

CÔNG TY CỔ PHẦN SỢI THÉ KỸ

Digitally signed by CÔNG TY CỔ PHẦN
SỢI THÉ KỸ
DN: C=VN, S=Hồ Chí Minh, O=CÔNG TY
CỔ PHẦN SỢI THÉ KỸ, CN=CÔNG TY
CỔ PHẦN SỢI THÉ KỸ,
OID.0.9.2342.19200300.100.1.1=MST:
0302018927
Reason: I am the author of this document
Location:
Date: 2026-09-03 09:33:39

Century Synthetic Fiber Corporation

Interim consolidated financial statements

For the six-month period ended 30 June 2026



Shape the future
with confidence

Century Synthetic Fiber Corporation

CONTENTS

	<i>Pages</i>
General information	1
Report of the management	2
Report on review of interim consolidated financial statements	3 - 4
Interim consolidated statement of financial position	5 - 6
Interim consolidated income statement	7
Interim consolidated cash flow statement	8 - 9
Notes to the interim consolidated financial statements	10 - 37

Century Synthetic Fiber Corporation

GENERAL INFORMATION

THE COMPANY

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

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

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

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

BOARD OF DIRECTORS

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

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

BOARD OF SUPERVISION

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

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

MANAGEMENT

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

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

LEGAL REPRESENTATIVE

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

AUDITOR

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

Century Synthetic Fiber Corporation

REPORT OF THE MANAGEMENT

The management of Century Synthetic Fiber Corporation ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiary ("the Group") for the year ended 30 June 2026.

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

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

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

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

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

STATEMENT BY THE MANAGEMENT

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

For and on behalf of the management:

28 August 2026

CHAIRMAN



Reference: 11659174/E-69482499-HN/LR

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: **The Shareholders of Century Synthetic Fiber Corporation**

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

The management's responsibility

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

Auditors' responsibility

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

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Shape the future
with confidence

Conclusion

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

Ho Chi Minh City, Vietnam

28 August 2026



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

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	100		1,208,851,769,227	1,326,044,872,890
I. Cash and cash equivalents	110	4	7,545,143,520	57,928,953,855
1. Cash	111		7,545,143,520	10,828,953,855
2. Cash equivalents	112		-	47,100,000,000
II. Current receivables	130		119,044,427,019	88,609,195,627
1. Short-term trade receivables	131	5	117,671,888,812	86,043,883,431
2. Short-term advances to suppliers	132		782,477,739	1,945,048,546
3. Other short-term receivables	135		590,060,468	620,263,650
III. Inventories	140	6	888,810,711,992	984,257,622,311
1. Inventories	141		899,401,613,799	991,854,782,897
2. Provision for diminution in value of inventories	142		(10,590,901,807)	(7,597,160,586)
IV. Other current assets	160		193,451,486,696	195,249,101,097
1. Short-term deferred expenses	161	10	3,331,742,637	4,025,462,730
2. Deductible value-added tax	162	13	187,224,213,276	191,158,286,226
3. Tax receivable from the State	163	13	2,895,530,783	65,352,141
B. NON-CURRENT ASSETS	200		2,717,704,912,061	2,829,082,024,496
I. Fixed assets	220		2,492,585,085,271	1,051,713,805,565
1. Tangible fixed assets	221	7	2,492,237,347,271	1,051,713,805,565
Cost	222		4,234,944,913,440	2,688,045,291,345
Accumulated depreciation	223		(1,742,707,566,169)	(1,636,331,485,780)
2. Intangible fixed asset	227	8	347,738,000	-
Cost	228		14,751,338,205	14,385,298,205
Accumulated amortisation	229		(14,403,600,205)	(14,385,298,205)
II. Non-current assets in progress	250		102,084,648,721	1,649,605,482,273
1. Construction in progress	252	9	102,084,648,721	1,649,605,482,273
IV. Other non-current assets	270		123,035,178,069	127,762,736,658
1. Long-term deferred expenses	271	10	120,350,839,615	125,098,538,869
2. Deferred tax assets	272	24.3	2,684,338,454	2,664,197,789
TOTAL ASSETS	280		3,926,556,681,288	4,155,126,897,386

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	300		2,244,968,238,938	2,397,769,231,267
I. Current liabilities	310		1,282,908,561,180	1,372,913,349,262
1. Short-term trade payables	311	11	129,622,476,508	331,625,406,541
2. Short-term advances from customers	312	12	22,807,828,166	12,201,839,315
3. Short-term statutory obligations	314	13	8,596,917,354	39,963,492,915
4. Payable to employees	315		12,968,776,533	18,410,476,967
5. Short-term accrued expenses	316	14	9,609,451,702	8,109,180,272
6. Other short-term payables	320	15	6,716,060,914	7,845,634,825
7. Short-term loans	321	16	1,083,463,985,621	945,955,701,985
8. Bonus and welfare fund	323		9,123,064,382	8,801,616,442
II. Non-current liabilities	330		962,059,677,758	1,024,855,882,005
1. Long-term loans	339	16	961,788,000,000	1,024,598,000,000
2. Long-term provisions	343	3.15	271,677,758	257,882,005
D. OWNERS' EQUITY	400		1,681,588,442,350	1,757,357,666,119
1. Owner's contributed capital	411	17.1	1,401,231,300,000	1,401,231,300,000
- Ordinary shares with voting rights	411a		1,401,231,300,000	1,401,231,300,000
2. Share premium	412		64,283,675,412	64,483,675,412
3. Investment and development fund	418		1,219,011,000	1,219,011,000
4. Undistributed earnings	420		214,854,455,938	290,423,679,707
- Undistributed earnings by the end of prior period	420a		290,423,679,707	240,427,394,956
- Loss/undistributed earnings of current period	420b		(75,569,223,769)	49,996,284,751
TOTAL LIABILITIES AND OWNERS' EQUITY	440		3,926,556,681,288	4,155,126,897,386

Approved, 28 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE

Nguyen Thi Hong Tham

Phan Nhu Bich



Dang Trieu Hoa

INTERIM CONSOLIDATED INCOME STATEMENT

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from sale of goods	01	18.1	663,086,295,814	709,750,692,165
2. Net revenue from sale of goods	10	18.1	663,086,295,814	709,750,692,165
3. Cost of goods sold	11		581,202,650,526	566,733,498,604
4. Gross profit from sale of goods (20 = 10-11)	20		81,883,645,288	143,017,193,561
5. Finance income	22	18.2	3,344,926,426	20,607,940,435
6. Finance expenses <i>In which: Interest expense</i>	23 24	19	101,744,250,665 94,912,031,671	78,802,243,515 15,615,583,987
7. Selling expenses	25	20	5,825,985,351	4,802,986,735
8. General and administrative expenses	26	21	41,616,046,430	26,905,827,403
9. Operating (loss) profit (30 = 20 + 22 - (23 + 25 + 26))	30		(63,957,710,732)	53,114,076,343
10. Other income	31		441,031,832	228,979,489
11. Other expenses	32	22	3,893,214,806	2,870,485,118
12. Other loss (40 = 31 - 32)	40		(3,452,182,974)	(2,641,505,629)
13. (Loss) profit before tax (50 = 30 + 40)	50		(67,409,893,706)	50,472,570,714
14. Current corporate income tax expense	51	24.1	8,179,470,728	21,445,227,365
15. Deferred tax (income) expense	52	24.3	(20,140,665)	17,966,606
16. Net (loss) profit after tax	60		(75,569,223,769)	29,009,376,743
17. Net (loss) profit after tax attributable to shareholders of the parent	61		(75,569,223,769)	29,009,376,743
18. Basic (loss) earnings per share	70	26	(490)	188
19. Diluted (loss) earnings per share	71	26	(490)	188

Approved, 28 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE

Nguyen Thi Hong Tham

Phan Nhu Bich



Dang Trieu Hoa

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting (loss) profit before tax	01		(67,409,893,706)	50,472,570,714
2. Adjustments for:				
- Depreciation and amortization of fixed assets and amortization of deferred land rental	02	7, 8, 10	108,149,984,394	48,445,901,393
- Provisions	03	6	3,007,536,974	1,146,322,815
- Foreign exchange losses arising from revaluation of monetary accounts denominated in foreign currency	04		650,239,040	31,862,170,677
- Profits from investing activities	05	18.2	(13,108,800)	(553,682,124)
- Borrowing costs	06	19	94,912,031,671	15,615,583,987
3. Operating profit before changes in working capital	08		139,296,789,573	146,988,867,462
- Increase, decrease in receivables	09		(26,457,596,548)	19,633,898,496
- Decrease, increase in inventories	10		92,453,169,098	(150,024,337,016)
- Decrease in payables	11		(148,924,180,931)	(149,944,516,787)
- Decrease, increase in deferred expenses	12		3,685,817,342	(3,733,675,804)
- Borrowing costs paid	14		(93,203,139,692)	(15,298,895,163)
- Corporate income tax paid	15		(42,230,403,740)	(7,362,252,899)
Net cash flows used in operating activities	20		(75,379,544,898)	(159,740,911,711)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase and construction of fixed assets	21		(49,176,191,243)	(83,833,508,589)
2. Collections from bank term deposit	24		-	3,471,000,000
3. Interest received	27		13,108,800	701,459,902
Net cash flows from investing activities	30		(49,163,082,443)	(79,661,048,687)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33	16	858,337,593,546	991,771,264,766
2. Repayment of borrowings	34	16	(784,248,845,529)	(849,639,911,940)
Net cash flows from financing activities	40		74,088,748,017	142,131,352,826

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
Net decrease in cash and cash equivalents for the period	50		(50,453,879,324)	(97,270,607,572)
Cash and cash equivalents at the beginning of the period	60		57,928,953,855	105,602,398,852
Impact of exchange rate fluctuation	61		70,068,989	(106,824,273)
Cash and cash equivalents at the end of the period	70	4	7,545,143,520	8,224,967,007

Approved, 28 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE



Nguyen Thi Hong Tham



Phan Nhu Bich



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

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

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

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

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

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

The number of employees of the Company and its subsidiary ("the Group") as at 30 June 2026 was 713 (31 December 2025: 968).

Corporate structure

As at 30 June 2026, the Company has a subsidiary as follows:

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

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

As at 30 June 2026, the Company holds 100% equity share and 100% voting rights in this subsidiary.

2. BASIS OF PREPARATION**2.1 *Accounting standards and system***

The interim consolidated financial statements of the Company and its subsidiaries ("the Group") expressed in Vietnam dong ("VND"), are prepared in compliance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)**2.1 Accounting standards and system (continued)**

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

2.2 Going concern assumption

The Group incurred an interim consolidated net loss of VND 75,569,223,769 for the six-month period ended 30 June 2026. At 30 June 2026, the Group's current liabilities also exceeded its current assets by VND 74,056,791,953. In view thereof, the Group's ability to continue in business is dependent upon achieving future profitable operations.

The Company has developed a business plan and cash flow projection covering the next twelve months which includes, but not limited to, the followings:

- cash flows expected to be generated from its core operating activities ;
- cash savings from the optimization of the company's operational efficiency to improve cash flow from business operations

As a result, the Company's management expects to be able to continue its operations and pay its liabilities in the normal course of business in the next 12 months from the issuance date of these interim consolidated financial statements, and, accordingly, will be able to realize its assets and discharge its liabilities in normal course of operations as they come due. On this basis, the Company's management considers it is appropriate to prepare the Company's interim consolidated financial statements on the going concern basis.

2.3 Applied accounting documentation system

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

2.4 Reporting period

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

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

2.5 Accounting currency

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

2.6 Basis of consolidation

The interim consolidated financial statements comprise the interim financial statements of the Company and its subsidiary for the six-month period ended 30 June 2026.

Subsidiary is fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of subsidiary are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-group interim balances, income and expenses and unrealized gains or losses resulting from intra-group transactions are eliminated in full.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**3.1 *Changes in accounting policies and disclosures***

The accounting policies adopted by the Group in preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the six-month period ended 30 June 2025 except for the change(s) in the accounting policy(ies) arising from the initial adoption of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC providing guidance on preparation and presentation of consolidated financial statements ("Circular 43").

3.1.1 *Changes in accounting policies due to the adoption of new accounting regulations Circular 99*

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

The Group has applied changes in accounting policies in accordance with Circular 99, which have affected the Group on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 30.

3.1.2 *Changes in accounting policies due to the adoption of new accounting regulations Circular 43*

On 20 April 2026, the Ministry of Finance issued Circular 43 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group applies the change in accounting treatment in accordance with the provisions of Circular 43 on a prospective basis, as Circular 43 and the Vietnamese Accounting Regime do not require retrospective application of these changes.

3.2 *Cash and cash equivalents*

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

3.3 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the cost, it must be calculated according to the net realizable value.

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.3 Inventories (continued)**

The Group determines quantities and value of inventories issued in the period based on determining quantities and value for each incurred transaction, and recognises value of the inventories issued as follows:

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

Provision for diminution in value of inventories

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

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

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

3.4 Receivables

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

The provision for doubtful debts represents the estimated loss due to non-collection of receivables that were outstanding at the end of the reporting period. Increases or decreases to the provision balance are recorded as general and administration expense in the interim consolidated income statement. Increases or decreases to the provision balance are recorded as general and administrative expense in the income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim consolidated income statement.

3.5 Tangible fixed assets

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

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Company.

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.6 Leased assets**

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

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

Where the Group is the lessee

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

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible asset to a condition for it to be capable of operating for its intended use of the Company.

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

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

3.8 Depreciation and amortization

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

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

3.9 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

3.10 Construction in process

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

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.11 Deferred expenses**

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

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

- ▶ Deferred rental; and
- ▶ Tools and consumables used for more than one year with high value.

Deferred land rental

The prepaid land rental represents the unamortized balance of advance payment made in accordance with the lease contract signed with Cidico Corporation on 3 July 2000 for a period of 50 years and Tay Ninh Industrial Park Infrastructure Development Joint Stock Company on 21 July 2009 for a period of 45 years, and on 31 October 2017 to 14 July 2053 and Thanh Thanh Cong Industrial Zone Joint Stock Company on 30 June 2015 for 43 years. (Note 9).

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

3.12 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost of the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis.

The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators the impairment loss is higher than the annual goodwill amortisation charged on the straight-line basis, the higher amount is recognised in the interim consolidated income statement.

3.13 Payables

Trade and other payables comprise obligations of the Group to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties.

3.14 Accruals

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.15 Accrual for severance pay**

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

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

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

3.16 Foreign currency transactions

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

Actual transaction exchange rates

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

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

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

3.17 Contributed capital*Ordinary shares*

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expenses related to unsuccessful share are recognised as financial expenses.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.18 Appropriation of net profit**

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

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

Investment and development fund

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

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements and presented as a liability on the interim consolidated end of the reporting period.

3.19 Revenue recognition

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

Sale of goods

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

Interest income

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

3.20 Revenue deductions

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

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

3.21 Selling expenses

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

3.22 General and administrative expenses

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.23 Taxation***Current income tax*

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

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

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

Deferred tax

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

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

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

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

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

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.23 Taxation (continued)***Deferred tax (continued)*

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

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

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

3.24 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting the interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.25 Segment information

The Group's principal activities are to manufacture synthetic yarn and knitting. In addition, these activities mainly take place in Vietnam. Therefore, the Group's risks and returns are not significantly affected by differences in products manufactured or geographical markets served. As a result, the Group's management is of the view that there is only one reportable segment for business and geography and therefore presentation of segment information is not required.

3.26 Related parties

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

3.26 Significant estimates

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

4. CASH AND CASH EQUIVALENTS

	VND	
	Ending balance	Beginning balance
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	25,872,049	6,960,423
Cash in banks	7,519,271,471	10,821,993,432
- Orient Commercial Joint Stock Bank	4,315,948,992	6,431,553,958
- Other cash at banks	3,203,322,479	4,390,439,474
Other cash and cash equivalents	-	47,100,000,000
TOTAL	7,545,143,520	57,928,953,855

5. SHORT-TERM TRADE RECEIVABLES

	VND	
	Ending balance	Beginning balance
Coasts Phong Phu Co., Ltd.	42,510,177,000	34,091,335,620
Nam Phuong Textile and Dyeing Co., Ltd.	26,209,502,221	21,648,738,193
Formosa Taffeta Viet Nam Co., Ltd.	7,330,772,932	7,531,969,252
Van Thinh Trading Service Co., Ltd.	4,849,676,376	2,815,667,153
Others	36,771,760,283	19,956,173,213
TOTAL	117,671,888,812	86,043,883,431

6. INVENTORIES

	VND			
	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Finished goods	726,796,956,132	(3,412,907,780)	777,804,276,122	(2,285,228,702)
Raw materials	163,558,591,645	(7,177,994,027)	202,042,166,873	(5,311,931,884)
Goods in transit	9,046,066,022	-	12,008,339,902	-
TOTAL	899,401,613,799	(10,590,901,807)	991,854,782,897	(7,597,160,586)

Movements of provision for diminution in value of inventories:

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

7. TANGIBLE FIXED ASSETS

	Buildings and structures (*)	Machinery and equipment	Motor vehicles	Office equipment	VND Total
Cost:					
Beginning balance	889,492,801,805	1,602,774,097,139	190,986,666,321	4,791,726,080	2,688,045,291,345
Transfer from construction in progress	-	1,496,938,992,898	33,714,191,469	16,246,437,728	1,546,899,622,095
Reclassification	(49,468,616,778)	49,468,616,778	-	-	-
Ending balance	840,024,185,027	3,149,181,706,815	224,700,857,790	21,038,163,808	4,234,944,913,440
<i>In which:</i>					
<i>Fully depreciated</i>	88,291,213,410	594,633,996,150	101,587,466,880	4,791,726,079	789,304,402,519
Accumulated depreciation:					
Beginning balance	(187,283,119,781)	(1,262,058,918,774)	(182,197,721,145)	(4,791,726,080)	(1,636,331,485,780)
Depreciation for the period	(13,307,912,963)	(86,693,103,649)	(5,491,647,516)	(883,416,261)	(106,376,080,389)
Ending balance	(200,591,032,744)	(1,348,752,022,423)	(187,689,368,661)	(5,675,142,341)	(1,742,707,566,169)
Net carrying amount:					
Beginning balance	702,209,682,024	340,715,178,365	8,788,945,176	-	1,051,713,805,565
Ending balance	639,433,152,283	1,800,429,684,392	37,011,489,129	15,363,021,467	2,492,237,347,271

(*) As at 30 June 2026, factories, office buildings and other constructions located at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province are being used as mortgage for bank loans (Note 16.2).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

8. INTANGIBLE FIXED ASSET

	VND
	<i>Computer software</i>
Cost:	
Beginning balance	14,385,298,205
Transfer from construction in progress	<u>366,040,000</u>
Ending balance	<u>14,751,338,205</u>
<i>In which:</i>	
Fully amortized	14,385,298,205
Accumulated amortization:	
Beginning balance	(14,385,298,205)
Amortization for the period	<u>(18,302,000)</u>
Ending balance	<u>(14,403,600,205)</u>
Net carrying amount:	
Beginning balance	<u>-</u>
Ending balance	<u>347,738,000</u>

9. CONSTRUCTION IN PROGRESS

	Ending balance	Beginning balance
		VND
Unitex factory project (*)	87,092,195,839	1,634,613,029,391
Machinery and equipment under installation	14,890,328,496	14,890,328,496
Others	<u>102,124,386</u>	<u>102,124,386</u>
TOTAL	<u>102,084,648,721</u>	<u>1,649,605,482,273</u>

(*) As at 30 June 2026, Unitex factory project owned by Unitex Corporation is being used as mortgage for bank loans (Note 16.2).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

10. DEFERRED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	3,331,742,637	4,025,462,730
Insurance premium	1,367,080,925	988,229,142
Tools and supplies in use	1,302,852,238	2,279,756,001
Deferred car rental	80,000,000	320,000,000
Others	581,809,474	437,477,587
Long-term	120,350,839,615	125,098,538,869
Deferred land rental (*)	105,196,760,222	106,952,362,227
Tools and supplies in use	10,452,798,735	13,763,572,761
Insurance premium	1,003,044,023	2,006,088,050
Others	3,698,236,635	2,376,515,831
TOTAL	123,682,582,252	129,124,001,599

(*) As at 30 June 2026, a part of prepaid land rental of land plot No. 30, map sheet No. 69, Thanh Thanh Cong Industrial Park, Trang Bang Ward, Tay Ninh Province owned by Unitex Corporation and the land plot at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province owned by the Company are being used as mortgage for bank loans (Note 16.2).

11. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Zhongyuan International Trading (Shanghai) Co., Ltd.	33,259,044,000	20,969,568,400
Taiwan Chori Merchandise Cooperation Ltd.	22,137,908,885	7,327,236,093
Vietnam Giza Engineering and Construction Joint Stock Company	21,622,277,660	71,022,277,660
Chori Co., Ltd.	9,763,644,000	17,105,763,260
Tainan Spinning Co., Ltd.	5,118,864,480	35,192,736,890
Others	37,720,737,483	180,007,824,238
TOTAL	129,622,476,508	331,625,406,541

12. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Lear Corporation – Kenansville	10,502,166,971	2,014,618,870
Dai Thanh Yarn Company Limited	2,640,864,270	-
Chori Vietnam Company Limited	1,470,874,769	2,250,668,318
Others	8,193,922,156	7,936,552,127
TOTAL	22,807,828,166	12,201,839,315

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

13. SHORT-TERM STATUTORY OBLIGATIONS

	<i>Beginning balance</i>	<i>Increase during the period</i>	<i>Decrease during the period</i>	<i>VND Ending balance</i>
Short-term payables				
Corporate income tax	39,197,024,004	8,179,470,728	(39,384,931,236)	7,991,563,496
Value-added tax	219,165,602	8,947,572,510	(8,688,214,643)	478,523,469
Import duties	260,155,990	5,645,518,759	(5,859,278,574)	46,396,175
Personal income tax	287,147,319	307,126,338	(513,839,443)	80,434,214
Others	-	16,350,769	(16,350,769)	-
TOTAL	39,963,492,915	23,096,039,104	(54,462,614,665)	8,596,917,354
Short-term receivables				
Value-added tax deductible	191,158,286,226	49,670,954,135	(53,605,027,085)	187,224,213,276
Corporate income tax	-	2,845,029,908	-	2,845,029,908
Personal income tax	-	41,254,869	(14,854,954)	26,399,915
Export/import duties	47,352,141	98,321,351	(129,028,700)	16,644,792
Others	18,000,000	193,090,868	(203,634,700)	7,456,168
TOTAL	191,223,638,367	52,848,651,131	(53,952,545,439)	190,119,744,059

14. SHORT-TERM ACCRUED EXPENSES

	<i>VND Ending balance</i>	<i>Beginning balance</i>
Utilities	4,550,251,419	4,338,114,525
Interest expense	3,003,368,725	1,294,476,746
Sales commission	1,930,343,363	1,927,987,965
Others	125,488,195	548,601,036
TOTAL	9,609,451,702	8,109,180,272

15. SHORT-TERM OTHER PAYABLES

	<i>VND Ending balance</i>	<i>Beginning balance</i>
Union fees	3,211,457,759	4,639,295,254
Social insurance	340,416,188	277,001,893
Dividends	327,500,530	327,500,530
Others	2,836,686,437	2,601,837,148
TOTAL	6,716,060,914	7,845,634,825

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

16. LOANS

	Beginning balance	Increase	Decrease	Revaluation due to foreign exchange difference	Reclassification	Ending balance
						VND
Short-term						
Loans from bank (Note 16.1)	945,955,701,985	738,437,593,546	(784,248,845,529)	609,535,619	182,710,000,000	1,083,463,985,621
Current portion (Note 16.2)	636,180,701,985	738,437,593,546	(680,338,984,169)	609,535,619	-	694,888,846,981
	309,775,000,000	-	(103,909,861,360)	-	182,710,000,000	388,575,138,640
Long-term						
Loan from banks (Note 16.2)	1,024,598,000,000	119,900,000,000	-	-	(182,710,000,000)	961,788,000,000
	1,024,598,000,000	119,900,000,000	-	-	(182,710,000,000)	961,788,000,000
TOTAL	1,970,553,701,985	858,337,593,546	(784,248,845,529)	609,535,619	-	2,045,251,985,621

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

16. LOANS (continued)

16.1 Short-term loans from banks

The Company obtained unsecured short-term loans from banks to finance its working capital requirements at interest rates ranging from 4.3% to 5.95% per annum (for foreign currencies) and from 5.2% to 10.2% per annum (for VND). Further details are as follows:

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

(*) As of the date of these interim consolidated financial statements, the Group has entered into a credit facility agreement No. 0103/2026/HĐCTD-OCB-DN dated 15 July 2026 with Orient Commercial Joint Stock Bank – Tan Binh Branch ("OCB"), under which OCB grants the Group a credit facility limit of VND 300,000,000,000.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

16. LOANS (continued)

16.2 Long-term loans from banks

Bank	Ending balance		Principal and interest repayment term	Purposes	Descriptions of collateral	VND
	VND					
Orient Commercial Joint Stock Bank – Tan Binh Branch (*)	654,963,138,640		From 30 September 2026 to 17 January 2028	Factory construction for Unitex Corporation	Factory, land use rights, and machinery & equipment at Unitex (Note 7, 9 and 10)	
Orient Commercial Joint Stock Bank – Tan Binh Branch	399,400,000,000		From 26 January 2030 to 3 October 2035	Factory construction for Unitex Corporation	Factory, land use rights, and machinery & equipment at Unitex (Note 7, 9 and 10)	
Orient Commercial Joint Stock Bank – Tan Binh Branch	296,000,000,000		From 26 September 2026 to 10 June 2032	Replenish the funds that had been utilized for investing in the spinning machinery line	Factory and lease rights (Note 7, 9 and 10)	
TOTAL	1,350,363,138,640					
In which:						
Current portion	388,575,138,640					
Non-current portion	961,788,000,000					

(*) Long-term loan from Orient Commercial Joint Stock Bank – Tan Binh Branch: The purpose of the loan is to refinance the credit facility previously granted for the investment project of the synthetic fiber factory at Unitex by the following five banks: Kasikornbank Public Company Limited, The Shanghai Commercial & Savings Bank, Ltd. – Offshore Banking Branch, Entie Commercial Bank, E.Sun Commercial Bank, and CTBC Bank. Unitex Corporation's credit from Orient Commercial Joint Stock Bank – Tan Binh Branch is secured by Century Synthetic Fiber Corporation.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

17. OWNERS' EQUITY

17.1 Movements in owners' equity

	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total	VND
Previous period						
Beginning balance	966,369,240,000	64,477,297,852	1,219,011,000	675,289,454,956	1,707,355,003,808	
Net profit for the period	-	-	-	29,009,376,743	29,009,376,743	
Others	-	6,377,560	-	-	6,377,560	
Ending balance	966,369,240,000	64,483,675,412	1,219,011,000	704,298,831,699	1,736,370,758,111	
Current period						
Beginning balance	1,401,231,300,000	64,483,675,412	1,219,011,000	290,423,679,707	1,757,357,666,119	
Net loss for the period	-	-	-	(75,569,223,769)	(75,569,223,769)	
Others	-	(200,000,000)	-	-	(200,000,000)	
Ending balance	1,401,231,300,000	64,283,675,412	1,219,011,000	214,854,455,938	1,681,588,442,350	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

17. OWNERS' EQUITY (continued)

17.2 Capital transactions with owners

	VND	
	Current period	Previous period
Issued share capital		
Beginning and ending balances	1,401,231,300,000	966,369,240,000

17.3 Shares

	Ending balance		Beginning balance	
	Quantity	Amount (VND)	Quantity	Amount (VND)
Authorized shares	140,123,130	1,401,231,300,000	140,123,130	1,401,231,300,000
Issued shares				
Ordinary shares	140,123,130	1,401,231,300,000	140,123,130	1,401,231,300,000
Shares in circulation				
Ordinary shares	140,123,130	1,401,231,300,000	140,123,130	1,401,231,300,000

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

18. REVENUES

18.1 Revenue from sale of goods

	VND	
	Current period	Previous period
Net revenue	663,086,295,814	709,750,692,165

18.2 Finance income

	VND	
	Current period	Previous period
Foreign exchange gains	3,331,817,626	20,054,258,311
Interest income	13,108,800	553,682,124
TOTAL	3,344,926,426	20,607,940,435

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

19. FINANCE EXPENSES

	VND	
	<i>Current period</i>	<i>Previous period</i>
Interest expense	94,912,031,671	15,615,583,987
Foreign exchange losses	6,832,218,994	63,186,659,528
TOTAL	101,744,250,665	78,802,243,515

20. SELLING EXPENSES

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

21. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current period</i>	<i>Previous period</i>
Labor costs	16,448,869,964	12,819,239,933
External services	10,762,332,059	5,994,826,649
Stationery and other tools costs	6,083,291,733	3,934,512,216
Depreciation and amortization	4,735,741,618	695,473,607
Others	3,585,811,056	3,461,774,998
TOTAL	41,616,046,430	26,905,827,403

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

22. OTHER EXPENSES

		VND
	<i>Current period</i>	<i>Previous period</i>
Depreciation on discontinued operation	3,892,554,872	2,694,876,100
Others	659,934	175,609,018
TOTAL	<u>3,893,214,806</u>	<u>2,870,485,118</u>

23. PRODUCTION AND OPERATING COSTS

		VND
	<i>Current period</i>	<i>Previous period</i>
Raw materials	374,192,607,377	394,384,494,881
Depreciation and amortization	102,501,827,517	43,980,125,366
External services	96,416,756,318	97,348,258,657
Labor costs	46,454,955,367	49,116,178,684
Others	9,078,535,725	13,613,255,154
TOTAL	<u>628,644,682,304</u>	<u>598,442,312,742</u>

24. CORPORATE INCOME TAX

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

- For the Cu Chi Operation, the CIT rate is 20% of taxable profit.
- For the Trang Bang Branch, the CIT is applied according to each product type. In particular:
 - Income from Fully Drawn Yarn (FDY) and Drawn Textured Yarn (DTY) products onwards was exempted for four years (2011 - 2014) and is subject to 50% deduction in the following nine years (2015 - 2023). The applicable rate is 10% for 15 years from 2011.
 - Income from FDY and DTY products of expansion projects was exempted for four years (2016 - 2019) and is subject to 50% deduction in the following nine years (2020 - 2028). The applicable rate is 10% for 15 years from 2016.
 - Income from Partially Oriented Yarn (POY) products at stage 3 was exempted for two years (2016 - 2017) and is subject to 50% deduction in the following four years (2018 - 2021). The applicable rate is 10% for 15 years from 2016.
- For the Unitex, the CIT rate is 20% of taxable income. Income from Partially Oriented Yarn (POY) and Drawn Textured Yarn (DTY) products was CIT exempt for four years (2026 - 2029) from the first year in which the Company generates taxable income, and is subject to 50% deduction in the following nine years (2030 - 2039).

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

24. CORPORATE INCOME TAX (continued)**24.1 CIT expense**

	VND	
	<i>Current period</i>	<i>Previous period</i>
Current tax expense	7,991,563,497	20,633,337,219
Adjustment for under accrual of CIT from prior years	187,907,231	811,890,146
Total current income tax expense	8,179,470,728	21,445,227,365
Deferred tax (income) expense	(20,140,665)	17,966,606
TOTAL	8,159,330,063	21,463,193,971

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

	VND	
	<i>Current period</i>	<i>Previous period</i>
Accounting (loss) profit before tax	(67,409,893,706)	50,472,570,714
At the applicable CIT rate for the Group	(13,481,978,741)	10,094,514,143
<i>Adjustments:</i>		
Non-deductible expenses	804,435,115	5,198,176,497
Adjustment for under accrual of tax from prior years	187,907,231	811,890,146
Tax incentive for the Trang Bang branch	-	(2,278,209,094)
Unrealized (profit) loss	(1,197,676,504)	7,071,441,557
Tax loss carrying forward	21,846,642,962	565,380,722
CIT expense	8,159,330,063	21,463,193,971

24.2 Current CIT

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

24. CORPORATE INCOME TAX (continued)

24.3 Deferred tax

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

	Interim consolidated statement of financial position		Interim consolidated income statement	
	Ending balance	Beginning balance	Current period	Previous period
Accrued expenses	1,123,634,904	1,538,669,948	(415,035,044)	(369,267,766)
Provision for obsolete inventories	1,534,855,736	1,060,927,036	473,928,700	30,456,920
(Gain) loss on foreign exchange difference	(20,009,094)	19,873,114	(39,882,208)	321,121,580
Accrual for severance pay	45,856,908	44,727,691	1,129,217	(277,340)
TOTAL	2,684,338,454	2,664,197,789		
Net deferred tax credit (charge) to interim consolidated income statement			20,140,665	(17,966,606)

24.4 Tax losses carried forward

The Group is entitled to carry each individual tax loss forward to offset against taxable income arising within five years subsequent to the year in which the loss was incurred. At the end of the reporting period, the Group had aggregated accumulated tax losses of VND 158,737,372,132 (31 December 2025: VND 54,220,276,076) available for offset against future taxable income. Details are as follows:

Originating year	Can be utilized up to	Tax loss amount (*)	Utilized up to 30 June 2026	Forfeited	Unutilized at 30 June 2026
Unitex					
2022	2027	3,390,018,764	-	-	3,390,018,764
2025	2030	50,830,257,312	-	-	50,830,257,312
6 months ended 30 June 2026	2031	80,917,998,099	-	-	80,917,998,099
Trang Bang Branch					
6 months ended 30 June 2026	2031	23,599,097,957	-	-	23,599,097,957
TOTAL		158,737,372,132	-	-	158,737,372,132

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

25. TRANSACTIONS WITH RELATED PARTIES

The related parties of the Company and other related parties of the Company during the period and as at 30 June 2026 are as follows:

<i>Related party</i>	<i>Relationship</i>
Mr Dang Trieu Hoa	Chairman
Ms Dang My Linh	Vice Chairwoman
Mr Dang Huong Cuong	Member of the Board of Directors
Ms Cao Thi Que Anh	Member of the Board of Directors
Mr Vo Quang Long	Member of the Board of Directors
Mr Chen Che Jen	Independence member
Mr Nguyen Quoc Huong	Independence member
Ms Ha Kiet Tran	Head of the Supervisory Board
Ms Dinh Ngoc Hoa	Member of the Supervisory Board
Ms Nguyen Thi Sang	Member of the Supervisory Board
Ms Nguyen Phuong Chi	Chief Strategic Officer
Mr Phan Nhu Bich	Chief Financial Officer

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

25. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Individuals	Position	VND	
		Remuneration	
		Current period	Previous period
Mr Dang Trieu Hoa	Chairman of BOD	621,400,000	628,230,769
Ms Dang My Linh	Vice Chairwoman of BOD	75,000,000	75,000,000
Mr Chen Che Jen	Independence member of BOD	112,500,000	112,500,000
Mr Nguyen Quoc Huong	Independence member of BOD	112,500,000	112,500,000
Ms Cao Thi Nguyet Anh	Member of BOD	75,000,000	75,000,000
Mr Dang Huong Cuong	Member of BOD	75,000,000	75,000,000
Mr Vo Quang Long	Member of BOD	75,000,000	75,000,000
Mr Nguyen Tu Luc	Former Head of BOS	-	30,000,000
Ms Ha Kiet Tran	Head of BOS	30,000,000	30,000,000
Ms Dinh Ngoc Hoa	Member of BOS	30,000,000	30,000,000
Ms Nguyen Thi Sang	Member of BOS	30,000,000	-
Ms Nguyen Phuong Chi	Director	829,292,047	784,809,642
Mr Phan Nhu Bich	Financial Director cum Chief Accountant	456,735,767	493,720,133
TOTAL		2,522,427,814	2,521,760,544

26. EARNINGS PER SHARE

The following reflects the income and shares data used in the basic and diluted earnings per share computations:

	VND		
	Current period	Previous period (as previously presented)	Previous period (restated)
Net (loss) profit after tax attributable to ordinary equity holders adjusted for the effect of dilution	(75,569,223,769)	29,009,376,743	29,009,376,743
Weighted average number of ordinary shares for basic earnings per share	154,135,020	96,636,924	154,135,020
(Loss) earnings per share (par value of VND 10,000/share)			
- Basic	(490)	300	188
- Diluted	(490)	300	188

(i) The weighted average number of shares in circulation for the current and previous period were adjusted to reflect the issuance of 14,011,890 ordinary shares from undistributed earnings to pay dividends after the reporting date (Note 31).

There have been no ordinary dilutive shares during the year and the date of completion of these consolidated financial statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

27. OPERATING LEASE COMMITMENTS

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

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

28. OFF CONSOLIDATED BALANCE SHEET ITEM

	<i>Ending balance</i>	<i>Beginning balance</i>
Major foreign currency:		
United States dollar (USD)	180,366.93	84,490.66
EURO	126.29	126.26
JPY	585,294.01	585,428

29. PROFESSIONAL SERVICE FEES

Professional service fees with the global network of EY firms ("EY Firms") incurred in current year and prior year were as follows:

	VND	
	<i>Current period</i>	<i>Previous period</i>
Professional service fees	<u>616,000,000</u>	<u>560,000,000</u>

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

	VND		
	<i>Previous period (as previously presented)</i>	<i>Restated</i>	<i>Previous period (as restated)</i>
INTERIM CONSOLIDATED CASH FLOW STATEMENT			
Depreciation and amortization of fixed assets and amortization of deferred land rental	46,675,001,465	1,770,899,928	48,445,901,393
Increase in deferred expenses	(1,962,775,876)	(1,770,899,928)	(3,733,675,804)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

31. EVENT AFTER THE REPORTING PERIOD

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

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

Approved, 28 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVE



Nguyen Thi Hong Tham



Phan Nhu Bich



Dang Trieu Hoa



EY | Building a better working world

EY is building a better working world by creating new value for clients, people, society and the planet, while building trust in capital markets.

Enabled by data, AI and advanced technology, EY teams help clients shape the future with confidence and develop answers for the most pressing issues of today and tomorrow.

EY teams work across a full spectrum of services in assurance, consulting, tax, strategy and transactions. Fueled by sector insights, a globally connected, multi-disciplinary network and diverse ecosystem partners, EY teams can provide services in more than 150 countries and territories.

All in to shape the future with confidence.

EY refers to the global organization, and may refer to one or more, of the member firms of Ernst & Young Global Limited, each of which is a separate legal entity. Ernst & Young Global Limited, a UK company limited by guarantee, does not provide services to clients. Information about how EY collects and uses personal data and a description of the rights individuals have under data protection legislation are available via ey.com/privacy. EY member firms do not practice law where prohibited by local laws. For more information about our organization, please visit ey.com.

© 2026 Ernst & Young Vietnam Limited. All Rights Reserved.

ey.com/en_vn