

Mobile World Investment Corporation

Interim separate financial statements

For the six-month period ended 30 June 2025

Mobile World Investment Corporation

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Mobile World Investment Corporation

GENERAL INFORMATION

THE COMPANY

Mobile World Investment Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 0306731335 issued by the Department of Planning and Investment (the "DPI") of Binh Duong Province on 16 January 2009, and the latest amended 35rd ERC dated on 18 July 2025.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code "MWG" in accordance with the Decision No. 253/QD-SGDHCM issued by the HOSE on 7 July 2014.

The current principal activity of the Company is to manage investments in subsidiaries.

The Company's head office is located at No. 222, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, Tang Nhon Phu Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

| | | |
|------------------------|----------------------|-----------------------------|
| Mr Nguyen Duc Tai | Chairman | |
| Mr Pham Van Trong | Executive member | appointed on 26 April 2025 |
| Mr Vu Dang Linh | Executive member | appointed on 26 April 2025 |
| Mr Doan Van Hieu Em | Executive member | |
| Mr Tran Huy Thanh Tung | Executive member | term ended on 26 April 2025 |
| Mr Dang Minh Luom | Executive member | term ended on 26 April 2025 |
| Mr Thomas Lanyi | Non-executive member | |
| Mr Robert Willett | Non-executive member | |
| Mr Nguyen Tien Trung | Independence member | |
| Mr Do Tien Si | Independence member | |
| Mr Dao The Vinh | Independence member | term ended on 26 April 2025 |

BOARD OF AUDIT COMMITTEE

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

| | | |
|----------------------|----------|---------------------------|
| Mr Nguyen Tien Trung | Chairman | |
| Mr Do Tien Si | Member | appointed on 13 May 2025 |
| Mr Dao The Vinh | Member | term ended on 13 May 2025 |

MANAGEMENT

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

| | |
|-----------------|------------------|
| Mr Vu Dang Linh | General Director |
|-----------------|------------------|

LEGAL REPRESENTATIVE

Legal representative during the period and at the date of this report is Mr Vu Dang Linh.

AUDITORS

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

Mobile World Investment Corporation

REPORT OF MANAGEMENT

Management of Mobile World Investment Corporation ("the Company") is pleased to present its report and the interim separate financial statements of the Company for the six-month period ended 30 June 2025.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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, 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.

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.

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

STATEMENT BY MANAGEMENT

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 June 2025 and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2025 dated 29 August 2025.

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 subsidiaries.

For and on behalf of management:



Vu Dang Linh
General Director

Ho Chi Minh City, Vietnam

29 July 2025

INTERIM SEPARATE BALANCE SHEET
as at 30 June 2025

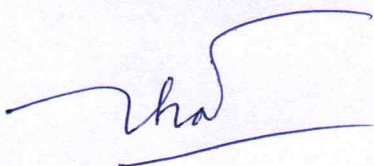
VND

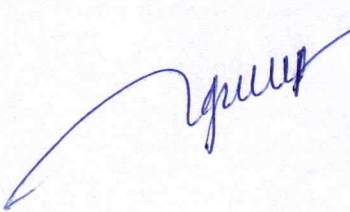
| Code | ASSETS | Notes | 30 June 2025 | 31 December 2024 |
|------------|--|----------|---------------------------|---------------------------|
| 100 | A. CURRENT ASSETS | | 8,387,213,030,098 | 6,159,541,372,542 |
| 110 | I. Cash | 4 | 452,214,932,935 | 10,166,536,777 |
| 111 | 1. Cash | | 452,214,932,935 | 10,166,536,777 |
| 120 | II. Short-term investment | | 5,966,198,837,207 | 5,180,322,000,323 |
| 123 | 1. Held-to-maturity investment | 5 | 5,966,198,837,207 | 5,180,322,000,323 |
| 130 | III. Current accounts receivables | | 1,964,719,163,693 | 964,957,408,171 |
| 135 | 1. Short-term loan receivables | 6 | 1,788,000,000,000 | 877,000,000,000 |
| 136 | 2. Other short-term receivables | 7 | 176,719,163,693 | 87,957,408,171 |
| 150 | IV. Other current assets | | 4,080,096,263 | 4,095,427,271 |
| 151 | 1. Short-term prepaid expenses | | 36,541,739 | 22,837,246 |
| 153 | 2. Tax and other receivables from the State | 10 | 4,043,554,524 | 4,072,590,025 |
| 200 | B. NON-CURRENT ASSET | | 19,439,447,540,534 | 20,002,876,222,422 |
| 250 | I. Long-term investments | | 19,435,880,708,947 | 19,988,608,896,059 |
| 251 | 1. Investments in subsidiaries | 9.1 | 20,136,758,211,707 | 20,136,758,211,707 |
| 254 | 2. Provision for diminution in value of long-term investment | 9.1 | (700,877,502,760) | (148,149,315,648) |
| 260 | II. Other long-term asset | | 3,566,831,587 | 14,267,326,363 |
| 261 | 1. Long-term prepaid expenses | 8 | 3,566,831,587 | 14,267,326,363 |
| 270 | TOTAL ASSETS | | 27,826,660,570,632 | 26,162,417,594,964 |


INTERIM SEPARATE BALANCE SHEET (continued)
as at 30 June 2025

VND

| Code | RESOURCES | Notes | 30 June 2025 | 31 December 2024 |
|------------|---|-------------|---------------------------|---------------------------|
| 300 | C. LIABILITIES | | 7,729,109,474,197 | 6,216,670,297,707 |
| 310 | I. Current liabilities | | 7,729,109,474,197 | 6,216,670,297,707 |
| 315 | 1. Short-term accrued expenses | 11 | 347,735,462,861 | 266,595,773,351 |
| 319 | 2. Other short-term payables | 12 | 1,480,124,011,336 | 1,549,524,356 |
| 320 | 3. Short-term loans | 13 | 5,901,250,000,000 | 5,948,525,000,000 |
| 400 | D. OWNERS' EQUITY | | 20,097,551,096,435 | 19,945,747,297,257 |
| 410 | I. Capital | 14.1 | 20,097,551,096,435 | 19,945,747,297,257 |
| 411 | 1. Share capital | | 14,796,931,770,000 | 14,622,441,770,000 |
| 411a | - Shares with voting rights | | 14,796,931,770,000 | 14,622,441,770,000 |
| 412 | 2. Share premium | | 522,021,325,200 | 522,021,325,200 |
| 415 | 3. Treasury shares | | (10,841,290,000) | (7,599,680,000) |
| 421 | 4. Undistributed earnings | | 4,789,439,291,235 | 4,808,883,882,057 |
| 421a | - Undistributed earnings by the end of prior period | | 3,330,427,119,057 | 2,180,582,129,650 |
| 421b | - Undistributed earnings of current period | | 1,459,012,172,178 | 2,628,301,752,407 |
| 440 | TOTAL OWNERS' EQUITY | | 27,826,660,570,632 | 26,162,417,594,964 |


Vo Thi Phuong Thao
Preparer


Ly Tran Kim Ngan
Chief Accountant


Vu Dang Linh
General Director

Ho Chi Minh City, Vietnam

29 July 2025

Mobile World Investment Corporation

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INTERIM SEPARATE INCOME STATEMENT For the six-month period ended 30 June 2025

VND

| Code | ITEMS | Notes | 30 June 2025 | | 30 June 2024 | |
|------|---|-------|------------------------------|------------------------------|------------------------------|------------------------------|
| | | | 3-months period ended VND | 6-months period ended VND | 3-months period ended VND | 6-months period ended VND |
| 21 | 1. Finance income | 15 | 1,637,428,288,274 | 2,258,072,860,527 | 895,152,770,748 | 1,245,187,058,691 |
| 22 | 2. Finance expenses | 16 | (684,078,394,665) | (796,385,136,484) | (148,372,703,999) | (372,833,213,565) |
| 23 | - In which: Interest expenses | | (105,054,186,024) | (201,921,606,849) | (98,219,631,611) | (215,152,068,789) |
| 26 | 3. General and administrative expenses | 17 | (1,713,168,600) | (2,675,099,048) | (12,887,814,390) | (13,892,644,805) |
| 30 | 4. Operating profit | | 951,636,725,009 | 1,459,012,624,995 | 733,892,252,359 | 858,461,200,321 |
| 32 | 5. Other expenses | | - | (452,817) | - | - |
| 40 | 6. Other loss | | - | (452,817) | - | - |
| 50 | 7. Accounting profit before tax | | 951,636,725,009 | 1,459,012,172,178 | 733,892,252,359 | 858,461,200,321 |
| 51 | 8. Current corporate income tax expense | 18.1 | - | - | - | - |
| 60 | 9. Net profit after tax | | 951,636,725,009 | 1,459,012,172,178 | 733,892,252,359 | 858,461,200,321 |



Ly Tran Kim Ngan

Vo Thi Phuong Thao
Preparer

Ly Tran Kim Ngan
Chief Accountant

Vu Dang Linh
General Director

Ho Chi Minh City, Vietnam
29 July 2025

INTERIM SEPARATE CASH FLOW STATEMENT
For the six-month period ended 30 June 2025

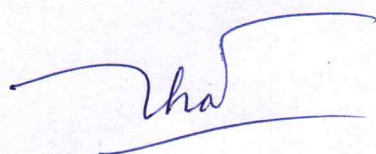
VND

| Code | ITEMS | Notes | For the six-month period ended 30 June 2025 | For the six-month period ended 30 June 2024 |
|------|---|-------|---|---|
| | I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | Accounting profit before tax | | 1,459,012,172,178 | 858,461,200,321 |
| | <i>Adjustments for:</i> | | | |
| 03 | Provisions | | 552,728,187,112 | - |
| 04 | Foreign exchange gains arisen from revaluation of monetary accounts | | 30,406,076,643 | 146,625,000,000 |
| 05 | Losses from investing activities | | (2,258,072,860,527) | (1,245,187,058,691) |
| 06 | Interest expenses | 16 | 201,921,606,849 | 215,152,068,789 |
| 08 | Operating loss before changes in working capital | | (14,004,817,745) | (24,948,789,581) |
| 09 | (Decrease) increase in receivables | | 2,720,320,117 | (52,965,714) |
| 11 | Increase in payables | | 44,096,375 | 1,641,560,876 |
| 12 | Decrease in prepaid expenses | | 10,686,790,283 | 11,027,194,028 |
| 14 | Interest paid | | (198,389,366,377) | (236,542,445,167) |
| 20 | Net cash flows used in operating activities | | (198,942,977,347) | (248,875,445,558) |
| | II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 23 | Loans to other entities and term deposits | | (3,855,365,090,880) | (2,853,251,167,833) |
| 24 | Collections from borrowers and term deposits | | 2,155,796,969,380 | 2,117,850,000,000 |
| 27 | Interest and dividends received | | 2,169,311,105,005 | 1,251,978,560,401 |
| 30 | Net cash flows from investing activities | | 469,742,983,505 | 516,577,392,568 |
| | III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 31 | Capital contribution | | 174,490,000,000 | - |
| 32 | Capital redemption | 14.1 | (3,241,610,000) | (4,830,000,000) |
| 34 | Repayment of borrowings | | - | (300,000,000,000) |

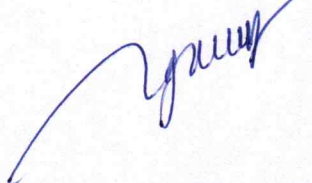
INTERIM SEPARATE CASH FLOW STATEMENT (continued)
For the six-month period ended 30 June 2025

VND

| Code | ITEMS | Notes | For the six-month period ended 30 June 2025 | For the six-month period ended 30 June 2024 |
|------|--|-------|---|---|
| 40 | Net cash flows from (used in) financing activities | | 171,248,390,000 | (304,830,000,000) |
| 50 | Net increase (decrease) in cash for the period | | 442,048,396,158 | (37,128,052,990) |
| 60 | Cash and cash equivalents at beginning of period | | 10,166,536,777 | 286,884,379,540 |
| 70 | Cash at end of period | 4 | 452,214,932,935 | 249,756,326,550 |



Vo Thi Phuong Thao
Preparer



Ly Tran Kim Ngan
Chief Accountant



Vu Dang Linh
General Director

Ho Chi Minh City, Vietnam

29 July 2025

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

1. CORPORATE INFORMATION

Mobile World Investment Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 0306731335 issued by the Department of Planning and Investment (the "DPI") of Binh Duong Province on 16 January 2009, and the latest amended 35th ERC dated on 18 July 2025.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") with code "MWG" in accordance with the Decision No. 253/QD-SGDHCM issued by the HOSE on 7 July 2014.

The current principal activity of the Company is to manage investments in subsidiaries.

The Company's head office is located at No. 222, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City, Vietnam and operating office is located at MWG Tower, Lot T2-1.2, D1 Street, Saigon Hi-tech Park, Tang Nhon Phu Ward, Ho Chi Minh City, Vietnam.

Corporate structure

As at 30 June 2025, the Company has six (6) direct subsidiaries as follows:

| Name | Location | Principal activities | Percentage of ownership and voting rights (%) | |
|---|-------------------------------------|---------------------------------|---|------------------|
| | | | 30 June 2025 | 31 December 2024 |
| Name of subsidiaries | | | | |
| The Gioi Di Dong Joint Stock Company | Ho Chi Minh City, Vietnam | Trading of electronic products | 99.95 | 99.95 |
| Bach Hoa Xanh Technology and Investment Joint Stock Company | Ho Chi Minh City, Vietnam | Investment management | 94.99 | 94.99 |
| Tran Anh Digital World Joint Stock Company (*) | Ha Noi City, Vietnam | Trading of electronic products | 99.33 | 99.33 |
| The Gioi Di Dong Information Technology Limited Company | Ho Chi Minh City, Vietnam | Information Technology | 100.00 | 100.00 |
| 4K Farm Joint Stock Company (*) | Ba Ria – Vung Tau Province, Vietnam | Agriculture | 99.99 | 99.99 |
| Conscientious Installation - Repair – Maintenance Service Joint Stock Company | Ho Chi Minh City, Vietnam | Repair and maintenance services | 99.99 | 99.99 |

(*) These subsidiaries are in the process of dissolution.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 9.1. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2025 dated 29 August 2025.

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 subsidiaries.

2.2 Accounting standards and system

The interim separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with the 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, including their utilisation 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 Journal Voucher system.

2.4 Fiscal year

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

2.5 Accounting currency

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash comprise cash in banks..

3.2 *Receivables*

Receivables are presented in the interim separate balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement.

3.3 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds and are recorded as expense during the period in which they are incurred.

3.4 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries 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.

Held-to-maturity investment

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the consolidated financial statements and deducted against the value of such investments

Provision for diminution in value of investment

Provision for diminution in value of the investment is made when there are reliable evidence of the diminution in value of those investments at the balance sheet date. Increases or decreases to the provision balance are recorded as finance expense in the interim separate income statement.

3.5 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.6 *Foreign currency transactions*

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the interim balance sheet dates which are determined as follows:

- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.8 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the interim separate balance sheet.

3.9 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:

Interest income

Interest income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends income

Dividend income is recognised when the Company's entitlement as an investor to receive the dividend is established.

3.10 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods 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 balance sheet date.

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Taxation (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date 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.

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.

The carrying amount of deferred tax assets is reviewed at each balance sheet date 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 re-assessed at each balance sheet date 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 assets is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred 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 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.

3.11 Related parties

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

4. CASH

| | | VND |
|---------------|------------------------|-----------------------|
| | 30 June 2025 | 31 December 2024 |
| Cash at banks | <u>452,214,932,935</u> | <u>10,166,536,777</u> |

5. HELD-TO-MATURITY INVESTMENT

| | | VND |
|------------------|---------------------------------|---------------------------------|
| | 30 June 2025 | 31 December 2024 |
| Term deposit (i) | 2,913,000,000,000 | 1,385,500,000,000 |
| Others (ii) | <u>3,053,198,837,207</u> | <u>3,794,822,000,323</u> |
| TOTAL | <u>5,966,198,837,207</u> | <u>5,180,322,000,323</u> |

(i) This represents term deposits in VND with maturity terms of less than 1 year and earning interest at the applicable interest rate.

(ii) This represents investment in bonds and other investment with maturity terms from 6 months to less than 1 year and earning interest at the applicable interest rate.

6. SHORT-TERM LOAN RECEIVABLES

| | | VND |
|--------------------------|--------------------------|------------------------|
| | 30 June 2025 | 31 December 2024 |
| Securities companies (i) | <u>1,788,000,000,000</u> | <u>877,000,000,000</u> |

(i) Loan receivables represent unsecured loans to third parties with the term of six months and earning interest at the applicable interest rate.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

7. OTHER SHORT-TERM RECEIVABLES

| | | VND |
|------------------------------|-------------------------------|------------------------------|
| | 30 June 2025 | 31 December 2024 |
| Bank interest receivables | 86,232,319,438 | 25,520,479,458 |
| Lending interest receivables | 55,526,493,161 | 30,118,381,631 |
| Bond interest receivables | 34,960,351,094 | 32,318,547,082 |
| TOTAL | <u>176,719,163,693</u> | <u>87,957,408,171</u> |

8. LONG-TERM PREPAID EXPENSES

| | | VND |
|----------------------|----------------------|-----------------------|
| | 30 June 2025 | 31 December 2024 |
| Loan arrangement fee | <u>3,566,831,587</u> | <u>14,267,326,363</u> |

9. LONG-TERM INVESTMENTS

| | | VND |
|--|----------------------------------|----------------------------------|
| | 30 June 2025 | 31 December 2024 |
| Investments in subsidiaries (Note 9.1) | 20,136,758,211,707 | 20,136,758,211,707 |
| Provision for long-term investments (Note 9.1) | <u>(700,877,502,760)</u> | <u>(148,149,315,648)</u> |
| TOTAL | <u>19,435,880,708,947</u> | <u>19,988,608,896,059</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

9. LONG-TERM INVESTMENTS (continued)

9.1 Investments in subsidiaries

Details of investments in subsidiaries are as follows:

| Name | Location | Principal activities | 30 June 2025 | | | 31 December 2024 | | |
|---|-------------------------------------|---------------------------------|--------------|---------------------------|--------------------------|------------------|---------------------------|--------------------------|
| | | | % ownership | Cost | Provision ownership | % ownership | Cost | Provision |
| | | | | VND | VND | | VND | VND |
| Bach Hoa Xanh Technology and Investment Joint Stock Company | Ho Chi Minh City, Vietnam | Management of investments | 94.99 | 14,049,800,000,000 | - | 94.99 | 14,049,800,000,000 | - |
| The Gioi Di Dong Joint Stock Company | Ho Chi Minh City, Vietnam | Trading of electronic products | 99.95 | 4,426,023,111,000 | - | 99.95 | 4,426,023,111,000 | - |
| Tran Anh Digital World Joint Stock Company (*) | Ha Noi City, Vietnam | Trading of electronic products | 99.33 | 860,937,300,707 | (551,924,188,370) | 99.33 | 860,937,300,707 | - |
| The Gioi Di Dong Information Technology Limited Company | Ho Chi Minh City, Vietnam | Information technology | 100.00 | 538,000,000,000 | - | 100.00 | 538,000,000,000 | - |
| 4K Farm Joint Stock Company (*) | Ba Ria – Vung Tau Province, Vietnam | Agriculture | 99.99 | 161,998,900,000 | (148,953,314,390) | 99.99 | 161,998,900,000 | (148,149,315,648) |
| Conscientious Installation - Repair – Maintenance Service Joint Stock Company | Ho Chi Minh City, Vietnam | Repair and maintenance services | 99.99 | 99,998,900,000 | - | 99.99 | 99,998,900,000 | - |
| TOTAL | | | | 20,136,758,211,707 | (700,877,502,760) | | 20,136,758,211,707 | (148,149,315,648) |

(*) These subsidiaries are in the process of completing procedures for dissolution

NOTES TO THE INTEROM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

10. TAX AND OTHER RECEIVABLES FROM THE STATE

| | 31 December 2024 | Increase during the period | Decrease during the period | VND 30 June 2025 |
|----------------------|----------------------|-------------------------------|-------------------------------|------------------------|
| Receivables | | | | |
| Corporate income tax | 4,043,554,524 | - | - | 4,043,554,524 |
| Value added tax | 29,035,501 | 128,512,041 | (157,547,542) | - |
| TOTAL | 4,072,590,025 | 128,512,041 | (157,547,542) | 4,043,554,524 |

11. SHORT-TERM ACCRUED EXPENSES

| | 30 June 2025 | 31 December 2024 |
|-------------------------------|------------------------|------------------------|
| Cost of hedging exchange rate | 328,696,396,453 | 251,015,319,915 |
| Interest expense | 18,239,033,905 | 14,706,793,433 |
| Others | 800,032,503 | 873,660,003 |
| TOTAL | 347,735,462,861 | 266,595,773,351 |

12. SHORT-TERM OTHER PAYABLES

| | 30 June 2025 | 31 December 2024 |
|------------------|--------------------------|----------------------|
| Dividend payment | 1,478,456,763,000 | - |
| Others | 1,667,248,336 | 1,549,524,356 |
| TOTAL | 1,480,124,011,336 | 1,549,524,356 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

13. LOANS

| | 31 December 2024 | Decrease during the period | Reclassification | 30 June 2025 |
|----------------------------------|-------------------|-------------------------------|------------------|-------------------|
| | | | | VND |
| Loan current portion (Note 13.1) | 5,948,525,000,000 | - | (47,275,000,000) | 5,901,250,000,000 |
| In which: | | | | |
| Payable amount | | | | |
| Short-term loan | 5,948,525,000,000 | | | 5,901,250,000,000 |

13.1 Loan from banks

The Company obtained these unsecured loans with floating rates to finance its working capital requirements, details are as follows:

| | 30 June 2025 | Original USD | Maturity date |
|---|-------------------|--------------|-------------------|
| Bank loans | | | |
| | VND | | |
| Unsecured long-term bank loan – current portion | 5,901,250,000,000 | 250,000,000 | 16 September 2025 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

14. OWNERS' EQUITY

14.1 Increase and decrease in owners' equity

| | Share capital | Share premium | Treasury shares | Undistributed earnings | VND Total |
|--|--------------------|-----------------|------------------|------------------------|---------------------|
| For the six-month period ended 30 June 2024 | | | | | |
| 31 December 2023 | 14,633,767,160,000 | 522,021,325,200 | (9,783,280,000) | 2,911,539,823,645 | 18,057,545,028,845 |
| Net profit for the period | - | - | - | 858,461,200,321 | 858,461,200,321 |
| Shares repurchase | - | - | (4,830,000,000) | - | (4,830,000,000) |
| Shares cancellation | (11,325,390,000) | - | 11,325,390,000 | - | - |
| Cash dividends | - | - | - | (730,957,694,000) | (730,957,694,000) |
| 30 June 2024 | 14,622,441,770,000 | 522,021,325,200 | (3,287,890,000) | 3,039,043,329,966 | 18,180,218,535,166 |
| For the six-month period ended 30 June 2025 | | | | | |
| 31 December 2024 | 14,622,441,770,000 | 522,021,325,200 | (7,599,680,000) | 4,808,883,882,057 | 19,945,747,297,257 |
| Issue shares (i) | 174,490,000,000 | - | - | - | 174,490,000,000 |
| Net profit for the year | - | - | - | 1,459,012,172,178 | 1,459,012,172,178 |
| Shares repurchase | - | - | (3,241,610,000) | - | (3,241,610,000) |
| Cash dividends (ii) | - | - | - | (1,478,456,763,000) | (1,478,456,763,000) |
| 30 June 2025 | 14,796,931,770,000 | 522,021,325,200 | (10,841,290,000) | 4,789,439,291,235 | 20,097,551,096,435 |

(i) In accordance with Shareholders' Resolution No.01/NQ/ĐHĐCĐ/2025 dated 26 April 2025 and Shareholders' Resolution No.06/NQ/HĐQT-2025 dated 19 April 2025, General Shareholder and Board of Director of the Company approved the plan to issue shares under the employee stock option program for key management personnel of the Company and its subsidiaries has been approved, with a total of 17,449,000 shares to be issued, equivalent to an increase in charter capital of VND174,490,000,000.

(ii) In accordance with Shareholders' Resolution No.01/NQ/ĐHĐCĐ/2025 dated 26 April 2025 and Shareholders' Resolution No.09/NQ/HĐQT-2025 dated 11 June 2024, General Shareholder and Board of Director of the Company approved the payment of dividends of year 2024 in form of cash to existing Shareholders at 10% of par value of ordinary shares.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

14. OWNERS' EQUITY (continued)

14.2 Capital transactions with owners and distribution of dividends

| | VND | |
|--|---|---|
| | For the six-month period ended 30 June 2025 | For the six-month period ended 30 June 2024 |
| Share capital | | |
| As at 31 December | 14,622,441,770,000 | 14,633,767,160,000 |
| Issue shares | 174,490,000,000 | - |
| Shares cancelation | - | (11,325,390,000) |
| As at 30 June | <u>14,796,931,770,000</u> | <u>14,622,441,770,000</u> |
| Dividends declared and paid during the period | | |
| Dividends by cash declared | 1,478,456,763,000 | 730,957,694,000 |
| Dividends by cash paid | - | - |

14.3 Shares – ordinary shares

| | Number of shares | |
|---------------------------|------------------|------------------|
| | 30 June 2025 | 31 December 2024 |
| Authorized shares | 1,479,693,177 | 1,462,244,177 |
| Issued and paid-up shares | | |
| <i>Ordinary shares</i> | 1,479,693,177 | 1,462,244,177 |
| Treasury shares | | |
| <i>Ordinary shares</i> | (1,084,129) | (759,968) |
| Shares in circulation | | |
| <i>Ordinary shares</i> | 1,478,609,048 | 1,461,484,209 |

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

15. FINANCE INCOME

| | | VND |
|-------------------------|--|--|
| | <i>For the six-month period ended 30 June 2025</i> | <i>For the six-month period ended 30 June 2024</i> |
| Dividends | 1,998,891,941,040 | 1,049,418,269,044 |
| Bond interest income | 121,164,931,894 | 85,675,306,761 |
| Deposit interest income | 95,870,757,503 | 27,287,488,342 |
| Loan interest income | 42,145,230,090 | 82,805,994,544 |
| TOTAL | <u>2,258,072,860,527</u> | <u>1,245,187,058,691</u> |

16. FINANCE EXPENSES

| | | VND |
|-------------------------|--|--|
| | <i>For the six-month period ended 30 June 2025</i> | <i>For the six-month period ended 30 June 2024</i> |
| Provisions | 552,728,187,111 | - |
| Interest expenses | 201,921,606,849 | 215,152,068,789 |
| Foreign exchange losses | 30,406,076,643 | 146,625,000,000 |
| Loan arrangement fee | 10,700,494,776 | 11,056,144,776 |
| Others | 628,771,105 | - |
| TOTAL | <u>796,385,136,484</u> | <u>372,833,213,565</u> |

17. GENERAL AND ADMINISTRATIVE EXPENSES

| | | VND |
|---------------------------|--|--|
| | <i>For the six-month period ended 30 June 2025</i> | <i>For the six-month period ended 30 June 2024</i> |
| Consultant fee | 1,437,122,499 | 1,414,869,371 |
| External service expenses | 700,454,543 | 11,979,913,539 |
| Other | 537,522,006 | 497,861,895 |
| TOTAL | <u>2,675,099,048</u> | <u>13,892,644,805</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

18. CORPORATE INCOME TAX

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

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

18.1 CIT expense

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

| | VND | |
|--|--|--|
| | <i>For the six-month period ended 30 June 2025</i> | <i>For the six-month period ended 30 June 2024</i> |
| Accounting profit before tax | 1,459,012,172,178 | 858,461,200,321 |
| At CIT rate of 20% applicable to the Company | 291,802,434,436 | 171,692,240,064 |
| <i>Adjustment:</i> | | |
| Dividend income | (399,778,388,208) | (209,883,653,809) |
| Tax losses not yet recognised deferred tax | 107,975,953,772 | 38,191,413,745 |
| CIT expense | - | - |

18.2 Current tax

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

19. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Company during the year and as at 30 June 2025 is as follows:

| <i>Related parties</i> | <i>Relationship</i> |
|---|---|
| The Gioi Di Dong Joint Stock Company | Subsidiary |
| Bach Hoa Xanh Technology and Investment Joint Stock Company | Subsidiary |
| Tran Anh Digital World Joint Stock Company (*) | Subsidiary |
| The Gioi Di Dong Information Technology Limited Company | Subsidiary |
| 4K Farm Joint Stock Company (*) | Subsidiary |
| Conscientious Installation - Repair – Maintenance Service Joint Stock Company | Subsidiary |
| Bach Hoa Xanh Trading Joint Stock Company | Indirect subsidiary |
| An Khang Pharma Pharmacy Joint Stock Company | Indirect subsidiary |
| MWG (Cambodia) Co., Ltd | Indirect subsidiary |
| PT Era Blu Elektronik | Jointly controlled entity |
| Mr Nguyen Duc Tai | Chairman of BOD |
| Mr Pham Van Trong | Member of BOD |
| Mr Doan Van Hieu Em | Member of BOD |
| Mr Thomas Lanyi | Member of BOD |
| Mr Robert Willett | Member of BOD |
| Mr Nguyen Tien Trung | Member of BOD and Chairman of the Board of Audit committee |
| Mr Do Tien Si | Member of BOD |
| Mr Vu Dang Linh | General Director |

(*) These subsidiaries are in the process of dissolution.

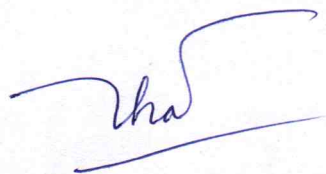
Significant transactions with related parties during the current and previous periods were as follows:

| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>VND</i> | |
|--------------------------------------|----------------------------------|-----------------------|---------------------|----------------------|
| | | | <i>Current year</i> | <i>Previous year</i> |
| The Gioi Di Dong Joint Stock Company | Subsidiary | Dividend income | 1,998,891,941,040 | 1,049,418,269,044 |
| | | Collection of lending | - | 1,087,350,000,000 |
| | | Interest income | - | 67,550,765,971 |
| Mr Robert Willett | Member of the Board of Directors | Consultant fee | 1,210,522,500 | 1,553,449,258 |

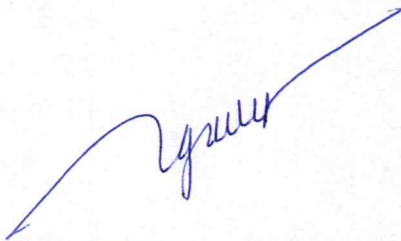
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

20. EVENTS AFTER THE BALANCE SHEET DATE

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.



Vo Thi Phuong Thao
Preparer



Ly Tran Kim Ngan
Chief Accountant



Vu Dang Linh
General Director

Ho Chi Minh City, Vietnam

29 July 2025