NAM HOA TRADING AND PRODUCTION CORPORATION
71/4a, Hiep Thanh 13 Street, Group 7, Hiep Thanh Ward District 12 Ho Chi Minh

SEPARATE FINANCIAL STATEMENT
Q2 2026

Jul-26

CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI NAM HOA

Digitally signed by CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI NAM HOA
DN: C=VN, CN=CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI NAM HOA, L=71/4a Hiệp Thành 13, Khu Phố 7, Phường Hiệp Thành, Quận 12, Thành Phố Hồ Chí Minh, ST=TP Hồ Chí Minh, UID=MST:0303292182, E=saho@namhoatoys.com
Reason: I am the author of this document
Location:
Date: 2026.07.30 22:32:44+07'00'
Foxit PDF Reader Version: 2025.3.0

NAM HOA TRADING AND PRODUCTION CORPORATION **FORM B 01 - DN**

71/4a, Hiep Thanh 13 Street, Group 7,
Hiep Thanh Ward District 12 Ho Chi Minh

Statement of Financial Position

as at 31 March, 2026

ASSETS	Code	Notes	30/06/2026	31/12/2025
A. CURRENT ASSETS	**100**		**227,646,201,282**	**287,651,943,136**
I. Cash and cash equivalents	**110**	V.1	**23,609,195,252**	**166,558,121,773**
1. Cash	111		23,609,195,252	7,823,197,898
2. Cash equivalents	112		-	158,734,923,875
II. Short temrFinancial investments	**120**		**77,618,896,576**	**-**
3. Held to Maturity investments	123		77,618,896,576	-
III. Current receivables	**130**		**80,352,158,787**	**84,413,654,178**
1. Current trade receivables	131	V.2	50,438,841,821	48,731,656,314
2. Current advanced payments to suppliers	132	V.3	2,006,040,651	906,322,222
5. Current loans receivable	135		10,619,000,000	-
6. Other current receivables	136	V.4	18,744,300,826	36,231,700,153
7. Provision for current doubt debts	137	V.5	(1,456,024,511)	(1,456,024,511)
IV. Inventories	**140**	V.6	**41,434,823,515**	**34,864,760,581**
1. Inventories	141		42,678,868,608	36,108,805,674
2. Provision for devaluation of inventories	149		(1,244,045,093)	(1,244,045,093)
V. Other current assets	**150**		**4,631,127,152**	**1,815,406,604**
1. Current prepaid expenses	151	V.7	2,165,180,177	1,815,406,604
2. Deductible VAT	152		2,465,946,975	-
B. NON-CURRENT ASSETS (200=210+220+240+250-	**200**		**234,241,617,727**	**165,952,715,761**
I. Non-current receivables	**210**		**1,170,021,600**	**1,170,021,600**
6. Other non-current receivables	216	V.4	1,170,021,600	1,170,021,600
II. Fixed assets	**220**		**30,663,645,528**	**32,474,207,850**
1. Tangible fixed assets	**221**	V.8	**30,663,645,528**	**32,474,207,850**
- Historical Cost	*222*		61,818,945,525	60,832,247,321
- Accumulated depreciation	*223*		(31,155,299,997)	(28,358,039,471)
- Historical Cost	*228*		844,290,000	844,290,000
- Accumulated depreciation	*229*		(844,290,000)	(844,290,000)
III. Investment property (230 = 231 + 232)	***230***	V.10	**16,470,967,160**	**17,174,764,836**
- Historical Cost	231		40,722,467,855	40,722,467,855
- Accumulated depreciation	*232*		(24,251,500,695)	(23,547,703,019)
V. Non-current financial investments (250 = 251 + …+	**250**	V.11	**183,034,625,290**	**111,727,886,815**
1. Investments in subsidiaries	251		136,504,732,000	136,504,732,000
2. Investments in associates and joint-ventures	252		64,600,000,000	-
4. Provision for devaluation of non-current financial inves	254		(18,070,106,710)	(24,776,845,185)
VI. Other non-current assets (260=261+262+263+268)	**260**		**2,902,358,149**	**3,405,834,660**
1. Non-current prepaid expenses	261	V.7	2,902,358,149	3,405,834,660
TOTAL ASSETS (270=100+200)	**270**		**461,887,819,008**	**453,604,658,897**

NAM HOA TRADING AND PRODUCTION CORPORATION **FORM B 01 - DN**

71/4a, Hiep Thanh 13 Street, Group 7,
Hiep Thanh Ward District 12 Ho Chi Minh

Statement of Financial Position

as at 31 March, 2026

RESOURCES	Code	Notes	30/06/2026	31/12/2025
C. LIABILITIES (300=310+330)	**300**		**164,749,951,641**	**103,020,110,382**
I. Current liabilities	**310**		**160,049,951,641**	**97,120,110,382**
1. Current trade payables	311	V.12	15,850,955,246	8,764,836,615
2. Current deferred revenue	312	V.13	410,235,475	678,090,969
3. Tax and payables to the State	313	V.14	5,542,017,561	20,276,266,289
4. Payables to employees	314		6,990,404,770	8,355,600,771
5. Current payable expenses	315	V.15	2,259,689,257	359,541,863
8. Current unrealized revenue	318		2,931,765,068	-
9. Other current payables	319	V.16	1,832,728,239	2,110,192,301
10. Current loans and finance lease liabilities	320	V.17	124,232,156,025	56,575,581,574
II. Non-current liabilities (330 = 331 + 332 +…+ 342 +	**330**		**4,700,000,000**	**5,900,000,000**
7. Other non-current payables	337	V.16	1,700,000,000	1,700,000,000
8. Non-current loans and finance lease liabilities	338	V.17	3,000,000,000	4,200,000,000
D. OWNERS' EQUITY (400=410+430)	**400**		**297,137,867,368**	**350,584,548,515**
I. Owners' equity	**410**	V.18	**297,137,867,368**	**350,584,548,515**
1. Share Capital	**411**		**240,281,690,000**	**240,281,690,000**
- Share with voting right	*411a*		240,281,690,000	240,281,690,000
11. Undistributed profit after tax	**421**		**56,856,177,368**	**110,302,858,515**
- Undistributed profit after tax brought forward	421a		38,291,764,515	56,458,405,650
- Undistributed profit after tax for the current period	421b		18,564,412,853	53,844,452,865
TOTAL RESOURCES (440=300+400)	**440**		**461,887,819,009**	**453,604,658,897**

NGUYEN THI THU HUYEN
Preparer

NGUYEN DUC CUONG
Chief Accountant

CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI NAM HOA
M.S.D.N: 0303292182 - C.T.C.P
THÀNH PHỐ HỒ CHÍ MINH

NGUYEN VANG THANG
General Director

Ho Chi Minh City, July 30, 2026

NAM HOA TRADING AND PRODUCTION CORPORATION **FORM B 02 - DN**

71/4a, Hiep Thanh 13 Street, Group 7,
Hiep Thanh Ward District 12 Ho Chi Minh

SEPARATE INCOME STATEMENT

For the financial year ended on December 31, 2026

Currency:VND

Item	Code	Notes	Q2 2026	Q2 2025	Year 2026	Year 2025
1. Revenue from sales of merchandises and services ren	**01**	VI.1	**53,157,532,245**	**61,863,923,047**	**92,592,499,687**	**103,353,580,502**
2. Revenue deductions	*03*		-	*1,280,749,161*	-	*1,280,749,161*
3. Net revenue from sales of merchandises and services rendered (10= 01 - 03)	**10**		**53,157,532,245**	**60,583,173,886**	**92,592,499,687**	**102,072,831,341**
4. Costs of goods sold	11	VI.2	42,256,771,936	50,264,473,820	74,245,443,517	78,839,497,114
5. Gross profit from sales of merchandises and services rendered (20 = 10 -11)	**20**		**10,900,760,309**	**10,318,700,066**	**18,347,056,170**	**23,233,334,227**
6. Revenue from financing activity	21	VI.3	3,331,957,025	851,148,232	6,919,860,437	4,376,947,384
7. Financial expenses	22	VI.4	(2,360,621,506)	5,212,009,441	(3,594,228,451)	10,257,911,966
- Of which: Interest expense	23		*1,071,022,201*	*1,211,089,421*	1,796,043,123	2,458,836,529
8. Selling expenses	24	VI.5	1,107,018,100	1,339,981,376	1,942,941,990	4,081,609,752
9. General administration expenses	25	VI.5	3,562,355,884	3,133,275,143	6,577,038,458	6,580,352,343
10. Net profit from operating activity {30 = 20 + (21-22) - (24+25)}	**30**		**11,923,964,856**	**1,484,582,338**	**20,341,164,610**	**6,690,407,550**
11. Other income	31	VI.6	5,063,513	183,963,484	698,348,382	350,599,307
12. Other expenses	32	VI.6	102,269	340,454,213	162,269	467,418,246
13. Other profit (40 = 31 - 32)	**40**		**4,961,244**	**(156,490,729)**	**698,186,113**	**(116,818,939)**
14. Total accounting profit before tax (50 = 30+ 40)	**50**		**11,928,926,100**	**1,328,091,609**	**21,039,350,723**	**6,573,588,611**
15. Current corporate income tax expense	51	VI.7	*1,415,937,870*	*972,260,542*	*2,474,937,870*	*1,468,361,141*
16. Profit after corporate income tax (60 = 50 - 51)	**60**		**10,512,988,230**	**355,831,067**	**18,564,412,853**	**5,105,227,470**

M.S.D.N:0303292182-C.T.C
CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI NAM HOA
THÀNH PHỐ HỒ CHÍ MINH

NGUYEN THI MINH VAN	**NGUYEN DUC CUONG**	**NGUYEN VANG THANG**
Preparer	**Chief Accountant**	**General Director**

Ho Chi Minh City, July 30, 2026

NAM HOA TRADING AND PRODUCTION CORPORATION **FORM B 03 - DN**

71/4a, Hiep Thanh 13 Street, Group 7,
Hiep Thanh Ward District 12 Ho Chi Minh

SEPARATE CASHFLOW STATEMENT

(indirect method)

For the financial year ended on December 31, 2025

Item	Code	Notes	Current year	Previous year
I. Cash flow generated from operating activity				
1. Profit before tax	**1**		**21,039,350,723**	**6,573,588,611**
2. Adjustments for				
Depreciation of fixed assets	*2*		3,501,058,202	*5,640,427,671*
Provisions	*3*		(6,706,738,475)	3,218,755,001
Unrealized exchange rate gains and losses	*4*		-	-
Profit and loss from investment activities	*5*		-	-
Interest expense	*6*		1,796,043,123	2,458,836,529
Other adjustments			-	-
3. Profit from operating activities before changes in working capital	**8**		**19,629,713,573**	**17,891,607,812**
Increase, decrease receivables	*9*		(76,023,348,160)	19,824,916,755
Increase, decrease in inventories	*10*		(6,570,062,934)	(29,654,385,672)
Increase, decrease in payables (excluding interest payable, corporate income tax payable)	*11*		3,541,967,588	*(1,007,909,145)*
Increase, decrease in prepaid expenses	*12*		153,702,938	(3,652,749,337)
Increase, decrease in trading securities	*13*		-	-
Interest paid	*14*		-	(2,458,836,529)
Corporate income tax paid	*15*		(12,539,681,773)	(2,559,773,666)
Other income from business activities	*16*		-	-
Other expenses for business activities	*17*		-	-
Net cash flow from operating activities	**20**		**(71,807,708,768)**	**(1,617,129,782)**
II. Cash flow from investing activities				
1. Expenditures for purchasing and constructing fixed assets and other long-term assets	*21*		(986,698,204)	(1,118,001,208)
2. Proceeds from liquidation and sale of fixed assets and other long-term assets	*22*		-	-
3. Expenditures for lending and purchasing debt instruments of other entities	*23*		-	-
4. Loan recovery, resale of debt instruments of other entities	*24*		-	-
5. Investment in other entities	*25*		(64,600,000,000)	-
6. Withdrawal of capital investment in other entities	*26*		-	-
7. Interest income, dividends and profits	*27*		-	-
Net cash flow from investing activities	**30**		**(65,586,698,204)**	**(1,118,001,208)**
III. Cash flow from financing activities				
1.Proceeds from issuing shares, receiving capital contributions from owners	*31*		-	-
2.Payment of capital contributions to owners, Buy back shares of issued enterprises	*32*		-	-
3.Proceeds from borrowing	*33*		112,865,305,435	119,479,698,614
4. Pay off loan principal	*34*		(46,408,730,984)	(119,964,014,784)
5.Repayment of financial leases	*35*		-	-
6. Dividends and profits paid to owners	*36*		(72,011,094,000)	-
Net cash flows from financing activities	**40**		**(5,554,519,549)**	**(484,316,170)**
Net cash flows during the period (50 = 20+30+40)	**50**		**(142,948,926,521)**	**(3,219,447,160)**
Cash and cash equivalents at the beginning of the year	**60**		**166,558,121,773**	**10,429,777,656**
Effect of changes in foreign exchange rates	*61*		-	-
Cash and cash equivalents at the end of the year (70 = 50+60+61)	**70**		**23,609,195,252**	**7,210,330,496**

Preparer	Chief Accountant	General Director
NGUYEN THI THU HUYEN	**NGUYEN DUC CUONG**	**NGUYEN VANG THANG**
Preparer	**Chief Accountant**	**General Director**

Ho Chi Minh City, July 30, 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

I. Operational characteristics of the business

1. Form of capital ownership: JOINT STOCK COMPANY
2. Business field: PRODUCTION AND TRADING
3. Business line: Production and Trading of Wooden Teaching Aids and Children's Toys
4. The Company's normal production and business cycle is carried out within a period of no more than 12 months.
5. Characteristics of business operations during the fiscal year that affect financial statements:
6. Corporate structure

- List of subsidiaries

+ CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI MIỀN QUÊ
+ Lô 3 , Đường 5 A, Khu Công Nghiệp Nhơn Trạch 2 , Xã Phú Hội , Huyện Nhơn Trạch , Tỉnh Đồng Nai
+ Parent Company's interest ratio: 51% of subsidiary's equity
+ Parent Company's voting rights: 51% of voting shares
+ CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BĐS NAM HOA
+ Lô 3 , Đường 5 A, Khu Công Nghiệp Nhơn Trạch 2 , Xã Phú Hội , Huyện Nhơn Trạch , Tỉnh Đồng Nai
+ Parent Company's interest ratio: 95% of subsidiary's equity
+ Parent Company's voting rights: 95% of voting shares

II. Accounting policies applied at the enterprise

1. Year accounting year

The enterprise accounting period starts on January 1, 2025, and ends on the 31st of December 2025.

2. Currency used in accounting.

Vietnamese dong shall be used as currency for accounting entries and financial statements.

III. Accounting regime applicable

NAM HOA TRADING AND PRODUCTION CORPORATION applies the following accounting regime:
Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finace) and the other Circulars guilding the implementation of Vietnamese Accounting Standard of the Ministry of Finacen in the preparation and presentation of the Standalone Firance Statement

IV. Accounting policies

1 Inventory accounting method

Principle of recording inventories: at cost.
Method of calculation of inventory value: Weighted average.
Method of inventory accounting: Regularly declare.
Method of setting up reserves for inventory price decrease: According to Circular

2 Method of depreciation of fixed assets in use

Principle of valuation of fixed assets: Fixed assets of the company are recorded in the same Original cost (original cost).
Depreciation method: Depreciation of fixed assets is calculated on a straight-line basis.

3 Principles for recognizing borrowing costs

For interest-rate loans in the investment process are capitalized (recorded in the value of assets).
The cost of borrowing capital in service of production and business activities and borrowing capital after the investment duration.
Other expenses are allocated to production and business expenses in the year according to the short-term distribution method.

4 Principles for recognition of expenses to be paid: according to accounting standards

5 Principles and methods of recognizing the reserves payable: according to the accounting standards.

6 Principles for recording exchange rate differences: according to accounting standards

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

V. Additional information for items presented in the Balance Sheet

01. Cash and cash equivalent

	30.06.2026 VND	01.01.2026 VND
Cash on hand	81,533,211	5,979,262,768
Demand deposit in banks	23,527,662,041	1,843,935,130
Cash equivalent	-	-
Total	**23,609,195,252**	**7,823,197,898**

02. Current trade receivables

	30.06.2026 VND	01.01.2026 VND
Rosendahl Design Group	16,125,018,603	20,907,486,563
Spring Copenhagen	11,586,038,198	9,252,392,159
BOYHOOD APS	7,542,550,033	10,431,279,970
Others customer	15,185,234,987	8,140,497,622
Total	**50,438,841,821**	**48,731,656,314**

03. Current advanced payments to suppliers

	30.06.2026 VND	01.01.2026 VND
FOSHAN HUANYU MODERN MATERIAL CO., LTD.	330,983,100	-
Cty TNHH gỗ Mỹ Đức	261,265,996	-
Duy Đạt Furniture LTD	257,526,802	242,250,000
Others Suplyers	1,156,264,753	664,072,222
Total	**2,006,040,651**	**906,322,222**

04. Other current receivables

	30.06.2026 VND	01.01.2026 VND
a) short term	**29,363,300,826**	**36,231,700,153**
Deposit, collateral	18,256,071,356	17,983,791,126
Advance	759,207,778	570,000,000
Social insurance, health insurance, unemployment insurance	55,399,582	-
Other receivables	10,292,622,110	17,677,909,027
b) long term	**1,170,021,600**	**7,000,000,000**
Mortages and deposits	1,170,021,600	7,000,000,000
Other receivables	-	-
Total	**30,533,322,426**	**43,231,700,153**

05. Provision for current doubt debts

	30.06.2026 VND		01.01.2026 VND	
	Original value	**Recoverable value**	**Original value**	**Recoverable value**
				-
ARCHITECHMADE A/S	963,696,651	-	963,696,651	-
TopCom	23,327,496	-	23,327,496	-
Orda Korea Co., LTD.	79,221,374	-	79,221,374	-
				-
Total	**1,066,245,521**	**-**	**1,066,245,521**	**-**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

06. Inventories

	30.06.2026 VND		01.01.2026 VND	
	Original value	**Preventive**	**Original value**	**Preventive**
Goods in transit	-	-	-	-
Raw materials, materials	17,916,520,471	*(232,830,488)*	16,822,380,463	*(232,830,488)*
Tools, equipment	465,690,499	*(31,921,844)*	374,147,027	*(31,921,844)*
work-in-progress	11,009,729,463	-	7,382,367,520	-
Finished products	10,327,403,204	*(979,292,761)*	11,365,408,674	*(979,292,761)*
Goods	-	-	-	-
Goods sent for sale	2,959,524,971	-	164,501,990	-
Total	**42,678,868,608**	**(1,244,045,093)**	**36,108,805,674**	**(1,244,045,093)**

Part of the inventory value is used as collateral for a loan at Public Bank Vietnam Limited – Cho Lon Branch.

07. prepaid expenses

	30.06.2026 VND	01.01.2026 VND
a) Short-term	***2,165,180,177***	***1,815,406,604***
Tools and supplies used	441,567,934	544,401,021
Insurance costs	144,592,673	441,624,541
Other items	1,579,019,570	829,381,042
b)Long-term	***2,902,358,149***	***3,405,834,660***
Tools and supplies used	681,531,592	898,764,339
Prepaid land rental costs	993,657,634	-
Other items	1,227,168,923	2,507,070,321
Total	**5,067,538,326**	**5,221,241,264**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

08. Increase, decrease tangible fixed assets

Item	Buildings, structures	achinery, equipment	Transportation & transmission facilities	Equipment, management tools	Other tangible fixed assets	Total
	VND	VND	VND	VND	VND	VND
ORIGINAL COST						
Beginning balance	**8,261,508,672**	**47,378,427,934**	**4,562,749,088**	**593,861,627**	**35,700,000**	**60,832,247,321**
Purchases during the year	643,945,000	342,753,204	-	-	-	**986,698,204**
Classification of investment property	-	-	-	-	-	-
Disposal, transfer	-	-	-	-	-	-
Ending balance	**8,905,453,672**	**47,721,181,138**	**4,562,749,088**	**593,861,627**	**35,700,000**	**61,818,945,525**
ACCUMULATED DEPRECIATION					-	-
Beginning balance	**633,912,925**	**25,250,608,798**	**2,235,768,524**	**229,815,896**	**7,933,328**	**28,358,039,471**
Depreciation during the year	319,298,796	2,381,715,890	187,760,226	5,624,088	2,974,998	2,897,373,998
Transfer to investment property	-	-	-	-	-	-
Disposal, sale	-	-	-	-	-	-
Ending balance	**953,211,721**	**27,632,324,688**	**2,423,528,750**	**235,439,984**	**10,908,326**	**31,255,413,469**
RESIDENTIAL VALUE						
At the beginning of the year	**7,627,595,747**	**22,127,819,136**	**2,326,980,564**	**364,045,731**	**27,766,672**	**32,474,207,850**
At the end of the year	**7,952,241,951**	**20,088,856,450**	**2,139,220,338**	**358,421,643**	**24,791,674**	**30,563,532,056**

Part of the House, Structures and Machinery and Equipment have been mortgaged to secure the loan at Public Bank Vietnam Limited – Cho Lon Branch.

Tangible fixed assets are Houses and structures for rent classified into Investment Real Estate.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

09. Increase, decrease intangible fixed assets

Item	Land use rights	Copyrights, patents	Computer software	Trademarks	Other intangible fixed assets	Total
	VND	VND	VND	VND	VND	VND
ORIGINAL COST						
Beginning balance			**600,000,000**		**244,290,000**	**844,290,000**
Purchases during the year	-	-	-	-	-	-
Ending balance	-	-	**600,000,000**	-	**244,290,000**	**844,290,000**
ACCUMULATED DEPRECIATION					-	-
Beginning balance	-	-	**600,000,000**	-	**244,290,000**	**844,290,000**
Depreciation during the year	-	-	-	-	-	-
Ending balance	-	-	**600,000,000**	-	**244,290,000**	**844,290,000**
RESIDENTIAL VALUE						
At the beginning of the year	-	-	-	-	-	-
At the end of the year	-	-	-	-	-	-

Intangible fixed assets are Land Use Rights for lease which are classified into Investment Real Estate.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

10. Increase, decrease investment real estate

Item	Buildings, structures	Land use rights	Real estate held for price increase	Other investment real estate assets	Total
	VND	VND	VND	VND	VND
ORIGINAL COST					
Beginning balance	**37,257,042,855**	**3,465,425,000**	**-**	**-**	**40,722,467,855**
Classification of investment property	-	-	-	-	-
Ending balance	**37,257,042,855**	**3,465,425,000**	**-**	**-**	**40,722,467,855**
ACCUMULATED DEPRECIATION				-	-
Beginning balance	**23,547,703,019**	**-**	**-**	**-**	**23,547,703,019**
Depreciation during the year	603,684,204	-	-	-	603,684,204
Ending balance	**24,151,387,223**	**-**	**-**	**-**	**24,151,387,223**
RESIDENTIAL VALUE					
At the beginning of the year	**13,709,339,836**	**3,465,425,000**	**-**	**-**	**17,174,764,836**
At the end of the year	**13,105,655,632**	**3,465,425,000**	**-**	**-**	**16,571,080,632**

These assets are houses, architectural objects, items attached to the factory and land use rights at address 71/4A, quarter 7, Hiep Phuoc Thanh street, district 12, Ho Chi Minh city and Tan Phu Trung Industrial Park, Cu Chi district. The company has leased them under asset lease contracts with Goldfinger VN Co., Ltd. and Fixx Systems Vietnam Construction Trading Service Co., Ltd. The lease term under the contract is 05 years from the handover date.

Land use rights have been mortgaged to secure loans at Public Bank Vietnam Limited – Cho Lon Branch

The factory has been mortgaged to secure a loan at Public Bank Vietnam Limited – Cho Lon Branch.

11. Longterm financial investments

ITEM	30.06.2026			01.01.2026		
	Original value	Provision	Fair value	Original value	Provision	Fair value
	VND	VND	VND	VND	VND	VND
Đầu tư vào Cty con						
The Country JSC	136,504,732,000	(18,070,106,710)	(*)	136,504,732,000	(11,565,497,500)	(*)
Total	**136,504,732,000**	**(18,070,106,710)**		**136,504,732,000**	**(11,565,497,500)**	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

12. Short-term Payables to Sellers

	30.06.2026 VND	01.01.2026 VND
NORTHWEST SAIGON CITY DEVELOPMENT CORPORATION	4,617,500,000	3,392,500,000
SAO VIET NHAT PRINTING JSC	359,109,664	1,184,156,152
NAM ANH PROTECTION COMPANY LIMITED	471,247,848	1,091,803,752
Others Suplyers	10,403,097,734	3,096,376,711
Total	**15,850,955,246**	**8,764,836,615**

13. Short-term Advances from Buyers

	30.06.2026 VND	01.01.2026 VND
GENIMEX JERSEY LTD	306,344,476	314,925,503
Gunnar T. Strøm A/S	-	52,501,252
SANYEI SCANDINAVIA A/S	26,190,337	26,669,905
Others Customers	77,700,662	283,994,309
Total	**410,235,475**	**678,090,969**

14. Taxes and receivables/payables to the state

	30.06.2026	payable during the period	paid during the period	01.01.2026
	VND	VND	VND	VND
a) receivables				
- value added tax	-	-	-	-
- Import tax	-	-	-	-
- Thuế thu nhập doanh nghiệp	-	-	-	-
Personal income tax	118,452,740	*118,452,740*	-	-
Other taxes	(15,294,053)	-	15,294,053	-
Total	**103,158,687.0**	**118,452,740**	**15,294,053**	
a) payables				
Domestic sales value added tax	7,957,226,573	*7,957,226,573*	7,957,226,573	*7,957,226,573*
Import value added tax	-	*882,160,738*	(882,160,738)	-
Import and export tax	(14,332,785)	*24,807,502*	39,140,287	-
Corporate income tax	22,527,530,131	*12,807,864,081*	2,559,773,666	*12,279,439,716*
Other taxes	4,233,189,470	*2,195,621,105*	*2,037,568,365*	-
Total	**34,703,613,389**	**23,867,679,999**	**11,711,548,153**	**20,236,666,289**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

15. payable expenses

	30.06.2026 VND	01.01.2026 VND
a) short term		
Advance payment for 13th month salary	410,195,460	142,035,935
Interest payable	173,262,919	168,183,435
Other advance payments	230,878	49,322,493
Total	**2,259,689,257**	**359,541,863**

16. Other payables

	30.06.2026 VND	01.01.2026 VND
a) Short-term		
Union funds	988,973,246	1,006,453,671
Social insurance, health insurance, unemployment insurance	750,830,078	676,435,212
Short-term deposits, bets	-	-
Other payables	92,924,915	427,303,418
Total	**1,832,728,239**	**2,110,192,301**
b) Long-term		
Long-term deposits, bets	-	-
Other payables, payables	-	-
Total		

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

17. Loans and financial leases

ITEM	30.06.2026		Occurred during the period		01.01.2026	
	Value	able to repay	Increase	Decrease	Value	able to repay
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings	**124,232,156,025**	**124,232,156,025**	**154,026,671,145**	**86,370,096,694**	**56,575,581,574**	**56,575,581,574**
Short-term borrowings (i)	56,092,156,025	56,092,156,025	90,086,671,145	86,370,096,694	52,375,581,574	52,375,581,574
Short-term borrowings	63,940,000,000	63,940,000,000	63,940,000,000	-	-	
Long-term borrowings due	4,200,000,000	4,200,000,000	-	-	4,200,000,000	4,200,000,000
b) Long-term financial lease loans and liabilities	**3,000,000,000**	**3,000,000,000**	**-**	**1,200,000,000**	**4,200,000,000**	**4,200,000,000**
Bank borrowings (ii)	3,000,000,000	3,000,000,000	-	1,200,000,000	4,200,000,000	4,200,000,000
Total	**127,232,156,025**	**127,232,156,025**	**154,026,671,145**	**87,570,096,694**	**60,775,581,574**	**60,775,581,574**

(i) Loan from Public Bank Vietnam Limited - Cho Lon Branch under loan contract No. CLN/000673/18 dated December 27, 2018, disbursement limit is 60,000,000,000 VND and loan contract CLN/000610/19 dated December 30, 2019, disbursement limit is 30,000,000,000 VND; loan term is not more than 6 months with loan interest rate according to each contract and depending on each period to finance payment for import/purchase of goods/raw materials and supplement working capital. The mortgaged assets include:
- Land use rights and assets attached to the land located at 71/4a, Quarter 7, Hiep Thanh 13 Street, Hiep Thanh Ward, District 12, Ho Chi Minh City with a value of VND 99,820,800,000.
- Assets attached to the land located at Lot C5-9, Tan Phu Trung Industrial Park, Tram Bom Hamlet, Tan Phu Trung Commune, Cu Chi District, Ho Chi Minh City with a value of VND 87,000,000,000.
- Machinery and equipment imported under mortgage contract No. PBVN_CLN/000624/18 with a value of USD 1,091,880.
- Accounts receivable with a minimum value at all times of VND 3,000,000,000 and USD 600,000.
- Inventory with a minimum value at any time of 20,000,000,000 VND.

(ii) Loan from Public Bank Vietnam Limited - Cho Lon Branch under loan contract No. CLN/000624/18 dated December 27, 2018, disbursement limit is VND 26,000,000,000, loan term of 6 years (including 12 months of grace period) and loan contract No. CLN/000430/19 dated September 9, 2018, loan term of 5 years with loan interest rate according to each contract and depending on each period for the purpose of purchasing imported machinery and equipment. The mortgaged assets include:
- Land use rights and assets attached to the land located at 71/4a Quarter 7, Hiep Thanh 13 Street, Hiep Thanh Ward, District 12, Ho Chi Minh City with a value of VND 99,820,800,000 and Machinery and equipment with a value of USD 1,091,880.
- Assets attached to the land located at Lot C5-9, Tan Phu Trung Industrial Park, Tram Bom Hamlet, Tan Phu Trung Commune, Cu Chi District, Ho Chi Minh City with a value of VND 87,000,000,000.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

18. Owner's Equity

a) Change in Owner's Equity

	Owner's equity	Undistributed Profit	Non-controlling interests Total	Total
	VND	VND	VND	VND
Balance at the Beginning of the Previous Year	**240,281,690,000**	**56,458,405,650**	**-**	**296,740,095,650**
Profit from the Previous Year	-	53,844,452,865	-	53,844,452,865
Capital Increase in the Previous Year	-	-	-	-
Dividends	-	-	-	-
Balance at the Beginning of the Current Year	**240,281,690,000**	**110,302,858,515**		**350,584,548,515**
Profit from the Current Year	-	18,564,412,853	-	18,564,412,853
Capital Increase in the Current Year	-	-	-	-
Dividends	-	(72,011,094,000)	-	(72,011,094,000)
Total	**240,281,690,000**	**56,856,177,368**		**297,137,867,368**

b) Details of owner's investment capital

	30.06.2026	01.01.2026
	VND	VND
Contributed capital of other entities	240,281,690,000	240,281,690,000
Total	**240,281,690,000**	**240,281,690,000**

c) Shares

	30.06.2026	01.01.2026
	Shares	Shares
Number of shares registered for issuance	24,028,169	24,028,169
Number of shares repurchased (treasury shares)	24,471	24,471
Number of shares in circulation	24,003,698	24,003,698

Par value of shares in circulation: 10,000 VND/Share

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

VI. Additional information for items presented in the Income Statement

01. Sales and service revenue

	from 01.01.2025 to 30.06.2025	from 01.01.2024 to 30.06.2024
	VND	VND
Revenue	***92,592,499,687***	***103,353,580,502***
Sales of goods	248,060,517	-
Sales of finished products	87,834,277,381	92,388,601,687
Service revenue and other revenue	404,961,400	616,137,013
Factory rental revenue	4,105,200,389	10,348,841,802
Revenue deductions	**-**	***1,280,749,161***
Trade discounts	-	1,280,749,161
Net revenue from sales and service provision	**92,592,499,687**	**102,072,831,341**

02. Cost of goods sold

	from 01.01.2025 to 30.06.2025	from 01.01.2024 to 30.06.2024
	VND	VND
Cost of finished products sold	73,162,108,477	76,700,560,916
Cost of factory rental	1,083,335,040	2,138,936,198
Total	**74,245,443,517**	**78,839,497,114**

03. Revenue from financing activity

	from 01.01.2025 to 30.06.2025	from 01.01.2024 to 30.06.2024
	VND	VND
Profit from deposits and loans	577,272,559	888,359
Profit from exchange rate differences	661,764,357	4,376,059,025
Total	**8,074,405,555**	**4,376,947,384**

04. Financial expenses

	from 01.01.2025 to 30.06.2025	from 01.01.2024 to 30.06.2024
	VND	VND
Interest on loans	1,796,043,123	2,458,836,529
Exchange rate differences	1,316,466,901	4,580,320,436
Other financial expenses	-	-
Total	**(3,594,228,451)**	**10,257,911,966**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

05. Selling and administrative expenses

	from 01.01.2025 to 30.06.2025	from 01.01.2024 to 30.06.2024
	VND	VND
a) Selling expenses incurred during the period		
Employee expenses	609,044,509	637,426,663
Outsourced service expenses	1,238,223,379	3,173,302,722
Other selling expenses.	95,674,102	270,880,367
Total	**1,942,941,990**	**4,081,609,752**
b) Business management expenses incurred during the period		
Employee expenses	3,444,024,794	4,316,753,665
Outsourced service expenses	2,054,848,457	1,720,893,879
Other business management expenses.	1,078,165,207	542,704,799
Total	**6,577,038,458**	**6,580,352,343**

06. Other income and other expenses

	from 01.01.2025 to 30.06.2025	from 01.01.2024 to 30.06.2024
	VND	VND
Other income	**698,348,382**	**350,599,307**
Other income	698,348,382	350,599,307
Other expenses	**162,269**	**467,418,246**
Other expenses	162,269	467,418,246
Other profits	**698,186,113**	**(116,818,939)**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

as at December 31, 2025

07. Corporate income tax expense

	from 01.01.2025 to 30.06.2025	from 01.01.2024 to 30.06.2024
	VND	VND
Corporate Income Tax Expenses Payable	2,474,937,870	1,468,361,141
Adjustment of Corporate Income Tax Expenses Payable from Previous Years	-	-
Total Current Corporate Income Tax Expenses	**2,474,937,870**	**1,468,361,141**

According to Circular 151/2014/TT - BTC dated October 10, 2014 of the Ministry of Finance, the Company is exempted from tax for 02 years and reduced by 50% of the tax payable for the next 04 years for income from implementing the new investment project of Nam Hoa Factory in Tan Phu Trung Industrial Park, Cu Chi District, Ho Chi Minh City.

2025 is the second year that the Company is exempted from corporate income tax on income from implementing new investment projects of Nhon Trach Branch in Nhon Trach 2 Industrial Park, Nhon Trach District, Dong Nai Province.

In addition to the above non-deductible expenses, the Company has determined that there are no other expenses that are not deductible. However, the determination of corporate income tax liability will depend on the decision of the competent authority.

VII. Additional information

In addition to the information presented above, in the second quarter of 2025, the Company did not have any material events that required presentation or disclosure in the financial statements.

M.S.D.N:0303292182-C.T.C.P
CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI NAM HOA
THÀNH PHỐ HỒ CHÍ MINH

NGUYEN THI THU HUYEN	NGUYEN DUC CUONG	NGUYEN VANG THANG
Preparer	Chief Accountant	General Director

Ho Chi Minh City, July 30, 2026

NAM HOA TRADING AND PRODUCTION CORPORATION

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

NO : 07/2026-CVGTLNST-NHT

Ho Chi Minh City, July 30, 2026

Re: explanation of difference in profit after tax compared to the same period last year

To: **State Securities Commission of Vietnam**
Hochiminh Stock Exchange

Nam Hoa Production and Trading Joint Stock Company (Stock code: NHT) would like to send our respectful greetings to the Committee and the Department.

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the periodic disclosure of information on the Stock Market, Nam Hoa Production and Trading Joint Stock Company explains the change in after-tax profit in the 2st of 2026 compared to the same period last year as follows:

Đơn vị tính:Tỷ Đồng

Item	Q2-2026	Q2-2025	% YoY
Net revenue from sales of merchandises and service	**53.16**	**60.58**	**-12.3%**
Net profit from operating activity	**11.92**	**1.48**	**703.2%**
Profit after corporate income tax	**10.51**	**0.36**	**2854.5%**

Profit after tax increased by more than 10% compared to the same period last year, mainly due to the Company's cost optimization efforts in 2026 and the reversal of the impairment provision for its investment in its subsidiary, Mien Que.

Above is the explanation of NHT reporting to the State Securities Commission and Ho Chi Minh City Stock Exchange on the change of indicators in the Financial Report for the 2ND Quarter of 2026 compared to the same period last year.

Organization representative
GENERAL DIRECTOR

M.S.D.N:0303292182-C.T.C.P. CÔNG TY CỔ PHẦN SẢN XUẤT VÀ THƯƠNG MẠI NAM HOA THÀNH PHỐ HỒ CHÍ MINH

NGUYEN VANG THANG