Dien May Xanh Investment Joint Stock Company

Interim separate financial statements

For the nine-month period ended 30 September 2026

Dien May Xanh Investment Joint Stock Company

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Dien May Xanh Investment Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Dien May Xanh Investment Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificates ("ERC") No. 0303217354 issued by the Department of Planning and Investment of Ho Chi Minh City on 2 January 2007 and its latest amended 34th ERC dated 8 July 2026 issued by Department of Finance of Ho Chi Minh City.

The Company's shares were listed and traded on the Ho Chi Minh City Stock Exchange ("HOSE") under ticker symbol of DMX pursuant to Decision No. 618/QD-SGDHCM dated 27 July 2026 and Announcement No. 1632/TB-SGDHCM dated 29 July 2026 by HOSE.

The current principal activities of the Company are to trade, provide repair and maintenance services of phones, information technology equipment and accessories, cameras, digital equipment, electronic equipment, household appliances and related accessories.

The Company's head office is located at No. 128, Tran Quang Khai Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam and operating office is located at T2-1.2 Block, D1 Street, Saigon Hi-tech Park, Tang Nhon Phu Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors ("BOD") during the period and at the date of this report are:

Mr Nguyen Duc Tai	Chairman	
Mr Vu Dang Linh	Vice chairman	
Mr Doan Van Hieu Em	Member	
Mr Robert Alan Willett	Member	
Mr Do Tuan Anh	Independent Member	appointed on 19 January 2026
Mr Vo Ha Trung Tin	Independent Member	appointed on 19 January 2026

AUDIT COMMITTEE

Members of the Audit committee during the period and at the date of this report are:

Mr Do Tuan Anh	Head	appointed on 19 January 2026
Mr Vo Ha Trung Tin	Member	appointed on 19 January 2026

MANAGEMENT

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

Mr Doan Van Hieu Em	General Director
Ms Vo Thi Phuong Thao	Chief Accountant

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Doan Van Hieu Em.

AUDITOR

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

REPORT OF THE MANAGEMENT

The management of Dien May Xanh Investment Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the nine-month period ended 30 September 2026.

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

The management is responsible for the interim separate financial statements of the Company which give a true and fair view of the interim separate financial position of the Company and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate financial statements, the management is required to:

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

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

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

STATEMENT BY THE MANAGEMENT

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

The Company has a subsidiary as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary ("the Group") for the nine-month period ended 30 September 2026 dated 28 October 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Group.

For and on behalf of the management:

28 October 2026

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN ĐẦU TƯ ĐIỆN MÁY XANH

Doan Van Hieu Em

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	**100**		**69,553,354,623,627**	**52,547,391,181,642**
I. Cash and cash equivalents	***110***	***4***	***5,240,399,354,478***	***3,403,397,507,734***
1. Cash	111		5,240,399,354,478	3,383,397,507,734
2. Cash equivalents	112		-	20,000,000,000
II. Current investment	***120***		***31,982,101,553,083***	***24,595,564,699,379***
1. Short-term held-to-maturity investments	123	5	31,982,101,553,083	24,595,564,699,379
III. Current receivables	***130***		***2,671,745,820,128***	***1,370,416,945,415***
1. Short-term trade receivables	131	6	387,302,135,458	379,182,509,097
2. Short-term advances to suppliers	132	7	22,130,689,600	19,670,529,397
3. Other short-term receivables	135	8	2,262,312,995,070	971,563,906,921
IV. Inventories	***140***	***9***	***29,159,150,646,436***	***22,644,526,000,391***
1. Inventories	141		29,934,964,228,839	23,254,120,155,400
2. Provision for diminution in value of inventories	142		(775,813,582,403)	(609,594,155,009)
V. Other current assets	***160***		***499,957,249,502***	***533,486,028,723***
1. Short-term deferred expenses	161	10	276,812,879,428	328,323,620,044
2. Deductible Value-added tax	162	18	223,144,370,074	205,162,408,679

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
B. NON-CURRENT ASSETS	**200**		**3,919,591,079,056**	**3,796,459,687,903**
I. Non-current receivable	***210***		***250,115,993,357***	***238,569,002,397***
1. Other long-term receivables	215	11	250,115,993,357	238,569,002,397
II. Fixed assets	***220***		***601,554,537,000***	***773,989,042,837***
1. Tangible fixed assets	221	12	575,555,658,500	747,990,164,337
Cost	222		9,294,613,966,665	9,378,247,559,052
Accumulated depreciation	223		(8,719,058,308,165)	(8,630,257,394,715)
2. Intangible fixed assets	227	13	25,998,878,500	25,998,878,500
Cost	228		36,771,076,200	36,771,076,200
Accumulated amortisation	229		(10,772,197,700)	(10,772,197,700)
III. Non-current asset in progress	***250***		***17,239,504,428***	***54,108,981,914***
1. Construction in progress	252	14	17,239,504,428	54,108,981,914
IV. Non-current investments	***260***		***2,313,296,097,484***	***2,291,403,340,229***
1. Investments in a subsidiary	261	15.1	499,998,900,000	499,998,900,000
2. Investments in jointly controlled entity	262	15.2	513,794,797,484	391,404,440,229
3. Long-term held-to-maturity investments	265	5	1,299,502,400,000	1,400,000,000,000
V. Other non-current assets	***270***		***737,384,946,787***	***438,389,320,526***
1. Long-term deferred expenses	271	10	4,669,030,214	12,420,343,336
2. Deferred tax assets	272	31.3	732,715,916,573	425,968,977,190
TOTAL ASSETS (280 = 100 + 200)	**280**		**73,472,945,702,683**	**56,343,850,869,545**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	**300**		**40,157,640,967,300**	**38,523,034,983,359**
I. Current liabilities	***310***		***39,718,801,862,426***	***38,134,146,293,255***
1. Short-term trade payables	311	16	11,773,452,295,761	9,818,045,442,335
2. Short-term advances from customers	312	17	301,846,127,034	190,583,985,818
3. Short-term statutory obligations	314	18	980,563,003,042	788,136,432,454
4. Payables to employees	315		131,333,067,577	155,620,813,000
5. Short-term accrued expenses	316	19	3,516,583,080,711	2,950,957,104,342
6. Short-term deferred revenues	319	20	264,710,079,032	148,048,028,340
7. Other short-term payables	320	21	1,137,358,451,419	782,867,096,513
8. Short-term loans	321	22	21,497,825,393,311	23,210,389,329,323
9. Short-term provision	322		115,130,364,539	89,498,061,130
II. Non-current liability	***330***		***438,839,104,874***	***388,888,690,104***
1. Long-term deferred revenues	337	20	438,839,104,874	388,888,690,104
D. OWNERS' EQUITY	**400**	**23.1**	**33,315,304,735,383**	**17,820,815,886,186**
1. Owner's contributed capital	411		12,677,220,000,000	11,012,835,000,000
- *Ordinary shares with voting rights*	*411a*		*12,677,220,000,000*	*11,012,835,000,000*
2. Share premium	412		11,497,490,296,000	-
3. Undistributed earnings	420		9,140,594,439,383	6,807,980,886,186
- *Undistributed earnings by the end of prior period*	*420a*		*1,737,092,886,186*	*5,698,046,045,864*
- *Undistributed earnings of current period*	*420b*		*7,403,501,553,197*	*1,109,934,840,322*
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**73,472,945,702,683**	**56,343,850,869,545**

Approved, 28 October 2026

PREPARER CUM CHIEF ACCOUNTANT

Vo Thi Phuong Thao

LEGAL REPRESENTATIVE

M.S.D.N: 0303217354 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ ĐIỆN MÁY XANH - P. TÂN ĐỊNH - TP. HỒ CHÍ MINH

Doan Van Hieu Em

INTERIM SEPARATE INCOME STATEMENT

for the nine-month period ended 30 September 2026

VND

ITEMS	Code	Notes	Quarter III		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1. Revenues from sale of goods and rendering of services	01	24.1	34,614,163,581,941	27,763,756,900,520	100,238,971,251,847	78,417,698,601,410
2. Revenue deductions	02	24.1	281,465,480,405	238,836,479,673	806,237,533,518	660,983,559,576
3. Net revenues from sale of goods and rendering of services (10 = 01 - 02)	10	24.1	34,332,698,101,536	27,524,920,420,847	99,432,733,718,329	77,756,715,041,834
4. Cost of goods sold and services rendered	11	25, 30	27,335,628,452,073	22,931,326,797,860	79,594,782,296,307	64,289,300,832,586
5. Gross profits from sale of goods and rendering of services (20 = 10 - 11)	20		6,997,069,649,463	4,593,593,622,987	19,837,951,422,022	13,467,414,209,248
6. Finance income	22	24.2	714,127,196,872	447,960,601,527	1,786,035,104,792	1,326,964,404,579
7. Finance expenses	23	26	346,111,735,824	246,074,717,893	1,008,785,289,604	672,569,613,868
- In which: Interest expense	*24*		*342,741,184,739*	*245,425,323,841*	*1,002,317,561,877*	*670,174,602,367*
8. Selling expenses	25	27, 30	3,203,381,085,656	2,165,571,684,217	8,606,364,608,489	6,327,307,765,678
9. General and administrative expenses	26	28, 30	727,322,958,470	859,700,359,480	2,788,641,977,791	2,448,169,793,877
10. Operating profit {30 = 20 + 22 - (23 + 25 + 26)}	30		3,434,381,066,385	1,770,207,462,924	9,220,194,650,930	5,346,331,440,404

INTERIM SEPARATE INCOME STATEMENT (continued)

for the nine-month period ended 30 September 2026

VND

ITEMS	Code	Notes	Quarter III		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
11. Other income	31	29	20,461,403,409	4,950,910,040	41,824,725,976	15,109,016,746
12. Other expenses	32	29	241,920,947	7,404,700,019	888,747,995	11,031,004,317
13. Other profit (40 = 31 - 32)	40	29	20,219,482,462	(2,453,789,979)	40,935,977,981	4,078,012,429
14. Accounting profit before tax (50 = 30 + 40)	50		3,454,600,548,847	1,767,753,672,945	9,261,130,628,911	5,350,409,452,833
15. Current corporate income tax expense	51	31.1	718,747,934,447	454,236,228,005	2,164,376,015,097	1,178,420,950,598
16. Deferred tax income	52	31.3	(26,594,305,278)	(91,715,726,236)	(306,746,939,383)	(97,956,279,888)
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		2,762,446,919,678	1,405,233,171,176	7,403,501,553,197	4,269,944,782,123

Approved, 28 October 2026

PREPARER CUM CHIEF ACCOUNTANT

Vo Thi Phuong Thao

LEGAL REPRESENTATIVE

M.S.D.N: 0303217354-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ ĐIỆN MÁY XANH
P. TÂN ĐỊNH - TP. HỒ CHÍ MINH

Doan Van Hieu Em

INTERIM SEPARATE CASH FLOW STATEMENT

for the nine-month period ended 30 September 2026

VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**9,261,130,628,911**	**5,350,409,452,833**
2. Adjustments for:				
- Depreciation of tangible fixed assets	02	12, 13	365,340,428,977	545,682,259,904
- Provisions	03		191,851,730,803	128,634,438,435
- Foreign exchange gain arising from revaluation of monetary accounts denominated in foreign currency	04		(252,551,329)	(253,562,048)
- Profits from investing activities	05		(1,666,504,770,793)	(1,204,520,535,832)
- Borrowing costs	06	26	1,002,317,561,877	670,174,602,367
3. Operating profit before changes in working capital	**08**		**9,153,883,028,446**	**5,490,126,655,659**
- Increase in receivables	09		(1,358,628,987,430)	(2,247,504,731,379)
- Increase in inventories	10		(6,680,844,073,439)	(2,467,065,449,482)
- Increase in payables	11		3,163,220,033,943	5,602,676,995,284
- Decrease in deferred expenses	12		59,262,053,738	16,357,906,001
- Borrowing costs paid	14		(979,564,656,156)	(658,507,382,596)
- Corporate income tax paid	15	18	(1,966,353,444,058)	(1,277,148,937,407)
Net cash flows from operating activities	**20**		**1,390,973,955,044**	**4,458,935,056,080**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase, construction of fixed assets and other long-term assets	21		(218,494,339,813)	(46,888,944,685)
2. Proceeds from disposals of fixed assets and other long-term assets	22		50,642,784,631	3,518,849,747
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(31,421,775,534,091)	(23,188,640,335,260)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		24,393,059,591,741	20,544,389,473,552
5. Payments for investments in other entities	25		(122,390,357,255)	(104,772,187,500)
6. Interest received	27		1,386,309,835,170	987,627,456,158
Net cash flows from investing activities	**30**		**(5,932,648,019,617)**	**(1,804,765,687,988)**

INTERIM SEPARATE CASH FLOW STATEMENT (continued)

for the nine-month period ended 30 September 2026

VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Capital contribution	31		13,161,875,296,000	-
2. Drawdown of borrowings	33	22	75,337,234,269,137	58,725,606,219,271
3. Repayment of borrowings	34	22	(77,049,798,205,149)	(56,404,012,840,443)
4. Dividends paid	36	23.4	(5,070,888,000,000)	(4,000,000,000,000)
Net cash flows from financing activities	**40**		**6,378,423,359,988**	**(1,678,406,621,172)**
Net increase in cash and cash equivalents for the period (50 = 20 + 30 + 40)	**50**		**1,836,749,295,415**	**975,762,746,920**
Cash and cash equivalents at the beginning of period	**60**		**3,403,397,507,734**	**3,754,805,560,503**
Effect of exchange rate changes	61		252,551,329	253,562,048
Cash and cash equivalents at the end of period (70 = 50 + 60 + 61)	**70**	**4**	**5,240,399,354,478**	**4,730,821,869,471**

Approved, 28 October 2026

PREPARER CUM CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Vo Thi Phuong Thao	Doan Van Hieu Em

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As at 30 September 2026 and for the nine-month period then ended

1. CORPORATE INFORMATION

Dien May Xanh Investment Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificates ("ERC") No. 0303217354 issued by the Department of Planning and Investment of Ho Chi Minh City on 2 January 2007 and its latest amended 34th ERC dated 8 July 2026 issued by Department of Finance of Ho Chi Minh City.

The Company's shares were listed and traded on the Ho Chi Minh City Stock Exchange ("HOSE") under ticker symbol of DMX pursuant to Decision No. 618/QD-SGDHCM dated 27 July 2026 and Announcement No. 1632/TB-SGDHCM dated 29 July 2026 by HOSE.

The current principal activities of the Company are to trade, provide repair and maintenance services of phones, information technology equipment and accessories, cameras, digital equipment, electronic equipment, household appliances and related accessories.

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

The Company's head office is located at No. 128, Tran Quang Khai Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam and operating office is located at T2-1.2 Block, D1 Street, Saigon Hi-tech Park, Tang Nhon Phu Ward, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 September 2026 was 25,488 (31 December 2025: 24,494).

Corporate structure

As at 30 September 2026, the Company has one (1) direct subsidiary as follows:

Name	*Address*	*Principal activities*	*Percentage of ownership and voting rights (%)*	
			Ending balance	*Beginning balance*
Dien May Xanh Technician Joint Stock Company	Ho Chi Minh City, Vietnam	Installation and maintenance services	99.99	99.99

In addition, the Company has 1 jointly controlled entity as disclosed in Note 15.

2. BASIS OF PREPARATION

2.1 *Purpose of preparing the interim separate financial statements*

The Company has a subsidiary as disclosed in Note 1 and Note 15. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary for the nine-month period ended 30 September 2026 dated 28 October 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiary.

2. BASIS OF PREPARATION (continued)

2.2 *Applied accounting standards and system*

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

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

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

2.3 *Applied accounting documentation system*

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

2.4 *Reporting period*

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

These interim separate financial statements are prepared for the nine-month period ended 30 September 2026.

2.5 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Company in preparation of the interim separate financial statements are consistent with those followed in the preparation of the Company's annual separate financial statements for the year ended 31 December 2025 and the interim separate financial statements for the nine-month period ended 30 September 2025 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99").

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

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

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 34.

3.2 Cash and cash equivalents

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

3.3 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase incurred in bringing the inventories to their present location and condition.

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

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

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

Mobile phones, tablets and laptops	- actual cost on a specific identification basis
Digital and electronic equipment	- actual cost on a specific identification basis
Accessories	- actual cost on a weighted average basis
Household appliances	- actual cost on a weighted average basis
Others	- actual cost on a weighted average basis

Provision for diminution in value of inventories

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the end of the period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim separate income statement.

3.5 Tangible fixed assets

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

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

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

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

3.6 Lease assets

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

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

Where the Company is the lessee

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

Where the Company is the lessor

Assets subject to operating leases are included as the Company's fixed assets in the interim separate statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim separate income statement as incurred.

For other cases under an operating lease, lease income is recognised in the interim separate income statement on a straight-line basis over the lease term.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

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

Land use rights

Prepaid land rental for land lease contracts that came into effect before 2003 and granted a land use right certificate is recorded as an intangible fixed asset in accordance with Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guides the regime of management, use and depreciation of fixed assets ("Circular 45").

3.8 *Depreciation and amortisation*

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

Building and structures	4 - 5 years
Means of transportation	6 years
Office equipment	3 - 8 years
Computer software	2 - 4 years

No amortisation is required for infinite land use right.

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3.9 *Construction in progress*

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

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

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

3.10 *Borrowing costs*

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

Borrowing costs are recorded as expense during the period in which they are incurred.

Costs directly related to the borrowing, excluding interest expense, such as valuation fees, audit fees, loan documentation costs, and loan arrangement fees, are allocated over the loan period using straight line method.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Deferred expenses

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

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim separate income statement:

- Prepaid rental;
- Stores layouts; and
- Tools and supplies.

3.12 Investments

Investment in subsidiary

Investments in subsidiary over which the Company has control is carried at cost.

Distributions from accumulated net profits of the subsidiary arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources which are attributable to period before obtaining controls are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures

Investments in joint ventures over which the Company has joint control is carried at cost.

Distributions from accumulated net profits of the joint ventures arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources which are attributable to period before having joint control are considered a recovery of investment and are deducted to the cost of the investment.

Held-to-maturity investment

Held-to-maturity investments are stated at their acquisition costs.

Provision for diminution in value of investment

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

Increases or decreases to the provision balance are recorded as finance expenses in the interim separate income statement.

3.13 Payables

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment under executed economic contracts.

3.14 Accruals

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Provisions

Warranty provisions

Warranty provisions for products, goods, services, and construction projects are provisions for costs related to products, goods, services, and construction projects that have been sold, provided, or delivered to buyers but are still within the warranty period, and the Company is still obligated to continue repairs and completions according to the contracts or commitments with customers.

Warranty provisions for product and goods are recognised as selling expenses. In cases where warranty provisions are reversed, they are recorded as a reduction in selling expenses.

The warranty provisions are established based on estimates derived from historical statistical warranty data associated with similar products, goods, services, and construction projects.

3.16 Foreign currency transactions

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

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Company (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions. The average buying and selling transfer exchange rates are determined on a daily basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates.

All exchange differences incurred during the period are taken to the interim separate income statement.

Carrying exchange rates

Carrying exchange rates include either specific actual carrying exchange rates or weighted average carrying exchange rates. The application of specific actual carrying exchange rates or weighted average carrying exchange rates depends on the characteristics and management requirements of foreign currency-denominated monetary items of the Company.

All exchange differences incurred during the period are taken to the interim separate income statement.

At the end of the reporting period, monetary balances denominated in foreign currencies are translated as follows:

- Demand deposits denominated in foreign currencies are translated using the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts; and
- Foreign currency monetary items other than demand deposits denominated in foreign currencies are translated using the average bank transfer buying and selling exchange rates quoted by the commercial bank with which the Company regularly conducts transactions.

3.17 Owner's capital

Ordinary shares

Common shares with voting rights are recorded at par value.

3.18 Appropriation of net profits

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Revenue recognition

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

Sale of goods

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

Rendering of services

Revenue is recognized upon the completion of the services provided.

Interest income

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

3.20 Revenue deduction

Revenue deductions include sales returns.

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

3.21 Selling expenses

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

3.22 General and administrative expenses

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

3.23 Taxation

Current income tax

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Taxation (continued)

Deferred tax

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

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

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

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

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

The carrying amount of deferred tax assets is reviewed at end of the reporting periods and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reassessed at end of the reporting periods and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.24 Related parties

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

3.25 Significant estimates

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

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

4. CASH AND CASH EQUIVALENTS

VND

	Ending balance	*Beginning balance*
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	240,141,080,463	254,143,283,239
Cash at banks	4,909,623,599,480	3,096,166,680,635
Cash in transit	90,634,674,535	33,087,543,860
Time deposits at banks	-	20,000,000,000
TOTAL	**5,240,399,354,478**	**3,403,397,507,734**

5. HELD TO MATURITY INVESTMENTS

VND

	Ending balance		*Beginning balance*	
	Cost and recoverable value	*Provision*	*Cost and recoverable value*	*Provision*
Short-term	**31,982,101,553,083**	**-**	**24,595,564,699,379**	**-**
Term-deposit	21,798,805,897,898	-	13,711,396,323,308	-
Remaining maturity terms under 6 months	*21,448,069,459,542*	-	*8,753,238,432,893*	-
Remaining maturity terms from 6 to 12 months	*350,736,438,356*	-	*4,958,157,890,415*	-
Bonds	8,113,591,724,149	-	5,469,463,858,259	-
Bank	*2,659,114,550,388*	-	*2,402,051,421,499*	-
Securities	*2,048,621,270,378*	-	*1,595,143,686,271*	-
Real estate	*769,931,367,356*	-	*771,662,077,531*	-
Multi-industry companies	*2,609,076,527,290*	-	*688,877,426,915*	-
Others	*26,848,008,737*	-	*11,729,246,043*	-
Lending	1,643,361,810,490	-	4,122,879,506,849	-
Lending deposits in securities companies	*1,643,361,810,490*	-	*3,909,400,054,794*	-
Lending deposits in finance companies	-	-	*213,479,452,055*	-
Term-deposit INFY *(i)*	426,342,120,546	-	1,291,825,010,963	-
Long-term	**1,299,502,400,000**	**-**	**1,400,000,000,000**	**-**
Bonds *(ii)*	1,299,502,400,000	-	1,400,000,000,000	-
Securities	*400,000,000,000*	-	*600,000,000,000*	-
Bank	*500,000,000,000*	-	*500,000,000,000*	-
Leisure and Entertainment	*300,000,000,000*	-	*300,000,000,000*	-
Others	*99,502,400,000*	-	-	-
TOTAL	**33,281,603,953,083**	**-**	**25,995,564,699,379**	**-**

(i) This represents term bank deposits under INFY investment contract in VND with maturity terms under 1 year and earning interest at the applicable interest rate.

(ii) This represents bonds with maturity terms from 1 year to 6 years and earning interest at the applicable interest rate.

6. SHORT-TERM TRADE RECEIVABLES

VND

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Trade receivables from other parties	350,087,043,869	-	230,145,702,414	-
- *Home Credit Vietnam Limited Company*	*143,203,386,000*	-	*80,463,411,137*	-
- *VPBank SMBC Finance Company Limited*	*131,079,645,404*	-	*87,192,506,673*	-
- *Vietnam Prosperity Joint Stock Commercial Bank*	*9,959,163,232*	-	*6,119,673,829*	-
- *Others*	*65,844,849,233*	-	*56,370,110,775*	-
Trade receivable from related parties *(Note 32)*	37,215,091,589	-	149,036,806,683	-
TOTAL	**387,302,135,458**	**-**	**379,182,509,097**	**-**

7. SHORT-TERM ADVANCES TO SUPPLIERS

VND

	Ending balance	*Beginning balance*
Digiworld Corporation	10,629,360,000	-
GEE Decoration Trading and Service Corporation	2,389,991,875	-
Golden Bee Advertising Company Limited	2,249,930,001	-
Aplus Trading One Member Limited Company	2,211,346,556	-
Nhat Thien Import Export Company Limited	-	11,290,331,762
SCT Supply Chain (Vietnam) Company Limited	-	4,008,674,298
Others	4,650,061,168	4,371,523,337
TOTAL	**22,130,689,600**	**19,670,529,397**

8. OTHER SHORT-TERM RECEIVABLES

VND

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Receivables from suppliers *(i)*	2,206,255,624,230	-	923,425,890,174	-
- *Apple Vietnam Limited Liability Company*	*256,399,071,496*	-	*293,014,411,725*	-
- *Samsung Electronics Viet Nam Thai Nguyen Company Limited*	*213,864,390,111*	-	*37,284,502,503*	-
- *Digiworld Corporation*	*163,812,499,918*	-	*34,802,828,518*	-
- *LG Electronics Vietnam Hai Phong Co., Ltd.*	*159,501,792,740*	-	*76,710,001,156*	-
- *AQUA Electrical Appliances Vietnam Co., Ltd*	*113,181,883,564*	-	*12,998,981,863*	-
- *Panasonic Co., Ltd.*	*106,991,798,148*	-	*42,565,091,432*	-
- *Synnex FPT Distribution Company Limited*	*103,014,452,401*	-	*20,283,131,333*	-
- *Toshiba Vietnam Consumer Products Co. Ltd*	*94,274,364,898*	-	*34,311,067,174*	-
- *Samsung Electronics HCMC CE Complex Limited*	*76,114,771,633*	-	*80,700,216,538*	-
- *Vinh Khang Science & Technology Joint Stock Company*	*54,788,178,459*	-	*28,323,073,399*	-
- *Daikin Air Conditioning (Vietnam) JSC*	*42,054,493,172*	-	*14,963,788,027*	-
- *Others*	*822,257,927,690*	-	*247,468,796,506*	-
Other short-term receivables	56,057,370,840	-	48,138,016,747	-
TOTAL	**2,262,312,995,070**	**-**	**971,563,906,921**	**-**
In which:				
Other receivables from other parties	*2,233,821,956,418*	-	*947,970,179,528*	-
Other receivables from related parties (Note 32)	*28,491,038,652*	-	*23,593,727,393*	-

(i) Receivables from suppliers mainly comprise trade discounts, early payment discounts and price protection.

9. INVENTORIES

VND

	Ending balance		*Beginning balance*	
	Cost	*Provision*	*Cost*	*Provision*
Mobile phones	11,703,805,146,300	-	10,436,899,938,796	-
Electronic equipment	5,215,564,198,054	-	5,440,584,804,067	-
Home appliances	4,598,653,055,959	-	3,278,784,040,474	-
Laptops	5,302,442,734,816	-	2,038,788,415,621	-
Accessories	2,072,357,197,860	-	1,332,468,453,657	-
Tablets	487,509,155,647	-	381,398,358,512	-
Installing equipment	73,027,257	-	500,227,022	-
Watches and glasses	181,216,473,974	-	181,715,243,135	-
Others	373,343,238,972	-	162,980,674,116	-
TOTAL	**29,934,964,228,839**	**-**	**23,254,120,155,400**	**-**
Provision for diminution in value of inventories	(775,813,582,403)	-	(609,594,155,009)	-
NET	**29,159,150,646,436**	**-**	**22,644,526,000,391**	**-**

Movements of provision for diminution in value of inventories:

VND

	Current period	*Previous period*
Beginning balance	(609,594,155,009)	(423,097,685,938)
Add: Provision made during the period	(775,813,582,403)	(543,846,380,190)
Less: Utilisation and reversal of provision during the period	609,594,155,009	423,097,685,938
Ending balance	(775,813,582,403)	(543,846,380,190)

10. DEFERRED EXPENSES

VND

	Ending balance	*Beginning balance*
Short-term	**276,812,879,428**	**328,323,620,044**
Stores rentals	237,769,026,346	246,734,278,995
Stores' layout and renovation expense	14,152,253,060	21,119,645,276
Insurances	10,176,130,871	26,006,781,412
Tool and equipment	11,154,306,847	30,613,951,287
Others	3,561,162,304	3,848,963,074
Long-term	**4,669,030,214**	**12,420,343,336**
Stores rentals	2,753,474,287	7,597,948,480
Tool and equipment	1,519,435,800	971,141,026
Stores' layout and renovation expense	63,617,486	2,518,804,422
Others	332,502,641	1,332,449,408
TOTAL	**281,481,909,642**	**340,743,963,380**

11. OTHER LONG-TERM RECEIVABLES

Other long-term receivables represent rental deposits for offices, stores, distribution centres and utilities.

12. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	*Means of transportation*	*Office equipment*	*Total*
Cost:				
Beginning balance	8,212,466,960,178	294,386,799,596	871,393,799,278	9,378,247,559,052
New purchase	13,294,449,330	-	83,618,964,814	96,913,414,144
Transfer from construction in progress	121,680,936,375	-	2,080,629,502	123,761,565,877
Disposal	(117,287,880,661)	(159,037,606,637)	(27,983,085,110)	(304,308,572,408)
Ending balance	8,230,154,465,222	135,349,192,959	929,110,308,484	9,294,613,966,665
In which:				
Fully depreciated	*6,301,696,133,534*	*20,552,255,772*	*760,646,155,188*	*7,082,894,544,494*
Accumulated depreciation:				
Beginning balance	(7,552,023,136,177)	(253,933,479,079)	(824,300,779,459)	(8,630,257,394,715)
Depreciation	(336,495,764,507)	(16,658,582,444)	(12,186,082,026)	(365,340,428,977)
Disposal	97,263,848,104	153,309,002,763	25,966,664,660	276,539,515,527
Ending balance	(7,791,255,052,580)	(117,283,058,760)	(810,520,196,825)	(8,719,058,308,165)
Net carrying amount:				
Beginning balance	660,443,824,001	40,453,320,517	47,093,019,819	747,990,164,337
Ending balance	438,899,412,642	18,066,134,199	118,590,111,659	575,555,658,500

13. INTANGIBLE FIXED ASSETS

	Land use rights	*Computer software*	*VND* *Total*
Cost:			
Beginning and ending balances	25,998,878,500	10,772,197,700	36,771,076,200
In which:			
Fully amortised	-	*10,772,197,700*	*10,772,197,700*
Accumulated amortisation:			
Beginning and ending balances	-	(10,772,197,700)	(10,772,197,700)
Net carrying amount:			
Beginning and ending balances	25,998,878,500	-	25,998,878,500

As at 30 September 2026, the Company's major intangible fixed assets comprised the following assets:

	Ending balance *Historical cost*	*VND* *Beginning balance* *Historical cost*
Existing intangible fixed assets		
Land Use Rights in Can Tho City	15,075,000,000	15,075,000,000
Land Use Rights in Ho Chi Minh City	7,406,378,500	7,406,378,500
Land Use Rights in Vinh Long City	3,517,500,000	3,517,500,000

14. CONSTRUCTION IN PROGRESS

Construction in progress mainly represents costs to set up new stores and distribution centres.

15. INVESTMENTS IN SUBSIDIARY AND JOINTLY CONTROLLED ENTITY

15.1 Investments in subsidiary

Name	*Location*	*Business*	*Ending balance and beginning balance*	
			Ownership/ Voting right (%)	*Cost and Recoverable amount VND*
Dien May Xanh Technician Joint Stock Company	Ho Chi Minh City, Vietnam	Installation and maintenance services	99.99	499,998,900,000

15.2 Investments in jointly controlled entity

As at 30 September 2026, the Company has one (1) joint venture as follows (31 December 2025: 1):

	Ending balance		*Beginning balance*	
	Cost and Recoverable amount VND	*Ownership/ Voting right %*	*Cost and Recoverable amount VND*	*Ownership/ Voting right %*
PT Era Blu Elektronik	513,794,797,484	45	391,404,440,229	45

The Company made capital contribution to PT Era Blu Elektronik in accordance with the Resolution dated 28 December 2021 and Overseas Investment Registration Certificate No. 202200996 issued by the Ministry of Planning and Investment on 4 March 2022. PT Era Blu Elektronik's principal activities are to retail of mobile equipment, electric equipment, other equipment, machines in Indonesia.

On 10 March 2026, the Company contributed additional capital to PT Era Blu Elektronik with the amount of USD 4,660,714, equivalent to VND 122,390,357,255.

16. SHORT-TERM TRADE PAYABLES

VND

	Ending balance		*Beginning balance*	
	Balance	*Amount payable*	*Balance*	*Amount payable*
Trade payables to suppliers	11,466,835,160,551	11,466,835,160,551	9,572,465,347,656	9,572,465,347,656
- *Apple Vietnam Limited Liability Company*	*2,715,725,930,761*	*2,715,725,930,761*	*454,259,048,400*	*454,259,048,400*
- *Digiworld Corporation*	*848,768,436,513*	*848,768,436,513*	*666,723,063,260*	*666,723,063,260*
- *Branch Of Viettel Import - Export Limited*	*784,136,897,069*	*784,136,897,069*	*475,566,297,504*	*475,566,297,504*
- *Toshiba Vietnam Consumer Products Co. Ltd*	*643,280,429,658*	*643,280,429,658*	*431,237,672,191*	*431,237,672,191*
- *AQUA Electrical Appliances Vietnam Co., Ltd.*	*631,212,935,787*	*631,212,935,787*	*511,561,974,100*	*511,561,974,100*
- *Branch Of Synnex FPT Distribution Company Limited*	*551,512,034,399*	*551,512,034,399*	*542,129,799,607*	*542,129,799,607*
- *LG Electronics Vietnam Hai Phong Co., Ltd.*	*406,919,901,465*	*406,919,901,465*	*306,843,068,741*	*306,843,068,741*
- *Samsung Electronics Viet Nam Thai Nguyen Co., Ltd.*	*314,967,987,550*	*314,967,987,550*	*756,976,130,250*	*756,976,130,250*
- *Vinh Khang Science & Technology Joint Stock Company and its branch*	*274,450,801,581*	*274,450,801,581*	*997,223,502,161*	*997,223,502,161*
- *Others*	*4,295,859,805,768*	*4,295,859,805,768*	*4,429,944,791,442*	*4,429,944,791,442*
Trade payables to related parties *(Note 32)*	306,617,135,210	306,617,135,210	245,580,094,679	245,580,094,679
TOTAL	**11,773,452,295,761**	**11,773,452,295,761**	**9,818,045,442,335**	**9,818,045,442,335**

17. ADVANCES FROM CUSTOMERS

Short-term advances from customers represent advance payments under sales contracts from customers.

18. STATUTORY OBLIGATIONS AND TAX RECEIVABLES FROM THE STATE

VND

	Beginning balance	*Increase in period*	*Decrease in period*	*Ending balance*
Receivables				
Value-added tax	205,162,408,679	13,393,250,452,153	(13,375,268,490,758)	223,144,370,074
Payables				
Corporate income tax *(Note 31.1)*	580,725,363,408	2,164,376,015,097	(1,966,353,444,058)	778,747,934,447
Value-added tax	191,450,900,178	11,613,739,365,284	(11,691,990,614,393)	113,199,651,069
Personal income tax	14,600,019,930	253,632,596,070	(182,339,546,192)	85,893,069,808
Others	1,360,148,938	17,897,141,154	(16,534,942,374)	2,722,347,718
TOTAL	**788,136,432,454**	**14,049,645,117,605**	**(13,857,218,547,017)**	**980,563,003,042**

19. SHORT-TERM ACCRUED EXPENSES

VND

	Ending balance	*Beginning balance*
Employee bonus	2,393,819,926,846	2,157,062,672,016
Marketing expenses	446,037,217,803	365,569,840,291
Interest supporting expenses	351,997,957,500	172,645,066,666
Utilities	103,918,813,216	65,782,041,546
Interest expenses	95,458,969,825	72,706,064,104
Payables to employees	44,742,878,812	80,136,953,905
Others	80,607,316,709	37,054,465,814
TOTAL	**3,516,583,080,711**	**2,950,957,104,342**

20. DEFERRED REVENUES

Deferred revenue represents revenue from cleaning, maintenance, warranty packages and replacement equipment supplies that has been received in advance from customers.

21. OTHER SHORT-TERM PAYABLES

VND

	Ending balance	*Beginning balance*
Discount vouchers	606,274,518,912	401,625,744,500
Charges received on behalf	366,382,514,400	253,725,254,750
Social and health insurances and trade union fee	52,876,149,066	66,344,240,957
Deposits received	20,925,000,000	22,215,000,000
Others	90,900,269,041	38,956,856,306
TOTAL	**1,137,358,451,419**	**782,867,096,513**
In which:		
Payables to other parties	*1,099,139,672,008*	*777,111,492,267*
Payables to related parties (Note 32)	*38,218,779,411*	*5,755,604,246*

22. SHORT-TERM LOANS

VND

	Beginning balance	*Drawdown*	*Repayment*	*Ending balance*
Loans from banks *(Note 22.1)*	23,210,389,329,323	75,337,234,269,137	(77,049,798,205,149)	21,497,825,393,311
In which:				
Payable amount				
Short-term loans	*23,210,389,329,323*			*21,497,825,393,311*

22.1 Short-term loans from banks

The Company obtained these unsecured short-term loans with floating rates to finance its working capital requirements. Details are as follows:

Banks	*Ending balance*		*Maturity date*
	VND	*Original amount*	
Unsecured short-term bank loans:			
- In VND	19,906,882,361,791	-	from 2 October 2026 to 10 March 2027
- In USD	1,446,698,532,700	54,949,944	from 2 October 2026 to 31 December 2026
- In SGD	144,244,498,820	7,082,961	from 2 October 2026 to 8 October 2026
TOTAL	**21,497,825,393,311**		

23. OWNERS' EQUITY

23.1 Increase and (decrease) in owners' equity

VND

	Share capital	*Share premium*	*Undistributed earnings*	*Total*
Previous period				
Beginning balance	4,361,518,810,000	-	16,240,324,255,864	20,601,843,065,864
Net profit for the period	-	-	4,269,944,782,123	4,269,944,782,123
Dividends paid	-	-	(4,000,000,000,000)	(4,000,000,000,000)
Ending balance	4,361,518,810,000	-	16,510,269,037,987	20,871,787,847,987
Current period				
Beginning balance	11,012,835,000,000	-	6,807,980,886,186	17,820,815,886,186
Net profit for the period	-	-	7,403,501,553,197	7,403,501,553,197
Dividends paid	-	-	(5,070,888,000,000)	(5,070,888,000,000)
Issuance of shares	1,664,385,000,000	11,497,490,296,000	-	13,161,875,296,000
Ending balance	12,677,220,000,000	11,497,490,296,000	9,140,594,439,383	33,315,304,735,383

23.2 Contributed charter capital

Shareholders	*Ending balance*		*Beginning balance*	
	Ordinary shares	*%*	*Ordinary shares*	*%*
Mobile World Investment Corporation	1,089,775,600	85.963	1,089,775,600	98.955
Others	177,946,400	14.037	11,507,900	1.045
TOTAL	**1,267,722,000**	**100.00**	**1,101,283,500**	**100.00**

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

23. OWNERS' EQUITY (continued)

23.3 Capital transactions with owners and distribution of dividends, profits

VND

	Current period	*Previous period*
Contributed capital		
Beginning balance	11,012,835,000,000	4,361,518,810,000
Increase during the period	1,664,385,000,000	-
Ending balance	12,677,220,000,000	4,361,518,810,000

23.4 Dividends

VND

	Current period	*Previous period*
Dividends declared and paid during the period	**5,070,888,000,000**	**4,000,000,000,000**
Dividends on ordinary shares	*5,070,888,000,000*	*4,000,000,000,000*
Dividends by cash	*5,070,888,000,000*	*4,000,000,000,000*

24. REVENUES

24.1 Revenues from sale of goods and rendering of services

VND

	Current period	*Previous period*
Gross revenue	**100,238,971,251,847**	**78,417,698,601,410**
In which:		
Sale of goods	*99,637,370,794,389*	*77,818,243,753,568*
Rendering of services	*601,600,457,458*	*599,454,847,842*
Deductions	**(806,237,533,518)**	**(660,983,559,576)**
Sales returns	*(806,237,533,518)*	*(660,983,559,576)*
Net revenue	**99,432,733,718,329**	**77,756,715,041,834**
In which:		
Sale of goods	*98,831,133,260,871*	*77,157,260,193,992*
Rendering of services	*601,600,457,458*	*599,454,847,842*

24. REVENUES (continued)

24.2 *Finance income*

VND

	Current period	*Previous period*
Interest income	1,643,633,146,524	1,209,599,750,164
Discount received from early payments	139,568,451,083	115,575,451,392
Foreign exchange gains	2,833,507,185	1,789,203,023
TOTAL	**1,786,035,104,792**	**1,326,964,404,579**

25. COST OF GOODS SOLD AND SERVICES RENDERED

VND

	Current period	*Previous period*
Purchase cost and cost of services	79,594,782,296,307	64,289,300,832,586

26. FINANCE EXPENSES

VND

	Current period	*Previous period*
Interest expense	1,002,317,561,877	670,174,602,367
Foreign exchange losses	2,184,449,113	515,306
Others	4,283,278,614	2,394,496,195
TOTAL	**1,008,785,289,604**	**672,569,613,868**

27. SELLING EXPENSES

VND

	Current period	*Previous period*
External service expenses	5,764,585,173,692	3,774,711,615,556
Labour costs	2,130,227,394,082	1,866,800,219,888
Depreciation and amortisation	365,236,220,968	545,576,648,389
Other expenses	346,315,819,747	140,219,281,845
TOTAL	**8,606,364,608,489**	**6,327,307,765,678**

28. GENERAL AND ADMINISTRATIVE EXPENSES

VND

	Current period	*Previous period*
Labour costs	2,342,694,621,287	2,098,884,729,351
External service expenses	368,504,798,525	343,733,626,865
Depreciation and amortisation	104,208,009	105,611,515
Other expenses	77,338,349,970	5,445,826,146
TOTAL	**2,788,641,977,791**	**2,448,169,793,877**

29. OTHER INCOME AND EXPENSES

VND

	Current period	*Previous period*
Other income	**41,824,725,976**	**15,109,016,746**
Gain from disposal of fixed assets	22,871,624,269	
Others	18,953,101,707	15,109,016,746
Other expenses	**888,747,995**	**11,031,004,317**
NET OTHER PROFIT	**40,935,977,981**	**4,078,012,429**

30. TRADING AND OPERATING COSTS

VND

	Current period	*Previous period*
Cost of goods sold and service rendered	79,594,782,296,307	64,289,300,832,586
External service expenses	6,133,089,972,217	4,118,445,242,421
Labour costs	4,472,922,015,369	3,965,684,949,239
Depreciation and amortisation *(Notes 12 and 13)*	365,340,428,977	545,682,259,904
Other expenses	423,654,169,717	145,665,107,991
TOTAL	**90,989,788,882,587**	**73,064,778,392,141**

31. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable income.

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

31.1 CIT expense

VND

	Current period	*Previous period*
CIT expense	2,161,964,185,195	1,170,996,804,786
Adjustment for under accrual of tax from prior period	2,411,829,902	7,424,145,812
Current CIT expense	2,164,376,015,097	1,178,420,950,598
Deferred tax income	(306,746,939,383)	(97,956,279,888)
TOTAL	**1,857,629,075,714**	**1,080,464,670,710**

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

VND

	Current period	*Previous period*
Accounting profit before tax	**9,261,130,628,911**	**5,350,409,452,833**
At CIT rate of 20%	1,852,226,125,782	1,070,081,890,567
Adjustments		
Adjustment for under accrual of tax from prior period	2,411,829,902	7,424,145,812
Non-deductible expenses	2,991,120,030	2,958,634,331
CIT expense	**1,857,629,075,714**	**1,080,464,670,710**

31.2 Current tax

The current CIT payable is based on taxable income for the current period. The taxable income of the Company for the period differs from the profit as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

31. CORPORATE INCOME TAX (continued)

31.3 Deferred tax

The following are the deferred tax assets recognised by the Company, and the movements thereon, during the current and previous period:

VND

	Interim separate statement of financial position		*Interim separate income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Salaries payables	300,516,452,805	151,641,870,991	148,874,581,814	-
Provision for diminution in value of inventories	155,162,716,481	121,918,831,002	33,243,885,479	24,149,738,850
Deferred revenues	140,709,836,781	107,387,343,689	33,322,493,092	(1,113,238,130)
Accrued expense	111,195,204,454	24,976,602,266	86,218,602,188	71,271,511,444
Provision for warranty	23,026,072,908	17,899,612,226	5,126,460,682	1,577,148,837
Provision for depreciation	2,156,143,410	2,156,143,410	-	2,101,004,589
Foreign exchange differences	(50,510,266)	(11,426,394)	(39,083,872)	(29,885,702)
Net deferred tax assets	***732,715,916,573***	***425,968,977,190***		
Net deferred expense tax benefit			***306,746,939,383***	***97,956,279,888***

32. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company and other related parties of the Company during the period and as at 30 September 2026 is as follows:

Related parties	*Relationship*
Mobile World Investment Corporation	Parent company
Dien May Xanh Technician Joint Stock Company	Subsidiary from 30 December 2025
PT Era Blu Elektronik	Jointly controlled entity
Bach Hoa Xanh Technology and Investment JSC	Affiliate

32. TRANSACTIONS WITH RELATED PARTIES (continued)

List of related parties that have a controlling relationship with the Company and other related parties of the Company during the period and as at 30 September 2026 is as follows: (continued)

Related parties	*Relationship*
Bach Hoa Xanh Trading Joint Stock Company	Affiliate
Tran Anh Digital World Joint Stock Company	Affiliate
The Gioi Di Dong Information Technology Limited Company	Affiliate
Avakids Trading Company Limited	Affiliate
An Khang Pharma Pharmacy Joint Stock Company	Affiliate
Thien Tam Trading One Member Company Limited	Affiliate
Thien Tam Investment One Member Company Limited	Affiliate
An Nhi Investment One Member Company Limited	Affiliate
Toan Tin Logistics JSC	Affiliate
Retail World Investment Consulting Company Limited	Joint key management personnel
Mobile World Home Charity Fund	Joint key management personnel
Zynstra Ltd in England	Joint key management personnel
Purple Wifi Ltd in England	Joint key management personnel
NEWT Natural Capital LLP in England	Joint key management personnel

Significant transactions with related parties for the nine-month period ended 30 September 2026 and 30 September 2025 were as follows:

VND

Related parties	*Transactions*	*Current period*	*Previous period*
Mobile World Investment Corporation	Dividend payment	4,359,102,400,000	3,997,783,882,080
Dien May Xanh Technician Joint Stock Company	Services received	1,867,052,455,060	1,340,427,212,534
	Purchase of goods	539,146,262,358	388,300,602,895
	Sale of goods	276,740,756,595	649,595,759
	Disposal of fixed assets	31,280,723,974	1,259,122,225
	Rental income	16,468,600,000	22,968,500,000
	Rendering of services	11,528,347,718	-
The Gioi Di Dong Information Technology Limited Company	Service fees	355,329,731,919	336,100,474,325
	Sale of goods	34,639,815	-
PT Era Blu Elektronik	Capital contribution	122,390,357,255	104,772,187,500
Bach Hoa Xanh Trading Joint Stock Company	Sale of goods	242,436,770,153	173,997,084,869
	Rendering of services	21,493,540,595	17,286,300,000
	Rental fee	7,284,565,945	10,456,885,000
	Purchase of fixed assets	94,354,652	4,483,537,422
	Disposal of fixed assets	-	1,461,772,181
	Purchase of goods	-	120,281,659
Avakids Trading Company Limited	Disposal of fixed assets	17,220,497,039	-
	Sale of goods	12,703,206,913	-
An Khang Pharma Pharmacy Joint Stock Company	Sale of goods	21,634,401,345	12,970,412,843
	Purchase of fixed assets	14,798,889	254,606,758
Mr Robert Alan Willett	Consultancy fee	937,500,000	-
Tran Anh Digital World Joint Stock Company	Rental fee	-	7,619,203,821

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Outstanding balances at 30 September 2026 are unsecured, interest-free and expected to be settled in cash. For the nine-month period ended 30 September 2026, the Company has not made any provision for doubtful debts relating to amounts owed by related parties (31 December 2025: 0). This assessment is undertaken each reporting period through the examination of the financial position of the related party and the market in which the related party operates.

Amounts due from and due to its related parties at the end of the reporting period were as follows:

VND

Related parties	*Transactions*	*Ending balance*	*Beginning balance*
Short-term trade receivables			
Bach Hoa Xanh Trading Joint Stock Company	Sale of goods	22,464,256,454	16,047,910,932
Avakids Trading Company Limited	Sale of goods	218,990,090	130,837,206,774
Dien May Xanh Technician Joint Stock Company	Disposal of fixed assets	181,267,003	-
	Rental income	84,455,997	-
	Sale of goods	130,352,112	35,885,338
	Rendering of services	11,933,284,535	-
An Khang Pharma Pharmacy Joint Stock Company	Sale of goods	2,202,485,398	2,115,803,639
		37,215,091,589	**149,036,806,683**
Other short-term receivables			
Dien May Xanh Technician Joint Stock Company	Payment on behalf	15,014,116,534	609,892,620
	Other services	-	3,015,479,418
The Gioi Di Dong Information Technology Limited Company	Payment on behalf	7,109,049,107	7,573,719,423
Avakids Trading Company Limited	Payment on behalf	6,017,845,588	-
Bach Hoa Xanh Trading Joint Stock Company	Payment on behalf	297,196,736	428,418,548
	Sale of tools	-	6,912,000,817
	Rental income	-	2,074,355,898
An Khang Pharma Pharmacy Joint Stock Company	Payment on behalf	52,830,687	39,760,669
Thien Tam Trading One Member Company Limited	Divestment in a subsidiary	-	2,940,100,000
		28,491,038,652	**23,593,727,393**

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to its related parties at the end of the reporting period were as follows (continued):

VND

Related parties	*Transactions*	*Ending balance*	*Beginning balance*
Short-term trade payables			
Dien May Xanh Technician Joint Stock Company	Services received	255,554,496,769	177,977,072,387
	Purchase of goods	20,700,585	459,076,755
The Gioi Di Dong Information Technology Limited Company	Services received	41,311,564,704	61,047,259,724
Bach Hoa Xanh Trading Joint Stock Company	Purchase of goods	6,050,031,025	4,682,783,222
Avakids Trading Company Limited	Purchase of goods	1,696,981,000	1,842,335
An Khang Pharma Pharmacy Joint Stock Company	Purchase of goods	1,983,361,127	1,412,060,256
		306,617,135,210	**245,580,094,679**
Other short-term payables			
Dien May Xanh Technician Joint Stock Company	Receipt on behalf	24,363,589,337	324,700,765
The Gioi Di Dong Information Technology Limited Company	Receipt on behalf	6,610,000	-
An Khang Pharma Pharmacy Joint Stock Company	Receipt on behalf	13,530,958,798	1,840,887,467
Avakids Trading Company Limited	Receipt on behalf	311,201,075	3,586,085,196
Bach Hoa Xanh Trading Joint Stock Company	Receipt on behalf	6,420,201	3,930,818
		38,218,779,411	**5,755,604,246**

Remuneration to members of the Board of Directors and management:

VND

Individuals	*Position*	*Current period*	*Previous period*
Mr Doan Van Hieu Em	Member of BOD and General Director	7,687,837,081	-
Mr Vu Dang Linh	Vice Chairman of BOD	-	1,348,200,000
Ms Vo Thi Phuong Thao	Chief accountant	872,723,763	613,597,755
TOTAL		**8,560,560,844**	**1,961,797,755**

33. OPERATING LEASE COMMITMENTS

The Company leases its office premises, stores and distribution centres under operating lease agreements. The future minimum rental payable as at the end of the reporting periods under the operating lease agreements are as follows:

VND

	Ending balance	*Beginning balance*
Less than 1 year	2,108,881,780,925	2,147,588,199,450
From 1 to 5 years	5,785,015,012,832	5,857,334,365,277
More than 5 years	1,688,357,854,330	1,678,410,700,706
TOTAL	**9,582,254,648,087**	**9,683,333,265,433**

34. RECLASSIFICATION OF THE CORRESPONDING FIGURES ACCORDING TO CIRCULAR 99

Certain corresponding figures in the separate financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (*Note 3.1.1)* for the current period's interim separate financial statements. The details are as follows:

VND

	Beginning balance (as previously presented)	*Restated*	*Beginning balance (as restated)*
INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION			
Held-to-maturity investments	19,899,244,731,666	4,696,319,967,713	24,595,564,699,379
Short-term loan receivables	4,055,000,000,000	(4,055,000,000,000)	-
Other short-term receivables	1,612,883,874,634	(641,319,967,713)	971,563,906,921
Short-term deferred revenues	536,936,718,444	(388,888,690,104)	148,048,028,340
Long-term deferred revenues	-	388,888,690,104	388,888,690,104

35. EVENTS AFTER THE REPORTING PERIOD

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the interim separate financial statements of the Company.

Approved, 28 October 2026

PREPARER CUM CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Vo Thi Phuong Thao	Doan Van Hieu Em