	683,779,305,642	513,205,862,337
Gross profit from sales of goods and services	**20**		**4,623,407,946**	**13,422,483,086**	**13,275,884,390**	**17,762,283,345**
Financial income	21	23	39,469,328,773	660,864,880	50,197,452,900	1,144,330,975
Financial expenses	22	24	24,778,393,123	3,512,526,558	29,616,841,426	7,004,919,975
In which: Interest expense	*23*		2,597,426,818	3,470,184,620	12,673,368,268	*6,962,578,037*
Share of profit or loss in joint ventures and associates	**24**		-	(1,818,733,790)	-	**(3,637,467,580)**
Selling expenses	25	25	2,102,101,520	1,103,048,703	4,325,722,620	2,376,458,602
General and administrative expenses	26	25	13,241,993,593	2,361,265,022	19,308,296,237	6,582,534,250
Net profit from operating activities	**30**		**3,970,248,483**	**5,287,773,893**	**10,222,477,007**	**(694,766,087)**
Other income	31		3,896,632,462	3,927	4,291,337,719	366,120
Other expenses	32	26	236,289,097	172,661,110	352,530,089	260,921,180
Other profit	**40**		**3,660,343,365**	**(172,657,183)**	**3,938,807,630**	**(260,555,060)**
Total accounting profit before tax	**50**		**7,630,591,848**	**5,115,116,710**	**14,161,284,637**	**(955,321,147)**
Current corporate income tax expense	51		344,576,060	-	344,576,060	-
Deferred corporate income tax expense	52		(587,755,959)	111,503,496	(667,960,622)	197,582,874
Profit after corporate income tax	**60**		**7,873,771,747**	**5,003,613,214**	**14,484,669,199**	**(1,152,904,021)**
Net profit after tax attributable to the parent company's shareholders	61		7,574,696,197	4,928,019,023	14,035,670,188	(1,206,355,454)
Net profit after tax attributable to non-controlling interests	62		299,075,550	75,594,191	448,999,011	53,451,432
Basic earnings per share	**70**	**27**				

Hanoi, 28 July 2026

M.S.D.N: 0101515686 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
THÀNH PHỐ HÀ NỘI

Le Huu Bien	Le Huu Bien	Nguyen Hung Cuong
Preparer	**Preparer**	**Chairman**

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the period from 01/01/2026 to 30/06/2026

Expressed in VND

ITEMS	Code	Note	Cumulative from the beginning of the year to the end of Q2	
			Year 2026	**Year 2025**
			VND	**VND**
I. Cash flows from operating activities				
Profit before tax	***01***		***14,161,284,637***	***(955,321,147)***
Depreciation of fixed assets and investment property	02		11,282,785,256	*4,589,883,265*
Provisions	03		-	*9*
Gains/losses from investing activities	05		(3,130,434,815)	*(1,144,330,975)*
Interest expense	06		12,673,368,268	*6,962,578,037*
Operating profit before changes in working capital	**08**		***34,987,003,346***	***9,452,809,189***
Increase/decrease in receivables	09		117,162,459,847	*47,018,765,240*
Increase/decrease in inventories	10		(26,808,343,262)	*(50,974,266,705)*
Increase/decrease in payables (excluding interest payable and corporate income tax payable)	11		(79,748,255,108)	*9,731,182,214*
Increase/decrease in prepaid expenses	12		(426,950,208)	*(441,508,950)*
Interest paid	14		(12,453,417,215)	*(7,371,512,514)*
Corporate income tax paid	15		-	*(260,162,720)*
Net cash flows from operating activities	**20**		***32,712,497,400***	***(7,155,305,754)***
II. Cash flows from investing activities			-	
Payments for purchases and construction of fixed assets and other non-current assets	21		(80,562,459,833)	*(1,188,189,946)*
Proceeds from disposal of fixed assets and other non-current assets	22		21,045,181,819	
Payments for loans and purchases of debt instruments of other entities	23		(100,000)	*(162,551,433)*
Proceeds from collection of loans and sale of debt instruments of other entities	24		1,030,000,000	
Payments for investments in other entities	25		(234,518,489,633)	*(68,700,000,000)*
Proceeds from divestment in other entities	26		221,000,000,000	
Interest, dividends and profits received	27		238,208,917	*1,144,330,975*
Net cash flows from investing activities	**30**		***(71,767,658,730)***	***(68,906,410,404)***
			-	
III. Cash flows from financing activities			-	
Proceeds from borrowings	33		279,865,613,753	*299,680,999,554*
Repayments of borrowing principal	34		(222,083,484,143)	*(391,158,016,486)*
Net cash flows from financing activities	**40**		***57,782,129,610***	***(91,477,016,932)***
Net cash flows during the year	**50**		18,726,968,280	*(153,228,121,582)*
Cash and cash equivalents at beginning of year	**60**		**16,067,173,054**	***174,304,665,627***
Cash and cash equivalents at end of period	**70**		**34,794,141,334**	***21,076,544,045***

Hanoi, 28 July 2026

Preparer	Preparer	Chairman
Le Huu Bien	**Le Huu Bien**	**Nguyen Hung Cuong**
Preparer	**Preparer**	**Chairman**

CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
M.S.D.N: 01 ... 086 - C.T.C.P
THÀNH PHỐ HÀ NỘI

1. CHARACTERISTICS OF OPERATION OF THE COMPANY

1.1 Form of capital ownership

Thanh Nam Group Joint Stock Company was established and operating activities with the Business Registration Certificate No. 0101515686 issued by Hanoi Department of Investment and Planning for the first time on 17 July 2009, registered sign the seventeenth change on 24 October 2024.

The Company's head office is located at 3rd Floor, Tower A, Golden Palace Office Building, 99 Me Tri, Me Tri Ward, Nam Tu Liem District, Hanoi City, Vietnam.

The Company's charter capital is VND 525,000,000 (Five hundred and twenty-five million dong), divided into 52,500,000 shares with a face value of 10,000 VND per share.

The legal representative of the Company is Mr. Nguyen Hung Cuong.

1.2. Main Business activities

The main business activities of the company according to its business registration certificate include:

- Wholesale of machinery, equipment, and other machine parts. Details: Wholesale of machinery, equipment, and materials in the fields of industry, mechanical engineering, and construction.

- Real estate business, including the use or leasing of land. Details: Real estate business, warehouse leasing, and goods storage services.

- Other passenger land transport services. Details: Passenger transport by contract.

- Freight transport by road. Details: Freight transport services.

- Construction of other civil engineering works. Details: Construction of civil, industrial, and transportation infrastructure projects.

- Wholesale of automobiles and other motor vehicles. Details: Wholesale of automobiles and motorcycles.

- Agents, brokers, and auction services. Details: Commercial brokerage, agency for consignment sales of goods.

- Short-term accommodation services. Details: Hotel services (excluding bar operations).

- Restaurants and mobile food services. Details: Restaurant and catering services (excluding bar operations, karaoke rooms, and nightclubs).

- Manufacture of other general-purpose machinery. Details: Manufacturing of machinery, equipment, and materials for industrial, mechanical, and construction fields.

- Cargo handling services. Details: Cargo loading and unloading services.

• Wholesale of metals and metal ores. Details: Wholesale of steel and iron products.

• Manufacture of other metal products not classified elsewhere. Details: Manufacturing and processing of mechanical products.

• For conditional business activities, the company will only operate if it meets the legal requirements.

1.3. Corporate structure

As at 30 June 2026, the corporate structure is as follows:
Subsidiaries with the following details:

Company Name	Place of Establishment	Percentage of ownership (%)	Voting Rights Percentage (%)	Main Activities
IPG Trading and Investment Joint Stock Company	11th Floor, Hai Au Building, 39B Truong Son, Tan Son Nhat Ward, Ho Chi Minh City	59%	59%	Trading in real estate, land use rights belonging to owners, users or tenants
Dong Xuan Farm and Energy Joint Stock Company	Dong Am Village, Yen Xuan Commune, Hanoi City	95%	95%	Commercial and Power Generation
Vietnam Roof Voltage Co., Ltd. (*)	Suoi Coi 1 Village, Dak Lak Province	95%	95%	Commercial and Power Generation
Green Solar Vietnam Co., Ltd. (*)	Hao Danh Village, Xuan Tho Commune, Dak Lak Province	95%	95%	Commercial and Power Generation
Thien Ha Xanh Energy Co., Ltd. (*)	Hao Danh Village, Xuan Tho Commune, Dak Lak Province	95%	95%	Commercial and Power Generation
Roof Voltage System Co., Ltd. (*)	Phong Hau Village, Phu Hoa Commune, Dak Lak Province	95%	95%	Commercial and Power Generation
World Green Energy Co., Ltd. (*)	Hao Danh Village, Xuan Tho Commune, Dak Lak Province	95%	95%	Commercial and Power Generation
Solar Power Generation Co., Ltd. (*)	Hao Danh Village, Xuan Tho Commune, Dak Lak Province	95%	95%	Commercial and Power Generation
Vietnam Coffee Export Joint Stock Company	Co Noi Village, Huong Phung Commune, Quang Tri Province, Vietnam	98.33%	98.33%	Coffee production and export

2. BASIS FOR PREPARING FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1. Basis for preparing financial statements

The Company maintains its accounting records in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The Company applies Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance.

2.2. Accounting period

The attached financial statements have been prepared for the accounting period ending on 30 June 2026.

3. THE MAIN ACCOUNTING POLICIES

Here are the key accounting policies applied by the Company in the preparation of this financial report:

3.1. Standards and Applicable Accounting Policies

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial Statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

3.2. Accounting estimates

Manually preparing financial reports according to accounting standards, Vietnamese Accounting Standard and legal regulations related to the preparation and presentation of financial reports requires the Board of General Directors to have Computational covenants and assumptions affecting the financial statement amounts of debt, assets and presentation of liabilities and assets held at the date of the financial statements as well as the financial statements of revenues and expenses fees throughout the financial year. Although the mathematical estimates are established to the best of the Board's General Director's knowledge, actual quantity findings may differ from the estimates and assumptions made.

3.3. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and at bank, cash in transit, deposits, mortgages, deposits and highly liquid investments that are readily convertible to known amounts of cash with an original maturity of less than three months and subject to an insignificant risk of changes in value.

3.4. Receivables

Receivables are presented at carrying amounts net of allowance for doubtful debts. The allowance for doubtful debts is provided in accordance with the guidance set out in Circular

No. 228/2009/TT-BTC dated 7 December 2009 and the amended and supplemented Circular No. 89/2013/TT-BTC dated 28 June 2013 issued by the Ministry of Finance.

Any increase or decrease in the allowance for doubtful debts is recognized in administrative expenses during the year.

3.5. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

The increase or decrease in the provision for inventory write-down is recorded in the cost of goods sold for the year.

3.6. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The original cost of tangible fixed assets constructed by contractors includes the value of completed works handed over, other directly related costs, and registration fees, if any. The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their following estimated useful lives. The depreciation periods are as follows:

Asset categories	**Depreciation periods (years)**
Buildings	15
Machine, equipment	03 - 10
Office equipment and furniture	03 - 06
Transportation equipment	05 - 10

3.7. Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy.

Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

3.8. Financial investments

Financial investments are accounted for using the cost method; the net income earned from the companies after the investment date is recognized in the Income Statement. Other distributions (besides net income) are considered as a recovery of the investment and are recorded as a reduction in the investment's original cost.

Other short-term and long-term investments are recognized and reflected in the financial statements using the cost method.

3.9. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Undistributed profit after tax is used to record business results (profit, loss) after corporate income tax and the situation of income distribution or loss handling of the Company.

In the case of payment of dividends, profits for the owners exceeding the undistributed profit after tax shall be essentially decrease of contributed capital.

Undistributed profit after tax can be distributed to investors based on capital contribution rate after approval by the Board of Members and after making appropriation to funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

3.10. Revenue and expense recognition

Revenue from the sale of goods and the provision of services is recognized when the risks, benefits, and ownership of the goods have been transferred to the buyer, and at the same time, the Company can reliably determine the related costs of the sales transaction. The timing of revenue recognition normally coincides with the transfer of goods or services, issuance of invoices to customers, and acceptance of payment by the buyer.

Revenue from export sales is recognized when the Company has completed the customs declaration procedures for the export of goods and when the goods have physically left the port of Vietnam.

Financial income comprises profit sharing (if any) from enterprises in which the Company holds investments, and interest income from bank deposits, which is recognized on an accrual basis, determined based on the bank deposit balance and the interest rate applicable for each period.

Operating expenses incurred that are related to the generation of revenue during the year are accumulated based on actual costs and estimated on an accrual basis consistent with the accounting period.

The cost of goods sold and other service costs are determined in accordance with the matching principle, ensuring that expenses are recognized in the same period as the related revenue.

3.11. Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction, or production of qualifying assets which require a substantial period of time to get ready for their intended use or sale are capitalized as part of the cost of those assets until such time as the assets are ready for use or sale. Any income earned from the temporary investment of borrowed funds is deducted from the cost of the related asset.

All other borrowing costs are recognized as expenses in the Income Statement in the period in which they are incurred.

3.12. Current corporate income tax

Corporate income tax (if any) comprises the aggregate of current tax payable and deferred tax.

The current tax payable is calculated based on taxable income for the year. Taxable income differs from profit before tax as reported in the Statement of Profit or Loss, as it excludes items of income or expense that are taxable or deductible in other periods (including carried-forward losses, if any), and further excludes items that are non-taxable or non-deductible. Corporate income tax is calculated using the applicable tax rate of 20% on taxable income.

The determination of the Company's corporate income tax is based on the prevailing tax regulations. However, these regulations are subject to change from time to time, and the final tax liability is subject to review by the competent tax authorities.

Other taxes are applied in accordance with the prevailing tax laws in Vietnam.

3.13. Financial Instruments

Initial Recognition

Financial Assets

At the initial recognition date, financial assets are recognized at their cost, including any transaction costs directly attributable to the acquisition of those financial assets.

The financial assets of the company include cash, bank deposits, cash equivalents, short-term and long-term financial investments, and short-term and long-term receivables.

Financial Liabilities

At the initial recognition date, financial liabilities are recognized at their cost, less any transaction costs directly attributable to the issuance of the financial liabilities.

The company's financial liabilities include payables to suppliers, accrued expenses, payables to the state, and short-term and long-term borrowings.

Revaluation after Initial Recognition

Currently, there are no regulations for the revaluation of financial instruments after initial recognition.

Offsetting Financial Instruments

Financial assets and financial liabilities can be offset on the balance sheet only when the company has a legal right to offset the recognized amounts and intends to settle on a net basis or realize the asset and settle the liability simultaneously.

3.14. Foreign currency

The foreign currency transactions during the year are converted into VND with the real exchange rate at the transaction date. Exchange differences arising from these transactions are recognized as income or expenses in the financial year.

Real exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined on the following principles:

- For monetary items denominated in foreign currencies classified as assets, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency deposited in bank, applying the bid rate of the bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded immediately to operating results of the accounting year. The Company must not distribute its profit nor pay dividend on the exchange gains arising from the retranslation of the foreign currency balance of the accounts derived from foreign currencies at the end of the year.

3.15. Related Parties

A party is considered to be a related party of the Company if it has the ability, directly or indirectly, to control or exercise significant influence over the Company in making financial and operating decisions, or where the Company and the other party are subject to common control or common significant influence. Related parties may be entities or individuals, including close members of the family of such individuals who are considered to be related.

4. CASH AND CASH EQUIVALENTS

	30/06/2026 *VND*	**01/01/2026** *VND*
Cash on hand	14,038,160,243	8,452,474,348
Demand deposit	20,755,981,091	551,722,223
Cash equivalents	-	7,062,976,483
	34,794,141,334	**16,067,173,054**

5. HELD-TO-MATURITY INVESTMENTS

			30/06/2026			01/01/2026
	Value *VND*	Provision *VND*	Fair value *VND*	Value *VND*	Provision *VND*	Fair value *VND*
Other investments held to maturity	6,881,555,056	-	6,881,555,056	7,751,974,696	-	7,751,974,696
Total	**6,881,555,056**	**-**	**6,881,555,056**	**7,751,974,696**	**-**	**7,751,974,696**

6. SHORT-TERM TRADE RECEIVABLES

	30/06/2026 *VND*	**01/01/2026** *VND*
THANH LONG INTERNATIONAL GROUP JOINT STOCK COMPANY	2,258,926,329	
2HC Vietnam Co., Ltd	-	26,380,954,413
Nam Thang Long Consulting and Trading Co., Ltd	28,591,043,160	8,922,543,711
Kinh Bac Real Estate and Construction JSC	27,709,892,521	25,497,339,467
HUNG QUAN INVESTMENT AND CONSTRUCTION CO., LTD	7,748,389,780	
Viet Steel Trading One Member Co., Ltd	4,283,977,799	39,256,525,967
Kosy Joint Stock Company	2,430,457,920	
CIC Vietnam JSC		21,197,765,194
Dong Do Architecture and Construction Consulting JSC	23,073,069,785	23,576,581,577
AZIENDE RIUNITE CAFFE S.R.L.	1,796,837,376	
Phu Cuong Manufacturing Import-Export JSC	48,479,741,550	57492151500
GENERAL DE SOLUBLES, SA	2,061,792,768	
NKG COPROCAFE SA	11,534,379,808	
NKG BERO ITALIA SPA	266,701,120	
SARL EMBA	6,717,110,400	
BERO COFFEE SINGAPORE PTE LTD	2,647,149,534	6393743112
Dak Lak Power Company - Central Power Corporation		13,162,455,900
Dong A International JSC	-	5,746,564,439
Other parties	4,670,187,863	16,801,933,130
TOTAL	**181,286,222,314**	**244,428,558,410**

7. SHORT-TERM ADVANCES TO SUPPLIERS

	Ending balance *VND*	**Beginning balance** *VND*
Vietnam Inox Manufacturing and Trading Co., Ltd	6,325,584,463	
Dak Lak Organic Coffee JSC	12,052,632,947	
Advances to other suppliers	3,473,647,788	1,347,345,927
	21,851,865,198	**1,347,345,927**

8. OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Value *VND*	Provision *VND*	Value *VND*	Provision *VND*
Advances	101,174,800	-	5,263,413,425	-
Deposits and collateral	23,845,504,628	-	227,900,000	-
Interest receivable on deposits	88,415,601		94,476,735	
Receivables from personal loans	52,199,000,000	-	21,649,000,000	-
Receivable from Mr. Nguyen Trong Hai for sale of investment	-	-	221,000,000,000	-
Receivables from payment discounts	15,448,557,896	-	-	
Other receivables	13,303,853	-	348,200	-
	91,695,956,778	**-**	**248,235,138,360**	**-**

9. INVENTORIES

	Ending balance		Beginning balance	
	Value *VND*	Provision *VND*	Value *VND*	Provision *VND*
Raw materials	43,369,575,074	-	1,722,014,885	-
Tools and supplies	518,475,052	-	900,000	-
Finished products	45,123,777,895	-	-	-
Merchandise	153,365,074,596	-	180,059,603,972	-
	242,376,902,617	**-**	**181,782,518,857**	**-**

10. PREPAID EXPENSES

	30/06/2026 *VND*	01/01/2026 *VND*
Short-term	**1,431,617,552**	**661,478,958**
Tools and supplies	1,431,617,552	661,478,958
Long-term	**2,852,076,806**	**2,450,795,840**
Tools and supplies	2,852,076,806	2,450,795,840
Total	**4,283,694,358**	**3,112,274,798**

11. TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation and transmission equipment	Management tools & equipment	Other fixed assets	Total
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
COST						
Balance at beginning of year	**117,772,322,437**	**3,060,717,471**	**13,201,728,766**	**1,594,005,935**	**-**	**135,628,774,609**
Increase during the period	15,883,098,839	13,074,763,728	6,779,419,198	-	71,707,300	35,808,989,065
Completed capital construction investment	1,417,052,960					1,417,052,960
Purchased during the period			6,324,873,744			6,324,873,744
Increase due to consolidation	14,466,045,879	13,074,763,728	454,545,454		71,707,300	28,067,062,361
Decrease during the period	(28,460,569,520)	(34,090,909)	(1,431,573,636)	(94,726,869)		(30,020,960,934)
Balance at end of year	**105,194,851,756**	**16,101,390,290**	**18,549,574,328**	**1,499,279,066**	**71,707,300**	**141,416,802,740**
ACCUMULATED DEPRECIATION						
Balance at beginning of year	**41,489,240,341**	**2,017,306,483**	**5,781,074,464**	**1,520,296,764**	**-**	**50,807,918,052**
Depreciation for the year	3,944,241,365	626,394,194	511,537,404	9,956,112	3,983,740	5,096,112,815
Increase due to merger	404,917,520	604,787,211	34,213,097	-	5,590,087	1,049,507,915
Disposals and sales	(10,422,699,930)	(9,261,367)	(1,217,962,067)	(64,662,423)	-	(11,714,585,787)
Balance at end of year	**35,415,699,296**	**3,239,226,521**	**5,108,862,898**	**1,465,590,453**	**9,573,827**	**45,238,952,995**

NET BOOK VALUE						
At the beginning of the year	**76,283,082,096**	**1,043,410,988**	**7,420,654,302**	**73,709,171**	**-**	**84,820,856,557**
At the end of the year	**69,779,152,460**	**12,862,163,769**	**13,440,711,430**	**33,688,613**	**62,133,473**	**96,177,849,745**

12. INTANGIBLE FIXED ASSETS

	Trademarks, trade names	**Software programs**	**Total**
	VND	*VND*	*VND*
COST			
Balance at beginning of year	**49,100,000**	**1,096,440,440**	**1,145,540,440**
Balance at end of year	**49,100,000**	**1,096,440,440**	**1,145,540,440**
ACCUMULATED DEPRECIATION			
Balance at beginning of year	**40,916,659**	**1,096,440,440**	**1,137,357,099**
Depreciation for the year	2,045,832	-	2,045,832
Balance at end of year	**42,962,491**	**1,096,440,440**	**1,139,402,931**
NET BOOK VALUE			
At the beginning of the year	**8,183,341**	**-**	**8,183,341**
At the end of the year	**6,137,509**	**-**	**6,137,509**

13. SHORT-TERM TRADE PAYABLES

	30/06/2026		01/01/2026	
	Value	**Payable amount**	**Value**	**Payable amount**
	VND	*VND*	*VND*	*VND*
Dong A Consulting and Trading Co., Ltd	3,684,827,969	3,684,827,969	-	-
Vietnam Inox Manufacturing and Trading Co., Ltd			33,554,213,988	33,554,213,988
Dong A International JSC	24,583,051,604	24,583,051,604	31,994,136,961	31,994,136,961
Dong A Trading Co., Ltd			13,200,495,022	13,200,495,022
Saigon Steel JSC		-	21,110,387,870	21,110,387,870
Viet Steel Trading One Member Co., Ltd		-	6,084,158,190	6,084,158,190
Ngoc Khanh Son La One Member Co., Ltd		-	2,189,000,000	2,189,000,000
PHU CUONG MANUFACTURING IMPORT-EXPORT JOINT STOCK COMPANY	19,455,040,418	19,455,040,418		
Payables to other parties	3,315,050,578	3,315,050,578	11,790,655,997	11,790,655,997
	51,037,970,569	**51,037,970,569**	**119,923,048,028**	**119,923,048,028**

14. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/06/2026 *VND*	**01/01/2026** *VND*
Advances from customers (short-term)	2,856,292,792	-
Total	**2,856,292,792**	**-**

15. OTHER SHORT-TERM PAYABLES

	30/06/2026 *VND*	**01/01/2026** *VND*
Other payables and amounts due	6,042,816,963	79,174,450
Total	**6,042,816,963**	**79,174,450**

16. TAXES AND AMOUNTS PAYABLE TO/RECEIVABLE FROM THE STATE

	Beginning balance			Movements during the period		Ending balance	
	Payable	Receivable	Increase due to business combination	Amount payable	Amount paid	Payable	Receivable
	VND	*VND*	*VND*	*VND*	*VND*	*VND*	*VND*
VAT on domestic sales	15,527,211,519	-	-	3,787,188,150	18,570,670,496	743,729,173	-
Corporate income tax	-	-	18,898,652	344,576,060	-	363,474,712	-
Personal income tax	27,366,870	-	41,725,748	205,976,806	116,610,052	158,459,372	-
Fees, charges and other amounts payable	4,725,473,225	1,000,000	-	224,757,715	4,949,230,940	-	-
	20,280,051,614	**1,000,000**	**60,624,400**	**4,562,498,731**	**23,636,511,488**	**1,265,663,257**	**-**

17. SHORT-TERM LOANS AND FINANCE LEASE LIABILITIES

	30/06/2026		During the year		01/01/2026	
	Value	Payable amount	Increase	Decrease	Value	Payable amount
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Short-term loans	**309,842,714,571**	**309,842,714,571**	**346,960,113,753**	**214,959,446,266**	**177,842,047,084**	**177,842,047,084**
Sacombank (Saigon Thuong Tin Commercial JSC Bank)	123,733,278,673	123,733,278,673	152,168,011,189	147,726,779,600	119,292,047,084	119,292,047,084
SHB (Saigon – Hanoi Commercial JSC Bank)	58,544,782,298	58,544,782,298	59,213,448,964	59,218,666,666	58,550,000,000	58,550,000,000
Vietinbank	25,944,653,600	25,944,653,600	27,644,653,600	1,700,000,000		
VPBank	51,675,500,000	51,675,500,000	51,675,500,000			
Sacombank (Saigon Thuong Tin Commercial JSC Bank)	49,944,500,000	49,944,500,000	56,258,500,000	6,314,000,000		

Long-term loans due for repayment	**9,101,663,088**	**9,101,663,088**	**5,270,978,372**	**5,800,374,200**	**9,631,058,916**	**9,631,058,916**
Vietinbank	360,000,000	360,000,000	480,000,000	120,000,000		
MB Bank (Military Commercial JSC Bank)	7,621,304,328	7,621,304,328	3,876,159,816	5,297,514,408	9,042,658,920	9,042,658,920
Shinhan Bank Vietnam	1,120,358,760	1,120,358,760	914,818,556	382,859,792	588,399,996	588,399,996
	318,944,377,659	**318,944,377,659**	**352,231,092,125**	**220,759,820,466**	**187,473,106,000**	**187,473,106,000**

(1) Loan under Credit Facility Agreement No. 202025391481 dated 11 December 2024 between Thanh Nam Group Joint Stock Company and Saigon Thuong Tin Commercial Joint Stock Bank – Capital Branch. The credit facility limit is VND 149,600,000,000, including loans, bank guarantees, letters of credit (LC), factoring, and other credit facilities.

- The credit facility term is 12 months from the signing date;
- Interest rates are specified in each promissory note;
- Purpose: to supplement working capital.

(2) Loan under Credit Facility Agreement No. 0201/2025/HDHM-PN/SHB.112500 dated 7 June 2025 between Thanh Nam Group Joint Stock Company and Saigon – Hanoi Commercial Joint Stock Bank. The credit facility limit is VND 30,000,000,000, including loans, bank guarantees, letters of credit (LC), factoring, and other credit facilities.

- The credit facility term is 12 months from the signing date;

- Interest rates are specified in each promissory note;
- Purpose: to supplement working capital for steel trading operations.

(3) Loan under Credit Facility Agreement No. CLC-69997-01 dated 06 January 2026 between Vietnam Coffee Export Joint Stock Company and Vietnam Prosperity Joint Stock Commercial Bank – Hanoi Branch. The credit facility limit is VND 60,000,000,000 (in words: sixty billion VND), including loans, bank guarantees, letters of credit (LC), factoring, and other credit facilities.

- The credit facility term is 12 months from the signing date.

(4) Loan under Credit Facility Agreement No. 25122024 dated 25 December 2024 between Vietnam Coffee Export Joint Stock Company and Saigon Thuong Tin Commercial Joint Stock Bank – Thanh Tri Branch. The credit facility limit is VND 50,000,000,000 (in words: fifty billion VND), including loans, bank guarantees, letters of credit (LC), factoring, and other credit facilities.
The loan from BIDV – Thanh Xuan Branch under the Credit Facility Agreement No. 01/2024/1061128/HĐTHM (as amended and supplemented), signed in August 2024, was secured by Deposit Pledge Agreement No. 01/2024/1061128/HĐBĐ dated 26 December 2024 with a nominal value of VND 167 billion. This amount was withdrawn on 23 January 2025 for loan settlement. The loan was fully repaid on 23 January 2025.

- The credit facility term is 12 months from the signing date.

(5) Loan under Credit Facility Agreement No. 3030638693/2026-HĐCVHM/NHCT490-CAPHEVIETNAM dated 30 September 2025 between Vietnam Coffee Export Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Song Han Branch. The credit facility limit is VND 55,000,000,000 (in words: fifty-five billion VND), including loans, bank guarantees, letters of credit (LC), factoring, and other credit facilities.

- The credit facility term is 12 months from the signing date.

18. LOANS AND LONG-TERM FINANCE LEASE LIABILITIES

	30/06/2026		During the year		01/01/2026	
	Carrying	Repayable amount	Increase	Decrease	Carrying	Repayable amount
	VND	VND	VND	VND	VND	VND
Long-term loans	**26,035,513,969**	**26,035,513,969**	**21,224,399,996**	**7,183,042,045**	**11,994,156,018**	**11,994,156,018**
Shinhan Bank Vietnam Limited – Tran Duy Hung Branch	8,084,973,545	8,084,973,545	4,888,399,996	382,859,792	3,579,433,341	3,579,433,341
Long-term loan from Vietinbank	16,216,000,000	16,216,000,000	16,336,000,000	120,000,000		
Military Commercial Joint Stock Bank	1,734,540,424	1,734,540,424	-	6,680,182,253	8,414,722,677	8,414,722,677
	26,035,513,969	**26,035,513,969**	**21,224,399,996**	**7,183,042,045**	**11,994,156,018**	**11,994,156,018**

(1) Loan under Credit Limit Agreement No. 806400397823 dated 8/1/2025 between Thanh Nam Group Joint Stock Company and Shinhan Bank Vietnam Limited – Tran Duy Hung Branch. The credit limit is VND 4,707,200,000. This includes all lending, bank guarantees, letters of credit (LC), factoring and other credit-granting operations;

- The credit limit term is 96 months from the contract signing date;

(2) Loan under Single Loan Agreement No. 3030638693/2026-HĐCVTL/NHCT490-CAPHEVIETNAM dated 30/09/2025 between Vietnam Coffee Export Joint Stock Company and VIETNAM JOINT STOCK COMMERCIAL BANK FOR INDUSTRY AND TRADE – Song Han Branch. The credit limit is VND 18,200,000,000 (In words: Eighteen billion two hundred million dong). Loan purpose: To cover the cost of receiving the transfer of assets attached to land plot No. 55, map sheet No. 59, address: Tan An Ward, Buon Ma Thuot City, Dak Lak Province

- The credit limit term is 84 months from the contract signing date;

19. OWNERS' EQUITY

	Owners' contributed capital *VND*	Share premium *VND*	Development investment fund *VND*	Undistributed profit after tax *VND*	Non-controlling interests *VND*	Total *VND*
Balance at beginning of prior year	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**7,922,302,671**	**50,079,366,762**	**590,993,353,226**
Loss during prior year	-	-	-			
	-	-	-			
Other adjustments	-	-	-		-	
Balance at end of prior year	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**7,922,302,671**	**50,079,366,762**	**590,993,353,226**
Balance at beginning of current year	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**7,922,302,671**	**50,079,366,762**	**590,993,353,226**
Profit during the year	-	-	-	14,035,670,188	-	14,035,670,188
Increase due to capital contribution to subsidiary Café Việt	-	-	-	-	2,324,866,848	2,324,866,848
Loss during the year	-	-	-	-	-	-
Other adjustments	-	-	-			-
Balance at end of current year	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**21,957,972,859**	**52,404,233,610**	**607,353,890,262**

20. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Accumulated from the beginning of the year to the end of Q2	
	Year 2026	**Year 2025**
Revenue from sales of goods and rendering of services	697,055,190,032	530,968,145,682
Total	**697,055,190,032**	**530,968,145,682**

21. COST OF GOODS SOLD

	Accumulated from the beginning of the year to the end of Q2	
	Year 2026	**Year 2025**
Cost of goods sold and services rendered	683,779,305,642	513,205,862,337
Total	**683,779,305,642**	**513,205,862,337**

22. FINANCIAL INCOME

	Accumulated from the beginning of the year to the end of Q2	
	Year 2026	**Year 2025**
Interest income from bank deposits	50,197,452,900	1,144,330,975
Total	**50,197,452,900**	**1,144,330,975**

23. FINANCIAL EXPENSES

	Accumulated from the beginning of the year to the end of Q2	
	Year 2026	**Year 2025**
Interest expense		6,962,578,037
Other financial expenses	29,616,841,426	42,341,938
Total	**29,616,841,426**	**7,004,919,975**

24. SELLING EXPENSES

	Accumulated from the beginning of the year to the end of Q2	
	Year 2026	**Year 2025**
Purchased services expenses	4,325,722,620	2,376,458,602
Total	**4,325,722,620**	**2,376,458,602**

25. GENERAL AND ADMINISTRATIVE EXPENSES

	Year 2026 *VND*	**Year 2025** *VND*
	19,308,296,237	6,582,534,250
.	**19,308,296,237**	**6,582,534,250**

26. OTHER INCOME

	Accumulated from the beginning of the year to the end of Q2	
	Year 2026	**Year 2025**
Other income	4,291,337,719	366,120
Total	**4,291,337,719**	**366,120**

27. OTHER EXPENSES

	Accumulated from the beginning of the year to the end of Q2	
	Year 2026	**Year 2025**
Other expenses	352,530,089 -	260,921,180
Total	**352,530,089**	**260,921,180**

Hanoi, 28 July 2026

M.S.D.N:0101515686-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
THÀNH PHỐ HÀ NỘI

Le Huu Bien	**Le Huu Bien**	**Nguyen Hung Cuong**
Preparer	**Chief Accountant**	**Chairman of the Board**