CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN
THUAN AN WOOD PROCESSING JOINT STOCK COMPANY

Số: 140./TAC-KDTH

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thành phố Hồ Chí Minh, ngày 11 tháng 8 năm 2026
Ho Chi Minh city, Aug 11 , 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
INFORMATION DISCLOSURE

Kính gửi:
- Uỷ ban chứng khoán nhà nước;
- Sở Giao dịch chứng khoán Thành phố Hồ Chí Minh.

To: *Vietnam Exchange/ Hanoi Stock Exchange/ Hochiminh Stock Exchange*

1. Tên tổ chức: CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN

Name of organization : THUAN AN WOOD PROCESSING JOINT STOCK COMPANY

- Mã chứng khoán/Mã thành viên *Stock code/ Broker code*: GTA

- Địa chỉ; Đại lộ Bình Dương, khu phố Bình Giao, phường Thuận Giao, thành phố Hồ Chí Minh

- *Address: Binh Duong Boulevard, Binh Giao Quarter, Thuan Giao Ward, Ho Chi Minh City-*

Điện thoại liên hệ/Tel.: 0386 284 953

- E-mail: nguyenhai@gothuanan.vn

2. Nội dung thông tin công bố/ *Contents of disclosure*:

- Báo cáo tài chính 6 tháng đầu năm 2026 (sau soát xét)/ Financial statements for the first six months of 2026 (reviewed)

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 11../.8../2026 tại đường dẫn https://gothuanan.vn/category/quan-he-co-dong/bao-cao-tai-chinh

This information was published on the company's website on Aug, 11 2026, as in the link: https://gothuanan.vn/category/quan-he-co-dong/bao-cao-tai-chinh

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm:

- *Báo cáo tài chính 6 tháng đầu năm 2026 (sau soát xét)/ Financial statements for the first six months of 2026 (reviewed)*

Đại diện tổ chức
Organization representative
Người đại diện theo pháp luật/Người UQ CBTT
Legal representative/ Person authorized to disclose information
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, position, and seal)

CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN
P. THUẬN GIAO - TP. HỒ CHÍ MINH

TỔNG GIÁM ĐỐC

Lê Thị Xuyến

CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN
THUAN AN WOOD PROCESSING JOINT STOCK COMPANY

Số: 139 /TAC-KDTH

"V/v giải trình lợi nhuận sau thuế cùng kỳ; 6 tháng đầu năm 2026 so 6 tháng đầu năm 2025".
Explanation of after-tax profit for the same period; First 6 months of 2026 compared to First 6 months of 2025

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thành phố Hồ Chí Minh, ngày 11 tháng 8 năm 2026
Ho Chi Minh city, July ,2026

Kính gửi:

- Uỷ ban chứng khoán nhà nước;
- Sở Giao dịch chứng khoán Thành phố Hồ Chí Minh.

To: *Vietnam Exchange/ Hanoi Stock Exchange/ Hochiminh Stock Exchange*

Căn cứ thông tư 96/2020/TT-BTC ngày 16 tháng 11 năm 2020 của Bộ Tài chính về việc hướng dẫn công bố thông tin trên thị trường chứng khoán

Promulgated with the Circular No 96/2020/TT-BTC on November 16, 2020 of the Minister of Finance on guidance on information disclosure on the stock market.

Căn cứ vào báo cáo kết quả hoạt động sản xuất kinh doanh 6 tháng đầu năm 2026 và báo cáo kết quả hoạt động sản xuất kinh doanh 6 tháng đầu năm 2025.

Based on the report on production and business results for the first six months of 2026 and the report on production and business results for the first six months of 2025.

STT No	CHI TIÊU ITEM	6 THÁNG ĐẦU NĂM 2026 First 6 months of 2026	6 THÁNG ĐẦU NĂM 2025 First 6 months of 2025	CHÊNH LỆCH difference Giá trị value	tỷ lệ proportion
				3 = (1-2)	4 = (3:2)
1	Tổng doanh thu Total revenue	123.028.218.239	120.636.332.673	2.391.885.566	1,98%
2	Tổng chi phí Total cost	117.179.188.731	117.386.003.711	(206.814.980)	-0,18%
3	Lợi nhuận trước thuế Profit before tax	5.849.029.508	3.250.328.962	2.598.700.546	79,95%
4	Thuế TNDN Corporate income tax	1.195.443.853	689.382.513	506.061.340	73,41%
5	Lợi nhuận sau thuế Profit after tax	4.653.585.655	2.560.946.449	2.092.639.206	81,71%

Công ty cổ phần chế biến gỗ Thuận An xin được giải trình về việc biến động kết quả kinh doanh, cụ thể là Lợi nhuận sau thuế thu nhập doanh nghiệp trong Báo cáo tài chính 6 tháng đầu năm 2026 so với cùng kỳ năm 2025 như sau:

Thuan An Wood Processing Joint Stock Company hereby provides an explanation regarding the fluctuation in business results—specifically, profit after corporate income tax—as reported in the financial statements for the first six months of 2026 compared to the same period in 2025.

Lợi nhuận sau thuế thu nhập doanh nghiệp 6 tháng đầu năm 2026 của Công ty đạt 4.653.585.655 đồng, tăng 2.092.639.206 đồng (tương đương tăng 81,71%) so với cùng kỳ năm 2025.

Net profit after corporate income tax for the first 6 months of 2026 reached VND 4,653,585,655, representing an increase of VND 2,092,639,206 (equivalent to an 81.71% increase) compared to the same period in 2025.

Nguyên nhân chủ yếu lợi nhuận trong 6 tháng đầu năm 2026 đến từ việc doanh thu thuần duy trì đà tăng trưởng giúp Lợi nhuận gộp tăng 10,06% so với cùng kỳ. Bên cạnh đó, Công ty đã chủ động tái cơ cấu các khoản nợ vay và tối ưu chi phí lãi vay ngân hàng (chi phí lãi vay giảm 32,3%, tương ứng giảm 1,05 tỷ đồng), đồng thời triển khai đồng bộ các giải pháp thắt chặt và quản trị hiệu quả chi phí bán hàng (giảm 12,17%) và chi phí quản lý doanh nghiệp (giảm 14,28%). Tổng các yếu tố này đã giúp lợi nhuận sau thuế của Công ty tăng trưởng cao so với cùng kỳ năm trước.

The primary driver behind the profit growth in the first 6 months of 2026 was the sustained expansion of net revenue, which boosted gross profit by 10.06% year-on-year. In addition, the Company proactively restructured its borrowings and optimized bank interest expenses (interest expenses dropped by 32.3%, equivalent to a reduction of VND 1.05 billion), while synchronously executing tight control and efficient management of selling expenses (down 12.17%) and general & administrative expenses (down 14.28%). The combination of these factors enabled the Company to achieve strong growth in net profit compared to the previous year.

Từ những nguyên nhân trên dẫn đến lợi nhuận sau thuế 6 tháng đầu năm 2026 tăng so với cùng kỳ.

The aforementioned reasons led to the increase in net profit after tax for the first 6 months of 2026 compared to the same period last year.

Công ty cổ phần chế biến gỗ Thuận An cam kết tính xác thực về các nội dung đã giải trình trên.

Thuan An Wood Processing Joint Stock Company commits to the accuracy of the explanations provided above.

TỔNG GIÁM ĐỐC
general manager

M.S.D.N: 3700... C.T.C.P
CÔNG TY
CỔ PHẦN
CHẾ BIẾN GỖ
THUẬN AN
P. THUẬN GIAO - TP. HỒ CHÍ MINH

Lê Thị Xuyến

Nơi nhận/ receiving place :

- Như trên/ as above;
- Lưu save: VT, P.KDTH

THUAN AN WOOD PROCESSING
JOINT STOCK COMPANY

Reviewed Combined Interim Financial Statements
for the six-month period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Thuan An Wood Processing Joint Stock Company (hereinafter referred to as "the Company") presents its Report together with the Combined Interim Financial Statements for the six-month period ending June 30, 2026.

COMPANY INFORMATION

Thuan An Wood Processing Joint Stock Company is a company established in Vietnam, operating under Enterprise Registration Certificate No. 460300035 (new code No. 3700403867), initially registered on December 24, 2001, and amended for the 12th time on October 2, 2025, issued by the the Business Registration Office under the Department of Finance of Ho Chi Minh City.

MEMBERS OF THE BOARD OF DIRECTORS, SUPERVISORY BOARD AND BOARD OF MANAGEMENT

Members of the Board of Directors, Supervisory Board and Board of Management of the Company during the six-month period and until the date of this report include:

Board of Directors

Full Name		Position	Date of Appointment/Dismissal
Mr.	Trinh Xuan Tien	Chairman	
Ms.	Le Thi Xuyen	Member	
Ms.	Chu Thi Mai	Independent member	
Mr.	Hoang Van Xuyen	Independent member	Dismissed on 22 May 2026
Mr.	Bui Duc Vinh	Member	
Ms.	Tran Bao Chau	Independent member	Appointed on 22 May 2026

Supervisory Board

Full Name		Position	Date of Appointment/Dismissal
Ms.	Dang Thi Dung	Head of the Supervisory Board	
Mr.	Le Tien Luan	Member	Dismissed on 22 May 2026
Mr.	Dinh Thanh Toan	Member	
Mr.	Dao Quang Huynh	Member	Appointed on 22 May 2026

Board of Management

Full Name		Position
Ms.	Le Thi Xuyen	General Director
Mr.	Phan Huy Tam	Deputy General Director

Legal representative

The legal representative of the Company during the period and at the date of this report are as follows:

Mr. Trinh Xuan Tien – Chairman of the Board of Directors
Ms. Le Thi Xuyen – General Director

EVENTS OCCURRING AFTER THE END OF THE ACCOUNTING PERIOD

No material events have occurred since the end of the six-month period ended 30 June 2026 that would require adjustment to, or disclosure in, the Selected Notes to the Combined Financial Statements.

AUDITOR

International Auditing and Valuation Co., Ltd. was appointed to perform a review of the Company's Combined Interim Financial Statements for the six-month period ended 30 June 2026.

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

DISCLOSURE OF THE BOARD OF MANAGEMENT RESPONSIBILITIES FOR THE COMBINED INTERIM FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the Combined Interim Financial Statements that present fairly, in all material respects, the Company's financial position as at 30 June 2026, and its Combined Interim results of operations and Combined Interim cash flows for the six-month period then ended, in accordance with accounting standards, the Vietnamese enterprise accounting regime and the legal regulations relevant to the preparation and presentation of Combined Interim Financial Statements. In preparing these Combined Interim Financial Statements, The Board of Management is required to:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the applicable accounting principles have been complied with and disclose and explain any material departures in the Combined Interim Financial Statements;
- Prepare the Combined Interim Financial Statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective system of internal control for the purpose of preparing and presenting Combined Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

The Board of Management is responsible for ensuring that the accounting records are properly maintained so as to reasonably reflect the Company's financial position at any time and for ensuring that the Combined Interim Financial Statements comply with accounting standards, the Vietnamese enterprise accounting regime and the legal regulations relevant to the preparation and presentation of Combined Interim Financial Statements. The Board of Management is also responsible for safeguarding the Company's assets and for taking reasonable steps to prevent and detect fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the Combined Interim Financial Statements.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of Management affirms that the Company complies with Decree 155/2020/ND-CP dated 31 December 2020 detailing the implementation of certain provisions of the Law on Securities, as amended and supplemented by Decree 245/2025/ND-CP dated 11 September 2025 of the Government. The Company has not violated its information disclosure obligations as prescribed under Circular 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the securities market, as amended and supplemented by Circular 68/2024/TT-BTC dated 18 September 2024, Circular 18/2025/TT-BTC dated 26 April 2025, and Circular 08/2026/TT-BTC dated 03 February 2026 issued by the Minister of Finance.

On behalf of and representing The Board of Management,

M.S.D.N.: 3700403867 C.T.C.P
CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN
P. THUẬN GIAO - TP. HỒ CHÍ MINH

Ms. Le Thi Xuyen
General Director
Ho Chi Minh City, Vietnam
10 August 2026

No.: 19065/2026/BCSX/IAV

REVIEW REPORT ON COMBINED INTERIM FINANCIAL INFORMATION

To: Shareholders, Board of Directors, Supervisory Board, and Board of Management
THUAN AN WOOD PROCESSING JOINT STOCK COMPANY

We have reviewed the accompanying Combined Interim Financial Statements of Thuan An Wood Processing Joint Stock Company (the "Company"), prepared on 10 August 2026, from pages 4 to 42, which comprise: the Combined Interim Balance Sheet as at 30 June 2026, the Combined Interim Income Statement for the six-month period then ended, the Combined Interim Cash Flows Statement for the six-month period then ended and the Selected Notes to the Combined Financial Statements.

Responsibilities of The Board of Management

The Board of Management of the Company is responsible for the preparation and fair presentation of the Company's Combined Interim Financial Statements in accordance with accounting standards, the Vietnamese enterprise accounting regime and the legal regulations relevant to the preparation and presentation of Combined Interim Financial Statements, and for such internal control as The Board of Management determines is necessary to enable the preparation and presentation of Combined Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to express a conclusion on the Combined Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 – Review of Combined Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of Combined 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.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Combined Interim financial statements do not present fairly, in all material respects, the Combined Interim financial position of the Company as at 30 June 2026, and its Combined Interim results of operations and Combined Interim cash flows for the six-month period then ended, in accordance with accounting standards, the Vietnamese enterprise accounting regime and the legal regulations relevant to the preparation and presentation of Combined Interim Financial Statements.

CÔNG TY TNHH KIỂM TOÁN VÀ ĐỊNH GIÁ QUỐC TẾ
THÀNH PHỐ HÀ NỘI

NGUYEN KI ANH
Deputy Director
Audit Practising Certificate No.: 3331-2022-283-1

INTERNATIONAL AUDITING AND VALUATION CO., LTD

Hanoi City, 10 August 2026

COMBINED INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	ASSETS	Code	Note	Closing balance *VND*	Opening balance (Restated) *VND*
A.	**CURRENT ASSETS**	**100**		**243,386,213,520**	**282,645,841,189**
I.	**Cash and cash equivalents**	**110**	**5.1**	**6,822,445,999**	**18,638,267,250**
1.	Cash	111		6,822,445,999	14,638,267,250
2.	Cash equivalents	112		-	4,000,000,000
II.	**Short-term financial investments**	**120**	5.2	**169,530,285,397**	**196,952,116,110**
1.	Short-term held-to-maturity investments	123		169,530,285,397	196,952,116,110
III.	**Short-term receivables**	**130**		**23,431,959,517**	**21,092,321,114**
1.	Short-term trade receivables	131	5.3	22,796,214,124	20,206,305,201
2.	Short-term advances to suppliers	132	5.4	236,593,045	554,010,971
3.	Other short-term receivables	135	5.5	399,152,348	332,004,942
IV.	**Inventories**	**140**	**5.6**	**36,509,779,404**	**40,032,620,035**
1.	Inventories	141		36,509,779,404	40,032,620,035
V.	**Other current assets**	**160**		**7,091,743,203**	**5,930,516,680**
1.	Short-term prepaid expenses	161	5.7	2,209,806,797	166,774,766
2.	Deductible VAT	162		4,881,936,406	4,637,032,851
3.	Taxes and other receivables from the State budget	163	5.8	-	1,126,709,063
B.	**NON-CURRENT ASSETS**	**200**		**25,207,081,500**	**28,156,813,310**
I.	**Fixed assets**	**220**		**20,915,395,392**	**22,959,186,898**
1.	Tangible fixed assets	221	5.9	20,547,151,259	22,549,631,901
	- Cost	*222*		*148,473,718,219*	*149,559,431,990*
	- Accumulated depreciation	*223*		*(127,926,566,960)*	*(127,009,800,089)*
2.	Intangible fixed assets	227	5.10	368,244,133	409,554,997
	- Cost	*228*		*413,108,620*	*413,108,620*
	- Accumulated amortisation	*229*		*(44,864,487)*	*(3,553,623)*
II.	**Investment properties**	**240**	5.11	**1,312,598,633**	**1,444,889,165**
	- Cost	*241*		*25,878,345,983*	*25,878,345,983*
	- Accumulated depreciation	*242*		*(24,565,747,350)*	*(24,433,456,818)*
III.	**Long-term financial investments**	**260**	5.2	**2,000,000,000**	**2,000,000,000**
1.	Equity investments in other entities	263		2,000,000,000	2,000,000,000
IV.	**Other long-term assets**	**270**		**979,087,475**	**1,752,737,247**
1.	Long-term prepaid expenses	271	5.7	979,087,475	1,752,737,247
	TOTAL ASSETS (280 = 100 + 200)	**280**		**268,593,295,020**	**310,802,654,499**

COMBINED INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

	RESOURCES	Code	Note	Closing balance VND	Opening balance (Restated) VND
C.	**LIABILITIES**	**300**		**105,503,812,297**	**152,366,757,431**
I.	**Current liabilities**	**310**		**103,703,812,297**	**150,566,757,431**
1.	Short-term trade payables	311	5.12	13,816,224,853	11,245,069,290
2.	Short-term advances from customers	312	5.13	2,272,209,677	3,182,578,638
3.	Dividends and profits payable	313	5.14	237,239,775	237,239,775
4.	Taxes and other payable to the State, short-term	314	5.8	2,813,673,519	984,343,478
5.	Payables to employees	315		6,524,630,855	8,901,175,479
6.	Short-term accrued expenses	316	5.15	453,698,718	323,332,082
7.	Other short-term payables	320	5.16	935,673,403	1,154,545,047
8.	Short-term borrowings and finance lease liabilities	321	5.17	72,492,210,963	119,274,529,646
9.	Bonus and welfare fund	323		4,158,250,534	5,263,943,996
II.	**Long-term liabilities**	**330**		**1,800,000,000**	**1,800,000,000**
1.	Other long-term payables	338	5.16	1,800,000,000	1,800,000,000
D.	**OWNER'S EQUITY**	**400**	5.18	**163,089,482,723**	**158,435,897,068**
1.	Owner's contributed capital	411		104,000,000,000	104,000,000,000
	- Ordinary shares with voting rights	*411a*		*104,000,000,000*	*104,000,000,000*
2.	Share premium	412		41,982,000,000	41,982,000,000
3.	Treasury shares	415		(6,735,335,885)	(6,735,335,885)
4.	Investment and development fund	418		13,211,978,321	13,211,978,321
5.	Undistributed after-tax profit	420		10,630,840,287	5,977,254,632
	- Accumulated undistributed after-tax profit up to the end of prior period	*420a*		*5,977,254,632*	*24,000,000*
	- Undistributed after-tax profit of this period	*420b*		*4,653,585,655*	*5,953,254,632*
	TOTAL RESOURCES (440=300+400)	**440**		**268,593,295,020**	**310,802,654,499**

M.S.D.N: 3700403867 - C.T.C.P
CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN
P. THUẬN GIAO - TP. HỒ CHÍ MINH

Preparer	Chief Accountant	General Director
Nguyen Thi Hai	**Nguyen Thu Huong**	**Le Thi Xuyen**

Ho Chi Minh City, Vietnam
10 August 2026

COMBINED INTERIM STATEMENT OF PROFIT OR LOSS

For the six-month period ended 30 June 2026

ITEMS	Code	Note	Current period VND	Prior period (Restated) VND
1. Revenue from sales and serives	**01**	6.1	**115,725,547,680**	**112,763,996,994**
2. Revenue deductions	02		-	-
3. Net revenue from sales and services (10 = 01 - 02)	**10**		**115,725,547,680**	**112,763,996,994**
4. Cost of goods sold	11	6.2	101,705,523,398	100,025,777,198
5. Gross profit from sales and services (20 = 10 - 11)	**20**		**14,020,024,282**	**12,738,219,796**
6. Gain from sale and disposal of investment property	**21**		**-**	**-**
7. Financial income	22	6.3	6,118,342,138	7,607,808,208
8. Financial expenses	23	6.4	2,392,701,196	3,436,472,303
In which: Borrowing costs	*24*		*2,209,523,338*	*3,263,456,554*
9. Selling expenses	25	6.5	3,470,410,144	3,951,315,861
10. General and administration expenses	26	6.6	8,492,589,043	9,907,024,249
11. Net operating profit {30 = 20 + 21 + 22 - (23+25 + 26)}	**30**		**5,782,666,037**	**3,051,215,591**
12. Other income	31	6.7	1,184,328,421	264,527,471
13. Other expenses	32	6.8	1,117,964,950	65,414,100
14. Other profit (40 = 31 - 32)	**40**		**66,363,471**	**199,113,371**
15. Total accounting profit before tax (50=30+40)	**50**		**5,849,029,508**	**3,250,328,962**
16. Current corporate income tax expense	51	6.9	1,195,443,853	689,382,513
17. Deferred corporate income tax expense	52		-	-
18. Profit after corporate income tax (60 = 50 – 51 - 52)	**60**		**4,653,585,655**	**2,560,946,449**
19. Basic earnings per share	**70**	6.10	473	77
20. Diluted earnings per share	**71**	6.10	473	77

Preparer	Chief Accountant	General Director
Nguyen Thi Hai	**Nguyen Thu Huong**	**Le Thi Xuyen**
		Ho Chi Minh City, Vietnam
		10 August 2026

M.S.D.N: 3700403867 - C.T.C.P
CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN
P. THUẬN GIAO - TP. HỒ CHÍ MINH

COMBINED INTERIM STATEMENT OF CASH FLOW

For the six-month period ended 30 June 2026
(Direct method)

	ITEMS	Note	Code	Current period *VND*	Prior period *VND*
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1.	Cash received from sales, services and other revenue	01		110,950,877,361	120,392,685,436
2.	Cash paid to supplier of goods and services	02		(75,861,364,478)	(64,112,950,584)
3.	Cash paid to employees	03		(28,102,433,882)	(34,708,481,397)
4.	Borrowing costs paid	04		(2,174,936,635)	(3,305,078,564)
5.	Corporate income tax paid	05		(920,188,088)	(970,606,256)
6.	Other cash receipts from operating activities	06		9,917,309,582	16,358,960,399
7.	Other cash payments for operating activities	07		(11,978,022,774)	(11,707,182,861)
	Net cash flows from operating activities	***20***		***1,831,241,086***	***21,947,346,173***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**				
1.	Cash paid to acquire/build fixed assets and other long-term assets	21		-	(1,881,278,230)
2.	Cash received from liquidation/disposal of fixed assets and other long-term assets	22		80,663,000	279,293,160
3.	Cash paid for lending and purchasing debt instruments of other entities	23		(63,900,000,000)	(173,360,000,000)
4.	Cash recovered from lending and resale of debt instruments of other entities	24		91,200,000,000	90,700,000,000
5.	Cash received from loan interest, dividends and profit sharing	27		5,754,593,346	5,081,888,789
	Net cash flows from investing activities	***30***		***33,135,256,346***	***(79,180,096,281)***
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**				
1.	Cash received from borrowings	33	7.1	72,492,210,963	193,559,525,826
2.	Repayment of borrowings principal	34	7.2	(119,274,529,646)	(127,532,076,436)
	Net cash flows from financing activities	***40***		***(46,782,318,683)***	***66,027,449,390***
	Net increase/(decrease) in cash for the period	**50**		**(11,815,821,251)**	**8,794,699,282**
	Cash and cash equivalents at the beginning of the period	**60**		**18,638,267,250**	**2,253,147,302**
	Cash and cash equivalents at the end of the period	**70**		**6,822,445,999**	**11,047,846,584**

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Preparer	Chief Accountant	General Director
Nguyen Thi Hai	**Nguyen Thu Huong**	**Le Thi Xuyen**
		Ho Chi Minh City, Vietnam
		10 August 2026

SELECTED NOTES TO THE COMBINED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

The accompanying notes are an integral part of these Combined Interim financial statements and should be read in conjunction with them.

1. CHARACTERISTICS OF BUSINESS OPERATIONS

1.1. Forms of ownership

Thuan An Wood Processing Joint Stock Company is a company established in Vietnam, operating under Enterprise Registration Certificate No. 460300035 (new code No. 3700403867), initially registered on December 24, 2001, and amended for the 12th time on October 2, 2025, issued by the the Business Registration Office under the Department of Finance of Ho Chi Minh City.

The Company's charter capital under the Enterprise Registration Certificate is VND 104,000,000,000 (One hundred and four billion dong); the total number of shares is 10,400,000 shares, with a par value of VND 10,000 per share.

List of shareholders as at 30 June 2026

No	Name of shareholder	Amount of capital contribution	Number of shares	Ratio
		VND	*Shares*	*%*
1.	Binh Long Rubber One-Member Limited Liability Company	50,903,340,000	5,090,334	48.95%
2.	Vietnam Rubber Group – Joint Stock Company	11,176,660,000	1,117,666	10.75%
3.	Other shareholders	36,220,000,000	3,622,000	34.83%
4.	Treasury shares	5,700,000,000	570,000	5.47%
		104,000,000,000	**10,400,000**	**100.00%**

The total number of the Company's employees as at 30 June 2026 was 334 (as at 31 December 2025: 309).

1.2. Business segments

The Company's principal business activity is the exploitation and processing of wood products.

1.3. Business lines

The Company's business lines include:

- Manufacturing beds, cabinets, tables, and chairs;
- Wood exploitation;
- Sawing, cutting, planing, and preserving wood;
- Manufacturing plywood, veneer, laminated boards, and other thin wood sheets;
- Manufacturing wooden construction products;
- Manufacturing other wood products; manufacturing products made from bamboo, rattan, straw, thatch, and plaiting materials (Detail: Manufacturing other wood products);
- Construction of all types of buildings;
- Wholesale of other household goods;
- Wholesale of machinery, equipment, and other machine parts;
- Wholesale of construction materials and installation equipment (excluding inland waterway port activities)

- Other specialized wholesale not elsewhere classified (Detail: Wholesale of rubber (excluding rubber latex at the head office)):
- Real estate business; trading in land use rights owned, used, or leased by the Company.

1.4. Normal operating cycle

The Company's normal operating cycle does not exceed 12 months.

1.5. Company structure

Name	Place of incorporation and operation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activities
Other entities				
Phu Thinh Investment Construction Rubber Joint Stock Company	Dong Nai Province	1.07%	1.07%	Cultivation, tapping and processing of natural rubber products

Operating units

Unit name	Address
Head Office	Binh Duong Boulevard, Binh Giao Quarter, Thuan Giao Ward, Ho Chi Minh City, Vietnam
Binh Phuoc Branch	Group 9, Quarter 3B, Minh Hung Ward, Dong Nai Province, Vietnam

1.6. Statement on the comparability of information in the Combined Interim Financial Statements

The Combined Interim Financial Statements prepared by the Company ensure the comparability of information.

2. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

2.1. Accounting period

The Company's financial year begins on 1 January and ends on 31 December each year.

For the six-month accounting period ended 30 June 2026, the Company has prepared Combined Interim Financial Statements in accordance with applicable regulations.

2.2. Currency used in accounting

The currency used in accounting records is Vietnamese Dong (VND).

3. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

3.1. Applicable accounting regulations

The Company applies the Accounting Regulations issued under Circular No. 99/2025/TT-BTC on guiding the Accounting Regulations for Enterprises dated October 27, 2025, replacing Circular No. 200/2014/TT-BTC dated December 22, 2014, and other related regulations.

3.2. Statement on Compliance with Accounting Standards and Regulations

The Company has applied Vietnamese Accounting Standards and guiding documents issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, guiding circulars, and the currently applied Accounting Regulations.

3.3. Basis of preparation of Combined Interim Financial Statements

The accompanying Combined Interim Financial Statements are presented in Vietnamese Dong (VND), prepared on the historical cost basis and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of financial statements.

The accompanying Combined Interim financial statements are not intended to present the combined financial position, combined results of operations, or combined cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

4. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELATED REGULATIONS

4.1. Changes in accounting policies and disclosures

The accounting policies applied by the Company in preparing these interim financial statements are consistent with those used in the preparation of the financial statements for the year ended 31 December 2025 and the interim financial statements for the six-month period ended 30 June 2025, except for changes in accounting policies relating to transactions arising from the first-time adoption of Circular No. 99/2025/TT-BTC.

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC, providing guidance on the Corporate Accounting Regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and certain other related regulations. The Company applies the changes in accounting policies prescribed under Circular 99 using a simplified retrospective and non-retrospective approach in accordance with the transitional provisions of Circular 99. Accordingly, the Company has restated certain comparative figures of the prior period to align with the presentation requirements under Circular 99 in these interim financial statements, as disclosed in Note 9.5 – Comparative information.

4.2. Accounting estimates

The preparation of Combined Interim Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations requires The Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets at the date of the Combined Interim financial statements, as well as the reported amounts of revenue and expenses during the six-month accounting period. Although such accounting estimates are made based on The Board of Management' best knowledge, actual results may differ from those estimates and assumptions.

4.3. Foreign currency transactions

Companies with foreign currency transactions must record accounting entries and prepare financial statements in a single currency, either the Vietnamese Dong or the currency used in accounting. The conversion of foreign currency into Vietnamese Dong or the accounting currency must be based on the actual transaction exchange rate or the book exchange rate, depending on the nature and content of the transaction and the following principles for applying exchange rates:

- For transactions that increase assets, liabilities, equity, revenue, or expenses in foreign currency, the Company shall use the actual transaction exchange rate on the transaction date, which is the average buying and selling rate of the commercial bank where the company regularly conducts transactions;

- For transactions that decrease cash, accounts receivable, or accounts payable in foreign currency, the Company shall use the book exchange rate, including the actual specific book exchange rate or the weighted average book exchange rate.

The exchange rate used to revalue the balances of monetary items denominated in foreign currencies at the end of the financial year is determined based on the average transfer buying and selling rate of the commercial bank with which the Company regularly conducts transactions at the reporting date. For foreign-currency demand deposits, the Company revalues all monetary items denominated in foreign currencies using the average transfer buying and selling rate of the commercial bank where the Company maintains its deposit accounts.

All foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at period-end are recognized in financial income (for gains) or financial expenses (for losses) to determine the profit or loss for the period.

4.4. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit, the Company's cash equivalents, and short-term investments with a maturity of no more than three months from the date of acquisition, which are readily convertible into a known amount of cash, not subject to restrictions on use, and carry an insignificant risk of changes in value at the end of the accounting period.

4.5. Financial investments

Held-to-maturity investments

Held-to-maturity investments include investments that the Company has the intention and ability to hold until maturity. These investments comprise term deposits at banks, valuable papers (including treasury bills, promissory notes, and certificates of deposit), bonds, preferred shares classified as liabilities, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments or similar instruments, excluding derivative instruments.

Held-to-maturity investments are recognized from the date of purchase and initially measured at purchase price plus directly attributable transaction costs. Interest income from held-to-maturity investments after the purchase date is recognized on an accrual basis in the Income Statement. Interest received in advance before the Company's holding period is deducted from the initial cost at the purchase date.

Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Equity instruments of other entities

Investments in equity instruments of other entities represent equity investments in which the Company does not have control, joint control, or significant influence over the investee; and investments in BCC (Business Cooperation Contract) arrangements where the Company does not have joint control but receives benefits depending on the profit after tax of the BCC.

Investments in equity instruments of other entities are measured at cost, less any provision for impairment of investments.

Provision for impairment of investments

A provision for impairment of investments is recognized when there is objective evidence that part or all of the investment (including held-to-maturity investments, if any) has been impaired or is unrecoverable as at the end of the accounting period.

Increases or decreases in the provision balance are recorded in financial expenses in the Combined interim statement of profit or loss.

4.6. Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at their carrying amounts, net of any provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue according to the payment terms specified in economic contracts, loan agreements, contractual commitments, or debt undertakings, as well as receivables that are not yet due but are considered unlikely to be recoverable. The provision for overdue receivables is determined based on the original contractual repayment schedule, without considering any extensions granted between the parties. Provision is also made for receivables not yet due when the debtor has fallen into bankruptcy, is undergoing dissolution procedures, is missing, or has absconded.

4.7. Inventories

Inventories are initially recognized at cost, which includes purchase costs, conversion costs, and other directly attributable costs incurred to bring the inventories to their present location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than cost at the reporting date, inventories are measured at net realizable value.

The cost of inventories is determined using the weighted average method, applied consistently across accounting periods.

Inventories are accounted for using the perpetual inventory method.

Net realizable value is determined as the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated selling and distribution costs.

At the end of the accounting period, the Company assesses the recoverability of inventories. If inventories are damaged, obsolete, of inferior quality, subject to reduced selling prices, or if completion or selling costs increase such that net realizable value is lower than cost, the Company must recognize a provision for inventory devaluation to adjust inventories to their net realizable value. Provisions are made for each item or group of items with similar nature and use.

The provision for inventory devaluation is recognized at period-end based on the difference between the cost of inventories and their net realizable value when cost exceeds net realizable value.

4.8. Tangible fixed assets

Tangible fixed assets are presented at cost, less accumulated depreciation. The cost of tangible fixed assets includes all expenditures incurred by the Company to bring the asset to its condition and location necessary for it to be capable of operating as intended. Subsequent expenditures are capitalized only when it is probable that future economic benefits associated with the asset will increase. Other expenditures that do not meet this criterion are recognized as production and operating expenses in the period incurred.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in profit or loss for the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The useful lives of major asset categories are as follows:

	Useful life *(Years)*
Buildings and structures	08 – 20
Machinery and equipment	05 – 08
Transportation and transmission equipment	06 – 08
Office equipment and tools	03 – 05
Other fixed assets	03 – 20

Gains or losses arising from the disposal or sale of fixed assets represent the difference between the proceeds from disposal and the carrying amount of the asset, and are recognized in the Combined Interim Income Statement.

4.9. Intangible fixed assets

Intangible fixed assets are presented at cost, less accumulated amortization.

The cost of intangible fixed assets includes all expenditures incurred by the Company to bring the asset to its condition and location necessary for it to be ready for use. Expenditures related to intangible fixed assets incurred after initial recognition are recognized as production and operating expenses in the period unless such expenditures relate to a specific intangible asset and increase the future economic benefits derived from that asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are derecognized, and any resulting gain or loss is recognized in profit or loss for the period.

Intangible fixed assets of the Company include:

Software programs

Costs related to computer software programs that are not an integral part of the related hardware are capitalized. The cost of computer software comprises all expenditures incurred by the Company up to the time the software is ready for use. Computer software is amortized using the straight-line method.

4.10. Investment property

Investment property comprises land use rights, buildings, parts of buildings, or infrastructure owned by the Company or held under finance leases for the purpose of earning rentals or for capital appreciation. Investment property is presented at cost, less accumulated depreciation. The cost of investment property includes all expenditures incurred or the fair value of assets exchanged to acquire the investment property up to the date the asset is purchased or construction is completed.

Subsequent expenditures related to investment property are recognized as expenses unless it is probable that such expenditures will increase the future economic benefits of the investment property beyond the originally assessed standard of performance, in which case they are capitalized.

When investment property is sold, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in profit or loss for the period.

Transfers from owner-occupied property or inventories to investment property are made only when the owner ceases to use the asset and begins to lease it out under an operating lease, or when construction is completed. Transfers from investment property to owner-occupied property or inventories are made only when the owner begins to use the asset or commences development for sale. Transfers between categories do not change the cost or carrying amount of the property at the transfer date.

Investment property held for rental purposes is depreciated using the straight-line method over its estimated useful life. The useful life of investment property is as follows:

Asset category	Useful life (years)
Buildings	08 - 20

4.11. Prepaid expenses

Prepaid expenses comprise actual costs incurred that relate to the operating results of multiple accounting periods. The Company's prepaid expenses include the following:

Tools and supplies

Tools and supplies put into use are allocated to expenses using the straight-line method over an allocation period not exceeding three years.

Major repair costs

Major repair costs incurred on a one-time basis and of significant value are allocated to expenses using the straight-line method over three years.

4.12. Liabilities and accrued expenses

Liabilities and accrued expenses are recognized for amounts payable in the future relating to goods and services already received. Accrued expenses are recorded based on reasonable estimates of the amounts to be paid.

The classification of payables into trade payables, accrued expenses, and other payables is made according to the following principles:

- Trade payables reflect commercial obligations arising from transactions for the purchase of goods, services, or assets, where the supplier is an entity independent from the Company.
- Accrued expenses reflect amounts payable for goods or services already received from suppliers or already provided to customers but not yet paid due to the absence of invoices or insufficient accounting documentation, as well as amounts payable to employees for accrued leave and other production and operating expenses that must be accrued. When the actual expenses arise, any difference between the accrued amount and the actual amount is adjusted by recording additional expenses or reducing expenses accordingly.
- Other payables reflect obligations that are non-commercial in nature and not related to transactions for the purchase, sale, or provision of goods or services.

4.13. Borrowings and finance lease liabilities

Borrowings are monitored by each lender, each loan agreement, and the respective repayment terms. For borrowings denominated in foreign currencies, detailed tracking is performed by the original currency.

4.14. Borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except where they are capitalized in accordance with Vietnamese Accounting Standard (VAS) No. 16 Borrowing Costs. Under this standard, borrowing costs that are directly attributable to the acquisition, construction, or production of qualifying assets—those requiring a substantial period of time to be made ready for their intended use or sale—are capitalized as part of the cost of such assets until the assets are ready for use or sale. Any income earned from the temporary investment of borrowings is deducted from the cost of the related asset. For specific borrowings used to finance the construction of fixed assets or investment property, interest is capitalized even when the construction period is less than 12 months.

4.15. Equity

Owner's equity

Owner's equity is recorded based on the actual capital contributed by shareholders.

Share premium

Share premium reflects the difference between the issuance price and the par value of shares, net of directly attributable issuance costs (except in cases where the issuance is unsuccessful, in which case such costs are recognized as financial expenses in the period).

Development investment fund

The development investment fund is appropriated from profit after corporate income tax and is used for expanding the Company's production and business scale or for investment in technological and operational improvements. Appropriation to the development investment fund is made in accordance with resolutions of the Annual General Meeting of Shareholders.

4.16. Profit distribution

Unappropriated profit represents the Company's profit from operating activities after deducting adjustments arising from retrospective application of changes in accounting policies and retrospective correction of material prior-year errors.

Profit after corporate income tax is distributed to shareholders after appropriations to the Company's funds in accordance with its Charter and applicable legal regulations, and after approval by the General Meeting of Shareholders.

4.17. Revenue and income recognition

Revenue from the sale of goods and finished products

Revenue from the sale of goods and finished products is recognized when all of the following conditions are satisfied:

- The Company has transferred the majority of risks and rewards associated with ownership of the goods to the buyer.
- The Company no longer retains managerial involvement or control over the goods as an owner.
- Revenue can be measured reliably.
- The Company has received or will receive the economic benefits from the sales transaction.
- The costs related to the sales transaction can be measured reliably.

Revenue from the provision of services

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. If services are performed over multiple periods, revenue is recognized in the period based on the stage of completion at the reporting date. The outcome of a service transaction is considered reliably measurable when all of the following conditions are met:

- Revenue can be measured reliably.
- The economic benefits associated with the transaction have been or will be received.
- The stage of completion at the reporting date can be measured reliably.
- The costs incurred and the costs to complete the transaction can be measured reliably.

Financial income

Interest income

Interest income is recognized on an accrual basis, determined based on the outstanding balance of deposits and the effective interest rate for each period.

Dividends and profits distributions

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or profits from capital contributions. Dividends received in the form of shares are only tracked by the increased number of shares, not the value of the shares received/recorded at par value.

4.18. Cost of goods sold

Cost of goods sold includes the cost of products, goods, and services provided during the year and is recognized in accordance with the revenue recorded for the period. Direct material costs consumed in excess of normal levels, labor costs, and unallocated fixed manufacturing overheads that are not included in the cost of inventories are recognized immediately as cost of goods sold (after deducting any compensation received, if applicable), even when the related products or goods have not yet been recognized as sold.

4.19. Selling expenses

Selling expenses represent actual costs incurred in the process of selling goods and providing services. These primarily include salaries of sales personnel, product promotion and introduction expenses, advertising costs, and sales commissions.

4.20. General and administrative expenses

General and administrative expenses represent actual costs incurred in the overall management of the Company. These mainly include salaries of administrative staff; social insurance, health insurance, trade union fees, and unemployment insurance for administrative employees; office material expenses; depreciation; provisions; outsourced services; and other related expenses.

4.21. Taxation

Corporate income tax reflects the total amount of current tax payable.

Current tax payable is calculated based on taxable income for the year. Taxable income differs from profit before tax presented in the Combined Interim Income Statement because taxable income excludes items of income or expense that are taxable or deductible in different periods (including tax-loss carryforwards, if any) and excludes items that are non-taxable or non-deductible.

The determination of corporate income tax is based on prevailing tax regulations. However, these regulations may change over time, and the final determination of corporate income tax depends on the results of examinations conducted by the competent tax authorities.

Other taxes are applied in accordance with current tax laws in Vietnam.

4.22. Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognized at cost plus transaction costs directly related to the acquisition of those financial assets. The Company's financial assets include cash, cash equivalents, accounts receivable, other receivables, deposits, financial investments, and derivative financial instruments.

inancial liabilities: At the date of initial recognition, financial liabilities are recognized at cost plus transaction costs directly related to the issuance of those financial liabilities. The Company's financial liabilities include accounts payable to suppliers, other payables, accrued expenses, financial lease liabilities, loans, and derivative financial instruments.

Revaluation after initial recognition

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

4.23. Related parties

Parties are considered related when one party has the ability to control or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered related if they are subject to common control or common significant influence.

In assessing related-party relationships, the substance of the relationship is emphasized more than its legal form.

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE COMBINED INTERIM STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	Closing balance *VND*	Opening balance *VND*
Demand deposits in banks	6,822,445,999	14,638,267,250
- Vietnam Bank for Agriculture and Rural Development	*130,061,358*	*6,238,116,093*
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*1,677,632,652*	*5,197,091,012*
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	*4,132,292,767*	*2,755,763,836*
- Other banks	*882,459,222*	*447,296,309*
Cash equivalents	-	4,000,000,000
- Saigon Commercial Bank	-	*4,000,000,000*
	6,822,445,999	**18,638,267,250**

5.2. Financial investments

5.2.1 Held-to-maturity investments

	Closing balance			Opening balance		
	Cost	Recoverable Amount	Allowance	Cost	Recoverable Amount	Allowance
	VND	VND	VND	VND	VND	VND
Short-term deposits	***169,530,285,397***	***169,530,285,397***	**-**	***196,952,116,110***	***196,952,116,110***	**-**
Time deposits (i)	169,530,285,397	169,530,285,397	-	196,952,116,110	196,952,116,110	-
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	*10,000,000,000*	*10,000,000,000*	-	*10,000,000,000*	*10,000,000,000*	-
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*19,600,000,000*	*19,600,000,000*	-	*14,600,000,000*	*14,600,000,000*	-
- Vietnam Prosperity Joint Stock Commercial Bank	*25,950,000,000*	*25,950,000,000*	-	*25,950,000,000*	*25,950,000,000*	-
- Tien Phong Commercial Joint Stock Bank	*44,920,000,000*	*44,920,000,000*	-	*95,820,000,000*	*95,820,000,000*	-
- Vietnam Thuong Tin Commercial Joint Stock Bank	-	-	-	*40,300,000,000*	*40,300,000,000*	-
- An Binh Commercial Joint Stock Bank	*16,550,000,000*	*16,550,000,000*	-	*7,550,000,000*	*7,550,000,000*	-
- Nam A Commercial Joint Stock Bank	*3,000,000,000*	*3,000,000,000*	-	-	-	-
- Saigon – Hanoi Commercial Joint Stock Bank	*5,000,000,000*	*5,000,000,000*	-	-	-	-
- Loc Phat Vietnam Commercial Joint Stock Bank	*41,900,000,000*	*41,900,000,000*	-	-	-	-
- Accrued interest receivable	*2,610,285,397*	*2,610,285,397*	-	*2,732,116,110*	*2,732,116,110*	-
Long-term deposits	-	-	-	-	-	-
	169,530,285,397	**169,530,285,397**	**-**	**196,952,116,110**	**196,952,116,110**	**-**

(i) Term deposits in Vietnamese Dong with remaining maturities not exceeding 12 months at commercial banks, earning interest rates ranging from 3.5% to 8.5% per annum. These deposit contracts are pledged at banks as collateral for loan agreements.

5.2.2 Equity investments in other entities

	Closing balance			Opening balance		
	Cost	Recoverable Amount	Allowance	Cost	Recoverable Amount	Allowance
	VND	*VND*	*VND*	*VND*	*VND*	*VND*
Long-term investments	2,000,000,000		-	2,000,000,000		-
Investments in other entities	2,000,000,000		-	2,000,000,000		-
- Phu Thinh Rubber Construction Investment Joint Stock Company	*2,000,000,000*	*(i)*	-	*2,000,000,000*	*(i)*	-
	2,000,000,000		**-**	**2,000,000,000**		**-**

(i) The company has not determined the recoverable value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not provide specific guidance on determining recoverable value.

5.3. Short-term trade receivables

	Closing balance		Opening balance	
	Value	Allowance	Value	Allowance
	VND	*VND*	*VND*	*VND*
Sourcebynet Pte Ltd	1,161,449,534	-	5,233,024,923	-
Four Hands LLC	8,219,081,401	-	5,328,341,834	-
Thuan Loi Phat Wood Co., Ltd	-	-	243,057,424	-
Oak Furnitureland Group Ltd	11,068,883,582	-	7,048,604,495	-
SP Trading – Service – Import Export Co., Ltd	-	-	739,934,099	-
Hoan Gia Phat One-Member Woodcraft Production – Trading – Service Co., Ltd	116,529,079	-	552,872,670	-
Other customer receivables	2,230,270,528	-	1,060,469,756	-
	22,796,214,124	**-**	**20,206,305,201**	**-**

5.4. Short-term advances to suppliers

	Closing balance *VND*	Opening balance *VND*
BAILLIE Lumber Company	-	176,536,440
Phu Thien Huong Co., Ltd	-	233,246,000
Dava Stone Co., Ltd	-	49,200,000
Ngoc Tien Hung Import–Export Co., Ltd	33,157,641	33,157,641
Kim Thanh Phat Furniture Co., Ltd	73,152,000	-
Soc Vang Garment Production – Trading Co., Ltd	41,528,880	-
Dat Viet Tourism – Trading – Service Investment JSC	50,000,000	-
An Thinh Phat Construction – Trading – Environment JSC	36,000,000	-
Prepayments to other suppliers	2,754,524	61,870,890
	236,593,045	**554,010,971**

5.5. Other short-term receivables

	Closing balance		Opening balance	
	Value	Allowance	Value	Allowance
	VND	*VND*	*VND*	*VND*
Advances	130,282,061	-	121,824,154	-
Receivables from social insurance, health insurance, etc.	265,399,008	-	206,709,509	-
Other receivables	3,471,279	-	3,471,279	-
	399,152,348	**-**	**332,004,942**	**-**

5.6. Inventories

	Closing balance		Opening balance	
	Cost	Allowance	Cost	Allowance
	VND	*VND*	*VND*	*VND*
Raw materials	4,308,461,367	-	4,483,471,316	-
Tools and supplies	169,898,026	-	194,825,496	-
Work in progress	21,247,019,613	-	26,725,576,094	-
Finished goods	10,784,400,398	-	8,628,747,129	-
	36,509,779,404	**-**	**40,032,620,035**	**-**

The value of inventory that is stagnant, substandard, or of poor quality and unsaleable at the end of the period is 0 VND.

The value of inventory used as collateral or pledges to secure the Company's loans and debts is 0 VND.

5.7. Prepaid expenses

5.7.1. Short-term prepaid expenses

	Closing balance	Opening balance
	VND	*VND*
Tools and supplies awaiting allocation	9,266,666	15,037,777
Repair expenses	159,629,361	151,736,989
Insurance expenses	79,307,563	-
Other deferred expenses	1,961,603,207	-
	2,209,806,797	**166,774,766**

5.7.2. Long-term prepaid expenses

	Closing balance	Opening balance
	VND	*VND*
Tools and supplies awaiting allocation	135,704,710	239,963,955
Repair expenses	843,382,765	1,512,773,292
	979,087,475	**1,752,737,247**

5.8. Taxes and receivables, payable to the State Budget

	Opening balance		Movement during the period		Closing balance	
	Taxes Payable VND	Taxes Receivable VND	Amount payable VND	Amount paid VND	Taxes Payable VND	Taxes Receivable VND
Short-term taxes payable	***984,343,478***	***1,126,709,063***	***8,785,088,294***	***5,829,049,190***	***2,813,673,519***	-
VAT on domestic sales	533,214,095	-	3,321,170,174	3,569,782,405	284,601,864	-
VAT on imported goods	-	-	356,053,257	356,053,257	-	-
Corporate income tax	446,711,243	-	1,195,443,853	920,188,088	721,967,008	-
Personal income tax	4,418,140	-	100,905,244	100,733,393	4,589,991	-
Land and land-lease tax	-	1,126,709,063	3,811,515,766	882,292,047	1,802,514,656	-
	984,343,478	**1,126,709,063**	**8,785,088,294**	**5,829,049,190**	**2,813,673,519**	**-**

Value added tax

The company pays VAT using the deduction method.

Corporate income tax

Income from other activities is subject to corporate income tax at a rate of 20%.

Other taxes

The company declares and pays taxes as required.

The company's tax settlement will be subject to audit by the tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amounts presented in the Combined Interim financial statements may be subject to change at the discretion of the tax authorities.

5.9. Increase and decrease of tangible fixed assets

	Buildings and structures *VND*	Machinery and equipment *VND*	Transportation vehicles *VND*	Management equipment and tools *VND*	Other fixed assets *VND*	Total *VND*
COST						
Opening balance	56,275,949,597	69,294,366,261	21,822,390,894	2,088,663,509	78,061,729	149,559,431,990
Increase in the period	-	-	-	-	-	-
Decrease in the period	-	(1,085,713,771)	-	-	-	(1,085,713,771)
- Liquidation or transfer	-	*(1,085,713,771)*	-	-	-	*(1,085,713,771)*
Closing balance	56,275,949,597	68,208,652,490	21,822,390,894	2,088,663,509	78,061,729	148,473,718,219
ACCUMULATED DEPRECIATION						
Opening balance	44,728,176,971	59,620,998,434	20,530,711,216	2,051,851,739	78,061,729	127,009,800,089
Increase in the period	871,523,964	896,918,866	197,226,042	36,811,770	-	2,002,480,642
- Depreciation charged	*871,523,964*	*896,918,866*	*197,226,042*	*36,811,770*	-	*2,002,480,642*
Decrease in the period	-	(1,085,713,771)	-	-	-	(1,085,713,771)
- Liquidation or transfer	-	*(1,085,713,771)*	-	-	-	*(1,085,713,771)*
Closing balance	45,599,700,935	59,432,203,529	20,727,937,258	2,088,663,509	78,061,729	127,926,566,960
NET BOOK VALUE						
- Opening balance	**11,547,772,626**	**9,673,367,827**	**1,291,679,678**	**36,811,770**	**-**	**22,549,631,901**
- Closing balance	**10,676,248,662**	**8,776,448,961**	**1,094,453,636**	**-**	**-**	**20,547,151,259**

Cost of tangible fixed assets that have been fully depreciated but are still in use:

	Buildings and structures	Machinery and equipment	Transportation vehicles	Management equipment and tools	Other fixed assets	Total
- Opening balance	12,428,392,660	47,865,375,253	18,157,569,012	1,170,192,600	78,061,729	79,699,591,254
- Closing balance	15,951,635,598	52,010,371,461	15,108,979,751	2,088,663,509	78,061,729	85,237,712,048

5.10. Increase and decrease of intangible fixed assets

	Computer software *VND*	*Total* *VND*
COST		
Opening balance	413,108,620	413,108,620
Increase in the period	-	-
Decrease in the period	-	-
Closing balance	413,108,620	413,108,620
ACCUMULATED DEPRECIATION		
Opening balance	3,553,623	3,553,623
Increase in the period	41,310,864	41,310,864
- Amortization charged	*41,310,864*	*41,310,864*
Decrease in the period	-	-
Closing balance	44,864,487	44,864,487
NET BOOK VALUE		
- Opening balance	**409,554,997**	**409,554,997**
- Closing balance	**368,244,133**	**368,244,133**

5.11. Bất động sản đầu tư

	Factory buildings *VND*	**Total** *VND*
COST		
Opening balance	25,878,345,983	25,878,345,983
Increase in the period	-	-
Decrease in the period	-	-
Closing balance	25,878,345,983	25,878,345,983
ACCUMULATED DEPRECIATION		
Opening balance	24,433,456,818	24,433,456,818
Increase in the period	132,290,532	132,290,532
- Depreciation charged	*132,290,532*	*132,290,532*
Decrease in the period	-	-
Closing balance	24,565,747,350	24,565,747,350
NET BOOK VALUE		
- Opening balance	**1,444,889,165**	**1,444,889,165**
- Closing balance	**1,312,598,633**	**1,312,598,633**

The cost of investment property that has been fully depreciated but still in use:

- Opening balance	23,590,492,480	23,590,492,480
- Closing balance	23,590,492,480	23,590,492,480

5.12. Short-term trade payables

	Closing balance *VND*	Opening balance *VND*
Phi Khang Co., Ltd	2,141,354,070	939,854,880
Phuong Dong Wood Co., Ltd	-	2,023,833,015
Binh An Loi Co., Ltd	-	857,836,980
Green World Logistics Co., Ltd	189,691,200	130,528,800
Bao Ngoc Phat Vietnam Co., Ltd	1,280,886,241	816,887,047
Trong Quan Production – Trading Co., Ltd	60,199,200	118,612,944
Hai Van Khanh Trading – Service Co., Ltd	645,112,750	752,656,888
Nhu Y Ngoc Wood Co., Ltd	2,064,563,532	688,117,680
Song Tien Wood Co., Ltd	309,815,833	414,677,924
Dong Hiep II Co., Ltd	-	200,179,123
Xuan Nhu Phat Co., Ltd	223,430,400	193,203,228
Other parties	6,901,171,627	4,108,680,781
	13,816,224,853	**11,245,069,290**

5.13. Short-term advances from customers

	Closing balance *VND*	Opening balance *VND*
Ikea Handel AG	986,204,286	986,204,286
Woodnet Limited	509,389,965	1,066,427,322
Teemo Designs Limited	86,670,827	471,285,422
Bradshaw International Holdings	353,739,246	353,739,246
Other parties	336,205,353	304,922,362
	2,272,209,677	**3,182,578,638**

5.14. Dividends and profits payable

	Closing balance *VND*	Opening balance *VND*
Dividends and profit payable	237,239,775	237,239,775
	237,239,775	**237,239,775**

5.15. Short-term accrued expenses

	Closing balance *VND*	Opening balance *VND*
Interest expenses	140,950,355	106,363,652
Export expenses	144,621,490	68,271,495
Hazardous expenses	113,126,873	103,696,935
Other expenses	55,000,000	45,000,000
	453,698,718	**323,332,082**

5.16. Other payables

5.16.1 Other short-term payables

	Closing balance VND	Opening balance VND
Trade union funding	586,149,380	725,377,791
Board of Directors' remuneration payable	34,624,000	119,400,000
Warranty obligations payable	53,982,210	53,982,210
Other payables and obligations	260,917,813	255,785,046
	935,673,403	**1,154,545,047**

5.16.2 Other long-term payables

	Closing balance VND	Opening balance VND
Deposits and collaterals received	1,800,000,000	1,800,000,000
	1,800,000,000	**1,800,000,000**

5.17. Short-term borrowings and finance leases

	Closing balance		In the period		Opening balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Short-term borrowings	***72,492,210,963***	***72,492,210,963***	***72,492,210,963***	***119,274,529,646***	***119,274,529,646***	***119,274,529,646***
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Binh Duong Branch (i)	31,536,000	31,536,000	31,536,000	30,939,092,744	30,939,092,744	30,939,092,744
Joint Stock Commercial Bank for Investment and Development of Vietnam – Binh Duong Branch (ii)	35,696,553,182	35,696,553,182	35,696,553,182	59,952,670,480	59,952,670,480	59,952,670,480
Vietnam Bank for Agriculture and Rural Development – Thuan An Song Than City Branch (iii)	36,764,121,781	36,764,121,781	36,764,121,781	28,382,766,422	28,382,766,422	28,382,766,422
Short-term borrowings and finance lease liabilities	**72,492,210,963**	**72,492,210,963**	**72,492,210,963**	**119,274,529,646**	**119,274,529,646**	**119,274,529,646**

Detailed information regarding short-term loan agreements:

(i) Credit limit agreement No. 073K25-GTA dated August 25, 2025, between Thuan An Wood Processing Joint Stock Company and Vietnam Foreign Trade Commercial Bank – Binh Duong Branch with the following terms:

- Credit limit: maximum VND 100,000,000,000 (In words: One hundred billion dong);
- Loan term: 179 days from the day following the disbursement date and specifically stated on each promissory note;
- Loan purpose: To serve production and business activities;
- Loan interest rate: As per each specific promissory note;
- Loan collateral: Mortgaged by the asset pledge agreements signed with the bank;
- Outstanding principal balance as of June 30, 2026: VND 31,536,000.

(ii) Credit Limit Agreement No. 009/2025/83515/HDTD dated June 26, 2025, between Thuan An Wood Processing Joint Stock Company and Vietnam Investment and Development Bank (BIDV) with the following terms:

- Credit limit: VND 60,000,000,000 (Sixty billion Vietnamese Dong);
- Loan term: As per each specific promissory note;
- Loan purpose: Working capital supplement, guarantee, LC opening, discounting;
- Loan interest rate: As per each specific promissory note;

• Loan collateral: Mortgage by asset pledge agreements signed with the bank;
• Outstanding credit balance as of June 30, 2026: VND 35,696,553,182.

(iii) Includes 2 contracts:

Credit limit contract No. 5592-LAV-202500542 dated December 10, 2025, between Thuan An Wood Processing Joint Stock Company and Vietnam Bank for Agriculture and Rural Development - Thuan An Song Than City Branch, with the following terms:
• Credit limit: VND 31,000,000,000 (Thirty-one billion dong);
• Loan term: As per each promissory note;
• Loan purpose: To supplement working capital for the production and business of wooden furniture;
• Loan interest rate: As per each promissory note;
• Loan collateral: Mortgaged by the asset pledge contracts signed with the bank;
• Outstanding credit balance as of June 30, 2026: VND 17,733,217,535.

Credit Agreement No. 5592-LAV-202600250 dated June 11, 2026, between Thuan An Wood Processing Joint Stock Company and Vietnam Bank for Agriculture and Rural Development - Thuan An Song Than Branch, with the following terms:
• Credit limit: VND 60,000,000,000 (Sixty billion Vietnamese Dong);
• Loan term: As per each promissory note;
• Loan purpose: To supplement working capital for the production and business of wooden furniture;
• Interest rate: As per each promissory note;
• Collateral: Mortgaged through existing asset pledge agreements with the bank;
• Outstanding credit balance as of June 30, 2026: VND 19,030,904,246.

Unpaid loans and overdue debts
The company has no outstanding loans or overdue debts.

5.18. Owner's equity

5.18.1. Equity fluctuation reconciliation table

	Owner's contributed capital *VND*	*Share premium* *VND*	*Treasury shares* *VND*	*Investment and development fund* *VND*	*Undistributed after-tax profit* *VND*	*Total* *VND*
Prior year's opening balance	**104,000,000,000**	**41,982,000,000**	**(6,735,335,885)**	**13,211,978,321**	**8,554,817,300**	**161,013,459,736**
Increase in the year	-	-	-	-	5,953,254,632	5,953,254,632
- Appropriation to the development investment fund	-	-	-	-	*5,953,254,632*	*5,953,254,632*
Decrease in the year	-	-	-	-	(8,530,817,300)	(8,530,817,300)
- Dividend distribution	-	-	-	-	*(4,915,000,000)*	*(4,915,000,000)*
- Appropriation to the employee reward and welfare fund	-	-	-	-	*(3,524,817,300)*	*(3,524,817,300)*
- Appropriation to the management reward fund	-	-	-	-	*(91,000,000)*	*(91,000,000)*
Prior year's closing balance	**104,000,000,000**	**41,982,000,000**	**(6,735,335,885)**	**13,211,978,321**	**5,977,254,632**	**158,435,897,068**
Current period's opening balance	**104,000,000,000**	**41,982,000,000**	**(6,735,335,885)**	**13,211,978,321**	**5,977,254,632**	**158,435,897,068**
Increase in the period	-	-	-	-	4,653,585,655	4,653,585,655
- Profit for the period	-	-	-	-	*4,653,585,655*	*4,653,585,655*
Decrease in the period	-	-	-	-	-	-
Current period's closing balance	**104,000,000,000**	**41,982,000,000**	**(6,735,335,885)**	**13,211,978,321**	**10,630,840,287**	**163,089,482,723**

5.18.2. Details of owner's investment capital

	Closing balance		Opening balance	
	Actual contributed *VND*	Ratio *%*	Actual contributed capital *VND*	Ratio *%*
Binh Long Rubber One-Member Limited Liability Company	50,903,340,000	48.95%	50,903,340,000	48.95%
Vietnam Rubber Group – Joint Stock Company	11,176,660,000	10.75%	11,176,660,000	10.75%
Other shareholders	36,220,000,000	34.83%	36,220,000,000	34.83%
Treasury shares	5,700,000,000	5.47%	5,700,000,000	5.47%
	104,000,000,000	**100.00%**	**104,000,000,000**	**100.00%**

5.18.3. Capital transactions with owners and dividend distribution, profit sharing

	Current period *VND*	Prior period *VND*
Owner's invested equity	-	-
Capital contribution at the beginning of the period	104,000,000,000	104,000,000,000
Contributed capital increased during the period	-	-
Contributed capital decreased during the period	-	-
Capital contribution at the end of the period	104,000,000,000	104,000,000,000
Dividends and distributed profits	-	-

5.18.4. Shares

	Closing balance *VND*	Opening balance *VND*
- Number of shares registered for issuance	10,400,000	10,400,000
- Number of shares issued to the public	10,400,000	10,400,000
+ *Ordinary shares*	*10,400,000*	*10,400,000*
- Number of shares repurchased	570,000	570,000
+ *Ordinary shares*	*570,000*	*570,000*
- Number of outstanding shares in circulation	9,830,000	9,830,000
+ *Ordinary shares*	*9,830,000*	*9,830,000*

An ordinary share has par value of 10,000 VND/share

5.18.5. Profits distribution

	Current period *VND*	Prior period *VND*
Undistributed profit at the beginning of the period	5,977,254,632	8,554,817,300
Profit from business activities in the period	4,653,585,655	2,560,946,449
Other adjustments to decrease profit	-	-
Other items adjusted to increase profits	-	-
Dividends or distributed profits to funds during the period	10,630,840,287	11,115,763,749
Distribution of funds and dividends, including:	-	-
Remaining undistributed profit	**10,630,840,287**	**11,115,763,749**

5.19. Off Statement of Combined Interim Statement of Financial Position items

5.19.1. Foreign currencies

	Closing balance	Opening balance
US Dollar (USD)	144,654.53	64,317.28
Euro (EUR)	1.85	1.85

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE COMBINED INTERIM STATEMENT OF PROFIT OR LOSS

6.1. Revenue from goods sold and services rendered

	Current period *VND*	Prior period *VND*
Revenue from sale of goods	112,125,547,680	112,763,996,994
Revenue from rental of premises	3,600,000,000	-
	115,725,547,680	**112,763,996,994**

6.2. Cost of goods sold

	Current period *VND*	Prior period *VND*
Cost of finished goods sold	100,975,900,118	100,025,777,198
Cost of rental of premises	729,623,280	-
	101,705,523,398	**100,025,777,198**

6.3. Financial income

	Current period *VND*	Prior period *VND*
Interest income from deposits and loans	5,632,762,633	6,430,760,515
Foreign exchange gain arising during the period	485,579,505	1,177,047,693
	6,118,342,138	**7,607,808,208**

6.4. Financial expenses

	Current period *VND*	Prior period *VND*
Interest expense	2,209,523,338	3,263,456,554
Foreign exchange loss arising during the period	175,138,440	152,032,464
Other financial expenses	8,039,418	20,983,285
	2,392,701,196	**3,436,472,303**

6.5. Selling expenses

	Current period *VND*	Prior period *VND*
Transportation expenses	1,030,472,964	1,150,608,915
Inspection and fumigation expenses	118,620,000	145,920,000
Container lifting and handling expenses	614,792,721	549,698,738
Export expenses	1,659,348,938	1,997,356,175
Other cash expenses	47,175,521	107,732,033
	3,470,410,144	**3,951,315,861**

6.6. General and administration expenses

	Current period VND	Prior period VND
Management staff expenses	6,343,024,302	7,099,035,684
Tools and supplies expenses	-	31,004,829
Depreciation of fixed assets	129,691,908	357,578,598
Taxes, fees and charges	93,721,328	186,262,625
Allowances	44,161,000	380,149,050
Outsourced services expenses	60,000,000	60,000,000
Other cash expenses	1,821,990,505	1,918,493,296
Reversal of provision for doubtful debts	-	(125,499,833)
	8,492,589,043	**9,907,024,249**

6.7. Other income

	Current period VND	Prior period VND
Income from disposal of fixed assets	73,330,000	253,902,873
Income from services related to premises rental	1,110,111,188	-
Surplus identified during stock-take	867,233	9,388,598
Other income	20,000	1,236,000
	1,184,328,421	**264,527,471**

6.8. Other expenses

	Current period VND	Prior period VND
Administrative penalties and late payment fines	61,618	65,000,000
Expenses for services related to premises rental	1,110,111,188	-
Other expenses	7,792,144	414,100
	1,117,964,950	**65,414,100**

6.9. Current corporate income tax expense

	Current period VND	Prior period VND
Corporate income tax expense based on taxable profit in the current year (i)	1,195,443,853	689,382,513
Total current corporate income tax expense	**1,195,443,853**	**689,382,513**

(i) The current corporate income tax expense for the year was computed as follows:

	Current period VND	Prior period VND
Accounting profit before tax (excluding S&T Development Fund)	**5,849,029,508**	**3,250,328,962**
- Adjustments increase	128,189,761	196,583,600
+) Non-deductible expenses	*7,665,761*	*70,583,600*
+) Board of Directors' remuneration not directly involved in management	*120,524,000*	*126,000,000*
- Adjustments decrease	-	-
Taxable income (excluding S&T Development Fund)		
Profits subject to corporate income tax	-	-
Taxable income subject to 20% CIT rate	5,977,219,269	3,446,912,562
Estimated corporate income tax payable	-	-
CIT expense for business activities subject to 20% rate	1,195,443,853	689,382,513
Estimated corporate income tax payable	**1,195,443,853**	**689,382,513**

6.10. Basic earnings per share and Diluted earnings per share

	Current period	Prior period
a) Basic earnings per share	-	-
Accounting profit after corporate income tax (VND)	4,653,585,655	2,560,946,449
Increasing or decreasing adjustments to accounting profit to determine profit or loss attributable to ordinary shareholders:	-	*(1,807,908,650)*
- Increasing adjustments (VND)	-	-
- Decreasing adjustments (VND)	-	*(1,807,908,650)*
Profit or loss attributable to ordinary shareholders (VND)	4,653,585,655	753,037,799
Average ordinary shares in circulation for the year (shares)	*9,830,000*	*9,830,000*
Basic earnings per share (VND/Share)	**473**	**77**
b) Diluted earnings per share		
Number of additional shares expected to be issued (shares)	-	-
Diluted earnings per share (VND/Share)	**473**	**77**

6.11. Production costs by factor

	Current period VND	Prior period VND
Raw materials and supplies expenses	59,195,882,513	54,509,544,622
Labor expenses	30,165,210,976	31,484,102,660
Tools and supplies expenses	1,460,606,262	1,413,306,659
Depreciation of fixed assets	1,776,122,368	2,771,945,784
Taxes, fees and charges	93,721,328	186,262,625
Provision expenses / Reversal of provisions	-	(125,499,833)
Outsourced services expenses	5,753,185,241	5,743,867,109
Other cash expenses	8,905,786,088	11,477,059,345
	107,350,514,776	**107,460,588,971**

7. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE COMBINED INTERIM STATEMENT OF CASH FLOWS

7.1. Proceeds from borrowings during the period

	Current period VND	Prior period VND
Proceeds from borrowings under normal contracts	72,492,210,963	193,559,525,826
	72,492,210,963	**193,559,525,826**

7.2. Repayments of loan principal during the period

	Current period VND	Prior period VND
Repayment of borrowings under normal contracts	119,274,529,646	127,532,076,436
	119,274,529,646	**127,532,076,436**

8. FINANCIAL INSTRUMENTS

8.1. Capital risk management

The Company manages its capital to ensure both continuity of operations and maximization of shareholder value through the optimization of capital and debt balances.

The Company's capital structure consists of net liabilities (including loans as presented in Note 5.17 minus cash and cash equivalents) and the Group's equity (including capital contributions, reserves, and undistributed after-tax profits).

Financial leverage ratio

The Company's financial leverage ratio at the end of the reporting period is as follows:

	Current period VND	Prior period VND
Borrowings	72,492,210,963	119,274,529,646
Less: Cash and cash equivalents	6,822,445,999	18,638,267,250
Net debt	65,669,764,964	100,636,262,396
Equity	163,089,482,723	158,435,897,068
Net debt to equity ratio	**0,4**	**0,64**

8.2. Significant accounting policies

Details of the main accounting policies and methods applied by the Company (including the criteria for recognition, the basis for determining value and the basis for recording income and expenses) for each type of financial asset and financial liability are presented in Note 4.22

8.3. Categories of financial instruments

	Book value (i)	
	Closing balance VND	Opening balance VND
Financial assets		
Cash and cash equivalents	6,822,445,999	18,638,267,250
Trade and other receivables	23,195,366,472	20,538,310,143
Short-term financial investments	169,530,285,397	196,952,116,110
Long-term financial investments	2,000,000,000	2,000,000,000
	201,548,097,868	**238,128,693,503**

	Book value (i)	
	Closing balance VND	Opening balance VND
Financial liabilities		
Trade payables, Other payables	16,789,138,031	14,436,854,112
Accrued expenses	453,698,718	323,332,082
Borrowings and lease	72,492,210,963	119,274,529,646
	89,735,047,712	**134,034,715,840**

(i) The carrying amounts are stated at net value, i.e., net of provisions.

The Company has not determined the fair values of its financial assets and financial liabilities as at the end of the financial year, due to the lack of specific guidance on fair value determination under Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on 6 November 2009 ("Circular 210") and other prevailing regulations. Circular 210 requires the application of International Financial Reporting Standards (IFRS) for the presentation and disclosure of financial instruments; however, it does not provide equivalent guidance on the measurement and recognition of financial instruments, including the application of fair value, in accordance with International Financial Reporting Standards.

8.4. Financial risk management objectives

The Company has established a risk management system to identify and assess the risks to which the Company is exposed, and to establish policies and procedures to control risks at an acceptable level. The risk management system is reviewed periodically to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (including exchange rate risk, interest rate risk and price risk), credit risk and liquidity risk.

Market risk

The Company's business operations will be mainly exposed to risks from changes in foreign exchange rates, interest rates and prices. The Company does not hedge these risks due to the lack of an active market for trading these financial instruments.

Exchange rate risk management

The Company conducts a number of transactions denominated in foreign currencies, which exposes the Company to risks of exchange rate fluctuations.

Interest Rate Risk Management

The Company is exposed to interest rate risk arising from its signed interest-bearing loans. This risk will be managed by the Company by maintaining a reasonable level of loans and analyzing the competitive situation in the market to obtain favorable interest rates for the Company from appropriate lending sources.

Commodity Price Risk Management

The Company purchases raw materials and goods from domestic and foreign suppliers to serve its production and business activities. Therefore, the Company will bear the risk of changes in the selling price of raw materials and goods.

Credit risk

Credit risk occurs when a customer or counterparty fails to meet its contractual obligations resulting in a financial loss to the Company. The Company has a credit policy in place and regularly monitors the situation to assess whether the Company is exposed to credit risk. The Company does not have any significant credit risk exposure to customers or counterparties because receivables come from a large number of customers operating in various industries and distributed across different geographical areas.

Credit risk occurs when a customer or counterparty fails to meet its contractual obligations, resulting in financial losses to the Company. The Company has a suitable credit policy and regularly monitors the situation to assess whether the Company is exposed to credit risk.

Liquidity risk management

The purpose of liquidity risk management is to ensure the availability of funds to meet present and future financial obligations. Liquidity is also managed by the Company to ensure that the excess of maturing liabilities over maturing assets in any period is kept to manageable levels relative to the amount of funds that the Company believes can be generated during that period. The Company's policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and adequate committed capital from owners to meet its liquidity requirements in the short and longer term.

The tables below detail the Company's remaining contractual maturities for its financial assets and non-derivative financial liabilities and their agreed repayment terms. The tables have been presented based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The presentation of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as liquidity is managed on a net asset and liability basis.

	Less than 1 year	**From 1 - 5 years**	**More than 5 years**	**Total**
	VND	***VND***	***VND***	***VND***
Closing balance				
Cash and cash equivalents	6,822,445,999	-	-	6,822,445,999
Trade and other receivables	23,195,366,472	-	-	23,195,366,472
Short-term financial investments	169,530,285,397	-	-	169,530,285,397
Long-term financial investments	-	-	2,000,000,000	2,000,000,000
	199,548,097,868	**-**	**2,000,000,000**	**201,548,097,868**

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Closing balance				
Trade payables, Other payables	14,751,898,256	1,800,000,000	-	16,551,898,256
Accrued expenses	453,698,718	-	-	453,698,718
Borrowings and lease	72,492,210,963	-	-	72,492,210,963
	87,697,807,937	**1,800,000,000**	**-**	**89,497,807,937**

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Opening balance				
Cash and cash equivalents	18,638,267,250	-	-	18,638,267,250
Trade and other receivables	20,538,310,143	-	-	20,538,310,143
Short-term financial investments	196,952,116,110	-	-	196,952,116,110
Long-term financial investments	-	-	2,000,000,000	2,000,000,000
	236,128,693,503	**-**	**2,000,000,000**	**238,128,693,503**

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Opening balance				
Trade payables, Other payables	12,399,614,337	-	-	12,399,614,337
Accrued expenses	323,332,082	-	-	323,332,082
Borrowings and lease	119,274,529,646	-	1,800,000,000	121,074,529,646
	131,997,476,065	**-**	**1,800,000,000**	**133,797,476,065**

9. OTHER INFORMATION

9.1. Potential liabilities

There are no contingent liabilities arising from past events that could affect the information presented in the Combined Interim Financial Statements that the Company does not control or has not recorded.

9.2. Events arising after the end of the six-month accounting period

The Board of Management of the Company affirms that, in the opinion of The Board of Management, in all material aspects, there have been no unusual events occurring after the end of the six-month accounting period that have affected the financial situation and operations of the Company that require adjustment or presentation in this Combined Interim Financial Statement.

9.3. Transactions and balances with related parties

Related parties to the Company include: key management personnel, individuals related to key management personnel and other related parties.

9.3.1. Transactions and balances with key management personnel, the individuals involved with key management personnel

Key management personnel include members of the Board of Directors, the Supervisory Board, and the Executive Board (including The Board of Management and the Chief Accountant). Individuals related to key management personnel are those who are close family members of the key management personnel.

Income of key management personnel:

The income of the Board of Directors, the Board of Supervisors and The Executive Board during the preiod is as follows

		From January 1, 2026 to June 30, 2026			From January 1, 2025 to June 30, 2025		
		Salary *VND*	Remuneration *VND*	Welfare *VND*	Salary *VND*	Remuneration *VND*	Welfare *VND*
The Board of Management							
Mr. Trinh Xuan Tien	Chairman	-	30,000,000	-	-	30,000,000	-
Mrs. Le Thi Xuyen	Member; General Directors	-	18,000,000	-	-	18,000,000	-
Mrs. Chu Thi Mai	Member	-	18,000,000	-	-	18,000,000	-
Mr. Hoang Van Xuyen	Member	-	14,286,000	-	-	18,000,000	-
Mr. Bui Duc Vinh	Member	-	18,000,000	-	-	18,000,000	-
Mrs. Tran Bao Chau	Member	-	3,714,000	-	-	-	-
Supervisory Board							
Mrs. Dang Thi Dung	Head of Department	161,082,650	-	17,681,743	132,130,912	-	2,080,000
Mr. Dinh Thanh Toan	Member	-	12,000,000	-	-	12,000,000	-
Mr. Dao Quang Huynh	Member	108,746,819	2,476,000	9,809,854	-	-	-
Mr. Le Tien Luan	Member	-	9,524,000	-	-	12,000,000	-
The Board of General Directors and Chief Accountant							
Mrs. Le Thi Xuyen	General Directors	241,924,030	-	29,551,918	212,572,665	-	2,780,000
Mr. Phan Huy Tam	Deputy General	185,986,311	-	23,492,649	166,000,420	-	2,450,000
Mrs. Nguyen Thu Huong	Chief Accountant	163,709,268	-	19,616,806	151,712,958	-	2,660,000
Total		**861,449,078**	**126,000,000**	**100,152,970**	**662,416,955**	**126,000,000**	**9,970,000**

Transactions with key members of management and individuals related to key members of management.

The Company did not have any transactions relating to sales and provision of services to key management personnel and individuals related to key management personnel.

Balances with key management personnel and individuals associated with key management personnel.

At the end of the reporting period, the Company had no balances with key management personnel and individuals related to key management personnel.

9.3.2. Transactions and balances with other related parties

Other related parties to the Company include: subsidiaries, associates, jointly controlled entities, individuals with direct or indirect voting power in the Company and close members of their families, enterprises managed by key management personnel and individuals with direct or indirect voting power in the Company and close members of their families.

List of other related parties

Other related parties	Location	Relationship
Vietnam Rubber Group - Joint Stock Company	Ho Chi Minh City	Parent company
Rubber Medical Center	Ho Chi Minh City	Affiliated public service unit within the Group
Phu Thinh Rubber Construction Investment Joint Stock Company	Dong Nai Province	Equity-accounted investee

Transactions with other related parties

During this six-month accounting period, there were main transactions with related companies as follows:

Purchase of goods and services	Content	Current period VND	Prior period VND
Rubber Medical Center	Purchase of goods and services	-	63,520,000
		-	**63,520,000**

Other transactions	Content	Current period VND	Prior period VND
Vietnam Rubber Group - Joint Stock Company	Young enterprise annual fund	10,000,000	10,000,000

Balance of receivables/(payables) with other related parties

At the end of the accounting period, the Company had no outstanding balances with other related parties.

9.4. Information of Department

The Company does not prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by business sector or geographical area as prescribed in Circular 20/2006/TT-BTC dated March 20, 2006 of the Ministry of Finance on guiding the implementation of six (06) accounting standards issued under Decision No. 12/2005/QD-BTC dated February 15, 2005 of the Minister of Finance.

9.5. Comparative figures

The comparative figures in the Combined Interim statement of financial position and the related notes are those of the financial statements for the year ended 31 December 2025 of Thuan An Wood Processing Joint Stock Company, which were audited by International Auditing and Valuation Company Limited.

The comparative figures in the Combined Interim statement of profit or loss, the Combined Interim statement of cash flows, and the related notes are those of the Combined Interim financial statements for the six-month period ended 30 June 2025, which were reviewed by International Auditing and Valuation Company Limited.

The company has transitioned its accounting system from Circular 200/2014/TT-BTC to Circular 99/2025/TT-BTC as required. This change has resulted in differences in the principles of recognition and presentation of certain items in the interim financial statements. The company has applied a retrospective adjustment method to adjust comparative figures, ensuring consistency and comparability between periods, specifically as follows:

Restated figures applied under Circular No. 99/2025/TT-BTC			Figures presented under Circular No. 200/2014/TT-BTC			
Items	**Code**	**Opening balance (Restated)**	**Items**	**Code**	**Opening balance**	**Difference**
		VND			***VND***	***VND***
ASSETS			**ASSETS**			
I. Cash and cash equivalents	**110**	**18,638,267,250**	**I. Cash and cash equivalents**	**110**	**18,638,267,250**	-
2. Cash equivalents	112	4,000,000,000	2. Cash equivalents	112	4,000,000,000	-
II. Short-term financial investments	**120**	**196,952,116,110**	**II. Short-term investments**	**120**	**194,220,000,000**	**2,732,116,110**
1. Short-term held-to-maturity investments	123	196,952,116,110	1. Held-to-maturity investments	123	194,220,000,000	2,732,116,110
III. Short-term receivables	**130**	**21,092,321,114**	**III. Short-term receivables**	**130**	**23,824,437,224**	**(2,732,116,110)**
3. Other short-term receivables	135	332,004,942	3. Other short-term receivables	136	3,064,121,052	(2,732,116,110)
V. Other current assets	160	5,930,516,680	V. Other short-term assets	150	5,930,516,680	-
1. Short-term prepaid expenses	161	166,774,766	1. Short-term prepaid expenses	151	166,774,766	-
2. Deductible VAT	162	4,637,032,851	2. Value added tax deductibles	152	4,637,032,851	-
3. Taxes and other receivables from the State budget	163	1,126,709,063	Taxes and other receivables from the State budget	153	1,126,709,063	-
II. Investment properties	**240**	**1,444,889,165**	**II. Investment properties**	**230**	**1,444,889,165**	-
- Cost	*241*	*25,878,345,983*	*- Cost*	*231*	25,878,345,983	-
- Accumulated depreciation	*242*	*(24,433,456,818)*	*- Accumulated depreciation*	*232*	(24,433,456,818)	-
III. Long-term financial investments	**260**	**2,000,000,000**	**III. Long-term financial investments**	**250**	**2,000,000,000**	-
1. Equity investments in other entities	263	2,000,000,000	1. Equity investments in other entities	253	2,000,000,000	-
IV. Other long-term assets	**270**	**1,752,737,247**	**IV. Other long-term assets**	**260**	**1,752,737,247**	-
1. Long-term prepaid expenses	271	1,752,737,247	1. Long-term prepaid expenses	261	1,752,737,247	-
TOTAL ASSETS (280 = 100 + 200)	**280**	**310,802,654,499**	**TOTAL ASSETS (270 = 100 + 200)**	**270**	**310,802,654,499**	-

Restated figures applied under Circular No. 99/2025/TT-BTC			Figures presented under Circular No. 200/2014/TT-BTC			
Items	**Code**	**Opening balance (Restated)** *VND*	**Items**	**Code**	**Opening balance** *VND*	**Difference** *VND*
RESOURCES			**RESOURCES**			
3. Dividends and profits payable	313	237,239,775				237,239,775
4. Taxes and other payable to the State, short-term	314	984,343,478	4. Taxes and amounts payable to the State budget	313	984,343,478	-
5. Payables to employees	315	8,901,175,479	5. Payables to employees	314	8,901,175,479	-
6. Short-term accrued expenses	316	323,332,082	6. Short-term accrued expenses	315	323,332,082	-
7. Other short-term payables	320	1,154,545,047	7. Other short-term payables	319	1,391,784,822	(237,239,775)
8. Short-term borrowings and finance lease liabilities	321	119,274,529,646	8. Short-term borrowings and finance lease liabilities	320	119,274,529,646	-
9. Bonus and welfare fund	323	5,263,943,996	9. Bonus and welfare fund	322	5,263,943,996	-
1. Other long-term payables	338	1,800,000,000	1. Other long-term payables	337	1,800,000,000	-
D. OWNER'S EQUITY	**400**	**158,435,897,068**	**D. EQUITY**	**400**	**158,435,897,068**	-
		-	**I. Owner's equity**	**410**	**158,435,897,068**	-
2. Share premium	412	41,982,000,000	2. Share premium	412	41,982,000,000	-
3. Treasury shares	415	(6,735,335,885)	3. Treasury shares	415	(6,735,335,885)	-
5. Undistributed after-tax profit	420	5,977,254,632	5. Retained earnings	421	5,977,254,632	-
- Accumulated undistributed after-tax profit up to the end of prior period	*420a*	*24,000,000*	*- Retained earnings/(losses) accumulated to the prior year end*	*421a*	*24,000,000*	-
- Undistributed after-tax profit of this period	*420b*	*5,953,254,632*	*- Retained earnings/(losses) of the current year*	*421b*	*5,953,254,632*	-
TOTAL RESOURCES (440=300+400)	**440**	**310,802,654,499**	**TOTAL RESOURCES (440=300+400)**	**440**	**310,802,654,499**	-

Restated figures applied under Circular No. 99/2025/TT-BTC			Figures presented under Circular No. 200/2014/TT-BTC			
Items	**Code**	**Opening balance (Restated)** *VND*	**Items**	**Code**	**Opening balance** *VND*	**Difference** *VND*
7. Financial income	22	7,607,808,208	7. Financial income	21	7,607,808,208	-
8. Financial expenses	23	3,436,472,303	8. Financial expenses	22	3,436,472,303	-
In which: Borrowing costs	*24*	*3,263,456,554*	*In which: Interest expense*	*23*	*3,263,456,554*	-
11. Net operating profit {30 = 20 + 21 + 22 - (23+25 + 26)}	**30**	**3,051,215,591**	**11. Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}**	**30**	**3,051,215,591**	-
15. Total accounting profit before tax (50=30+40)	**50**	**3,250,328,962**	**15. Accounting profit before tax (50=30+40)**	**50**	**3,250,328,962**	-
19. Basic earnings per share	70	77	19. Basic earnings per share	70	261	(184)
20. Diluted earnings per share	71	77	20. Diluted earnings per share	71	261	(184)

Some indicators on the Combined Interim Statement of Profit or Loss have been restated by the Company due to the impact of the distribution of employee and welfare funds from the prior years profits on basic earnings and the decline per share, specifically as follows:

Item	**Code**	**Prior period Restated** *VND*	**Prior period** *VND*	**Difference** *VND*
Basic earnings per share	70	77	261	(184)
Diluted earnings per share	71	77	261	(184)

M.S.D.N.: 3700403867 - C.T.C.P
CÔNG TY CỔ PHẦN CHẾ BIẾN GỖ THUẬN AN
P. THUẬN GIAO - TP. HỒ CHÍ MINH

Preparer	**Chief Accountant**	**General Director**
Nguyen Thi Hai	**Nguyen Thu Huong**	**Le Thi Xuyen**
		Ho Chi Minh City, Vietnam
		10 August 2026