

Dien May Xanh Investment Joint Stock Company
(formerly known as “The Gioi Di Dong Joint Stock Company”)

Interim separate financial statements

For the three-month period ended 31 March 2026



Dien May Xanh Investment Joint Stock Company
(formerly known as "The Gioi Di Dong Joint Stock Company")

CONTENTS

	<i>Pages</i>
General information	1
Report of management	2
Interim separate statement of financial position	3 - 4
Interim separate income statement	5
Interim separate cash flow statement	6 - 7
Notes to the interim separate financial statements	8 - 35

Dien May Xanh Investment Joint Stock Company (formerly known as “The Gioi Di Dong Joint Stock Company”)

GENERAL INFORMATION

THE COMPANY

Dien May Xanh Investment Joint Stock Company (formerly known as “The Gioi Di Dong 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 on 2 January 2007 and its latest amended 33rd ERC dated 19 December 2025 issued by Department of Finance of Ho Chi Minh City.

The current principal activities of the Company in the period 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	Member	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.

Dien May Xanh Investment Joint Stock Company (formerly known as "The Gioi Di Dong Joint Stock Company")

REPORT OF MANAGEMENT

Management of Dien May Xanh Investment Joint Stock Company (formerly known as "The Gioi Di Dong Joint Stock Company") ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the three-month period ended 31 March 2026.

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 for ensuring 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.

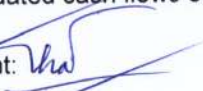
Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

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 31 March 2026 and of the interim separate results of its operations and its interim separate cash flows for the 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 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 consolidated financial statements of the Company and its subsidiaries for the three-month period ended 31 March 2026 ("consolidated financial statements") dated 21 April 2026 in accordance with the above prevailing regulations on the preparation and presentation of consolidated financial statements.

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

For and on behalf of the management: 



Doan Van Hieu Em
General Director

Ho Chi Minh City, Vietnam

21 April 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
as at 31 March 2026

VND

Code	ASSETS	Notes	31 March 2026	31 December 2025
100	A. CURRENT ASSETS		52,643,317,430,552	52,547,391,181,642
110	I. Cash and cash equivalents	4	3,196,850,711,158	3,403,397,507,734
111	1. Cash		3,196,850,711,158	3,383,397,507,734
112	2. Cash equivalents		-	20,000,000,000
120	II. Short-term investment		24,626,681,104,010	24,595,564,699,379
123	1. Held- to-maturity investments	5	24,626,681,104,010	24,595,564,699,379
130	III. Current accounts receivable		1,587,873,567,976	1,370,416,945,415
131	1. Short-term trade receivables	6	286,626,289,203	379,182,509,097
132	2. Short-term advances to suppliers	7	27,009,338,163	19,670,529,397
135	3. Other short-term receivables	8	1,274,237,940,610	971,563,906,921
140	IV. Inventories	9	22,824,035,706,960	22,644,526,000,391
141	1. Inventories		23,573,068,063,271	23,254,120,155,400
142	2. Provision for obsolete inventories		(749,032,356,311)	(609,594,155,009)
160	V. Other current assets		407,876,340,448	533,486,028,723
161	1. Short-term prepaid expenses	10	306,373,017,099	328,323,620,044
162	2. Deductible Value-added tax		101,503,323,349	205,162,408,679
200	B. NON-CURRENT ASSETS		4,105,212,418,174	3,796,459,687,903
210	I. Long-term receivable		242,148,183,417	238,569,002,397
216	1. Other long-term receivables	11	242,148,183,417	238,569,002,397
220	II. Fixed assets		688,923,665,716	773,989,042,837
221	1. Tangible fixed assets	12	662,924,787,216	747,990,164,337
222	Cost		9,397,087,785,495	9,378,247,559,052
223	Accumulated depreciation		(8,734,162,998,279)	(8,630,257,394,715)
227	2. Intangible fixed assets	13	25,998,878,500	25,998,878,500
228	Cost		36,771,076,200	36,771,076,200
229	Accumulated amortisation		(10,772,197,700)	(10,772,197,700)
250	III. Long-term asset in progress		10,251,876,574	54,108,981,914
252	1. Construction in progress	14	10,251,876,574	54,108,981,914
260	IV. Long-term investments		2,513,296,097,484	2,291,403,340,229
261	1. Investments in subsidiaries	15.1	499,998,900,000	499,998,900,000
262	2. Investments in jointly controlled entities	15.2	513,794,797,484	391,404,440,229
265	3. Held-to-maturity investments	5	1,499,502,400,000	1,400,000,000,000
270	V. Other long-term assets		650,592,594,983	438,389,320,526
271	1. Long-term prepaid expenses	10	2,880,821,743	12,420,343,336
272	2. Deferred tax assets	29.3	647,711,773,240	425,968,977,190
280	TOTAL ASSETS		56,748,529,848,726	56,343,850,869,545

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 31 March 2026

VND

Code	RESOURCES	Notes	31 March 2026	31 December 2025
300	C. LIABILITIES		36,747,605,324,527	38,523,034,983,359
310	I. Current liabilities		36,747,605,324,527	38,523,034,983,359
311	1. Short-term trade payables	16.1	8,637,650,032,093	9,818,045,442,335
312	2. Short-term advances from customers	16.2	146,147,672,870	190,583,985,818
314	3. Statutory obligations	17	749,583,867,594	788,136,432,454
315	4. Payables to employees		126,801,363,088	155,620,813,000
316	5. Short-term accrued expenses	18	3,049,803,506,860	2,950,957,104,342
319	6. Short-term unearned revenues	19	612,715,630,272	536,936,718,444
320	7. Other short-term payables	20	1,365,160,720,117	782,867,096,513
321	8. Short-term loans	21	21,961,361,103,173	23,210,389,329,323
322	9. Short-term provision		98,381,428,460	89,498,061,130
400	D. OWNERS' EQUITY	22	20,000,924,524,199	17,820,815,886,186
411	1. Owners' equity		11,012,835,000,000	11,012,835,000,000
411a	- Ordinary shares with voting rights		11,012,835,000,000	11,012,835,000,000
420	2. Undistributed earnings		8,988,089,524,199	6,807,980,886,186
420a	- Undistributed earnings by the end of prior period		6,807,980,886,186	5,698,046,045,864
420b	- Undistributed earnings of current period		2,180,108,638,013	1,109,934,840,322
440	TOTAL LIABILITIES AND OWNERS' EQUITY		56,748,529,848,726	56,343,850,869,545



Vo Thi Phuong Thao
Preparer cum Chief accountant



Doan Van Hieu Em
General Director

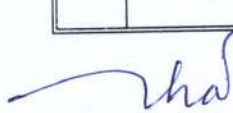
Ho Chi Minh City, Vietnam

21 April 2026

INTERIM SEPARATE INCOME STATEMENT
for the three-month period ended 31 March 2026

VND

Code	ITEMS	Notes	For the three-month period ended 31 March 2026	For the three-month period ended 31 March 2025
01	1. Revenues from sale of goods and rendering of services	23.1	32,675,056,046,133	24,839,869,272,850
02	2. Deductions	23.1	(239,072,502,856)	(197,955,061,033)
10	3. Net revenues from sale of goods and rendering of services	23.1	32,435,983,543,277	24,641,914,211,817
11	4. Cost of goods sold and services rendered	24, 28	(26,213,574,825,407)	(20,228,279,234,929)
20	5. Gross profits from sale of goods and rendering of services		6,222,408,717,870	4,413,634,976,888
22	6. Finance income	23.2	500,802,094,173	429,064,823,220
23 24	7. Finance expenses - In which: Interest expense	25	(323,829,330,014) (322,270,011,669)	(200,837,695,020) (279,378,983,204)
25	8. Selling expenses	26	(2,588,743,367,185)	(2,000,251,904,609)
26	9. General and administrative expenses	27	(1,087,255,542,639)	(758,859,830,858)
30	10. Operating profit		2,723,382,572,205	1,882,750,369,621
31	11. Other income		6,293,620,934	6,109,624,448
32	12. Other expenses		(173,738,786)	(2,669,520,976)
40	13. Other profit (loss)		6,119,882,148	3,440,103,472
50	14. Accounting profit before tax		2,729,502,454,353	1,886,190,473,093
51	15. Current corporate income tax expense	29.1	(771,136,612,392)	(380,292,182,958)
52	16. Deferred tax income	29.1	221,742,796,052	2,102,682,734
60	17. Net profit after corporate income tax		2,180,108,638,013	1,508,000,972,869


Vo Thi Phuong Thao
Preparer cum Chief accountant


Doan Van Hieu Em
General Director

Ho Chi Minh City, Vietnam

21 April 2026

INTERIM SEPARATE CASH FLOW STATEMENT
for the three-month period ended 31 March 2026

VND

Code	ITEMS	Notes	For the three-month period ended 31 March 2026	For the three-month period ended 31 March 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		2,729,502,454,353	1,886,190,473,093
	<i>Adjustments for:</i>			
02	Depreciation and amortisation of fixed assets	12, 13	134,073,624,287	188,583,194,862
03	Provisions		148,321,568,632	11,990,839,619
04	Foreign exchange gain arising from revaluation of monetary accounts denominated in foreign currency		(913,927,127)	(48,240,903)
05	Profits from investing activities		(458,500,560,036)	(382,110,172,612)
06	Interest expenses	25	322,270,011,669	200,056,207,264
08	Operating profit before changes in working capital		2,874,753,171,778	1,904,662,301,323
09	(Increase) decrease in receivables		(117,376,718,249)	(316,952,159,695)
10	Increase in inventories		(318,947,907,871)	(611,888,566,984)
11	Increase in payables		(462,523,318,220)	2,226,186,021,848
12	(Increase) decrease in prepaid expenses		31,490,124,538	(2,380,025,636)
14	Interest paid		(312,463,479,121)	(216,972,008,069)
15	Corporate income tax paid	17	(760,231,252,362)	(415,064,214,814)
20	Net cash flows from operating activities		934,700,620,493	2,567,591,347,973
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase of fixed assets		(116,208,978,265)	(24,589,934,831)
22	Proceeds from disposals of fixed assets		18,152,613,100	810,669,433
23	Loans to other entities and term-deposits		(6,885,819,208,219)	(8,247,009,382,680)
24	Collections from borrowers and term-deposits		6,794,778,235,150	6,054,581,527,697
25	Payments for investments in other entities		(122,390,357,255)	-
27	Interest received		418,354,577,443	284,616,507,898
30	Net cash flows used in investing activities		106,866,881,954	(1,931,590,612,483)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings	21	21,899,652,103,930	17,460,104,406,287
34	Repayment of borrowings	21	(23,148,680,330,080)	(19,642,079,844,340)
36	Dividends paid		-	(500,000,000,005)
40	Net cash flows used in financing activities		(1,249,028,226,150)	(2,681,975,438,058)


INTERIM SEPARATE CASH FLOW STATEMENT (continued)
for the three-month period ended 31 March 2026

VND

Code	ITEMS	Notes	For the three-month period ended 31 March 2026	For the three-month period ended 31 March 2025
50	Net decrease in cash and cash equivalents for the period		(207,460,723,703)	(2,045,974,702,568)
60	Cash and cash equivalents at beginning of period		3,403,397,507,734	3,754,805,560,503
61	Impact of foreign exchange rate fluctuation		913,927,127	48,240,903
70	Cash and cash equivalents at end of period	4	3,196,850,711,158	1,708,879,098,838



Vo Thi Phuong Thao
Preparer cum Chief accountant

Doan Van Hieu Em
General Director

Ho Chi Minh City, Vietnam

21 April 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
as at 31 March 2026 and for the three-month period then ended

1. CORPORATE INFORMATION

Dien May Xanh Investment Joint Stock Company (formerly known as "The Gioi Di Dong 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 on 2 January 2007 and its latest amended 33rd ERC dated 19 December 2025 issued by Department of Finance of Ho Chi Minh City.

The current principal activities of the Company in the period 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 31 March 2026 was 24,067 (31 December 2025: 24,494).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in Note 16. 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 consolidated financial statements of the Company and its subsidiaries for the three-month period ended 31 March 2026 ("consolidated financial statements") dated 21 April 2026 in accordance with the above prevailing regulations on the preparation and presentation of 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 subsidiaries.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

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 accordance with Vietnamese Enterprise Accounting System and 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 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 *Fiscal year*

The Company's fiscal year applicable for the preparation of its interim separate 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.

2.6 *Accounting regulation issued and effective*

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("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 takes effect from 1 January 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value

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

The perpetual method is used to record inventories, which are valued 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 obsolete inventories

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim separate income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim separate income statement.

3.3 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 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 accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim separate income statement.

3.4 Tangible fixed assets

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 and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 *Leased assets*

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

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

Where the 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.

3.6 *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 asset for its intended use.

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 April 25, 2013 guides the regime of management, use and depreciation of fixed assets ("Circular 45").

3.7 *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	5 years
Means of transportation	6 years
Office equipment	5 - 7 years
Computer software	2 - 4 years
No amortisation is required for infinite land use right.	

3.8 *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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 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 in the interim separate income statement during the period in which they are incurred.

3.10 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

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

- ▶ Prepaid rental;
- ▶ Stores's layouts; and
- ▶ Tools and supplies.

3.11 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.

Investment in a jointly controlled entity

Investments in joint venture companies in which the Company has joint control are presented using the cost method.

Distributions from the accumulated net profit of the joint venture companies after the date on which the Company obtains joint control are recognized in the Company's separate statement of profit or loss. Distributions made before the Company obtains joint control are regarded as a recovery of investment and are deducted from the carrying amount 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 interim separate financial statements and deducted against the value of such investments.

Provision for diminution in value of investment

Provision 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 expenses in the interim separate income statement.

3.12 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 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:

- Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

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

- Monetary assets are translated at buying exchange rate of the commercial bank where the Company conduct transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conduct transactions regularly.

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

3.14 Ordinary shares

Common shares with voting rights are recorded at par value.

3.15 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) 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.

3.16 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 recognized on an accrual basis based on the time and actual interest rate for each period.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 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 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.

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 income 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 income 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 income 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 are realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Related parties

Parties are considered to be related parties of the group 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 group 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.

4. CASH AND CASH EQUIVALENTS

	VND	
	31 March 2026	31 December 2025
Cash on hand	249,458,185,607	254,143,283,239
Cash at banks	2,905,160,878,332	3,096,166,680,635
Cash in transit	42,231,647,219	33,087,543,860
Time deposits at banks (*)	-	20,000,000,000
TOTAL	<u>3,196,850,711,158</u>	<u>3,403,397,507,734</u>

(*) Time deposits at banks represent term deposits in VND at commercial banks with original maturity terms of not more than 3 months and earn interest at the applicable rates.

Dien May Xanh Investment Joint Stock Company
(formerly known as "The Gioi Di Dong Joint Stock Company")

B09-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

5. HELD TO MATURITY INVESTMENTS

	31 March 2026		31 December 2025		VND
	Cost	Carrying value	Cost	Carrying value	
Short-term	24,626,681,104,010	24,626,681,104,010	24,595,564,699,379	24,595,564,699,379	
Bank deposits (i)	13,720,337,808,219	13,720,337,808,219	13,291,300,000,000	13,291,300,000,000	
Others (ii)	5,970,445,496,516	5,970,445,496,516	6,607,944,731,666	6,607,944,731,666	
Short-term loan receivables (iii)	4,255,000,000,000	4,255,000,000,000	4,055,000,000,000	4,055,000,000,000	
Accrued interest income	680,897,799,275	680,897,799,275	641,319,967,713	641,319,967,713	
Long-term	1,499,502,400,000	1,499,502,400,000	1,400,000,000,000	1,400,000,000,000	
Others (iv)	1,499,502,400,000	1,499,502,400,000	1,400,000,000,000	1,400,000,000,000	
TOTAL	26,126,183,504,010	26,126,183,504,010	21,299,244,731,666	21,299,244,731,666	

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

(ii) This represents bonds and other investments with maturity terms from 3 months to 1 year and earning interest at the applicable interest rate.

(iii) Short-term loan receivables represent unsecured short-term loan to entities (other parties) with remaining maturity terms less than 12 months and earn interest at the applicable interest rate.

(iv) This represents bonds with maturity terms from 2 years to 7 years and earning interest at the applicable interest rate.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	31 March 2026	31 December 2025
Trade receivables from other parties	242,617,733,548	230,145,702,414
- VPBank SMBC Finance Company Limited	61,572,522,080	87,192,506,673
- Home Credit Vietnam Limited Company	114,059,066,451	80,463,411,137
- Vietnam Prosperity Joint Stock Commercial Bank	10,039,363,737	6,119,673,829
- Others	56,946,781,280	56,370,110,775
Trade receivable from related parties (Note 30)	44,008,555,655	149,036,806,683
TOTAL	<u>286,626,289,203</u>	<u>379,182,509,097</u>

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	31 March 2026	31 December 2025
Aplus VN Company Limited	15,834,295,520	-
Asti electronics Corporation	7,108,668,000	-
Nhat Thien Import Export Company Limited	-	11,290,331,762
SCT Supply Chain (Vietnam) Company Limited	-	4,008,674,298
Others	4,066,374,643	4,371,523,337
TOTAL	<u>27,009,338,163</u>	<u>19,670,529,397</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

8. OTHER SHORT-TERM RECEIVABLES

	VND	
	31 March 2026	31 December 2025
Receivables from suppliers (i)	1,218,582,924,169	923,425,890,174
- Apple Vietnam Limited Liability Company	346,976,092,060	293,014,411,725
- Samsung Electronic HCMC CE Complex Limited	52,760,253,134	80,700,216,538
- LG Electronics Vietnam Hai Phong Co., Ltd.	85,422,796,380	76,710,001,156
- Panasonic Co., Ltd.	67,687,659,317	42,565,091,432
- Samsung Electronics Viet Nam Thai Nguyen Company Limited	54,516,322,621	37,284,502,503
- Digiworld Corporation	66,200,758,583	34,802,828,518
- Others	545,019,042,074	358,348,838,302
Others	55,655,016,441	48,138,016,747
TOTAL	<u>1,274,237,940,610</u>	<u>971,563,906,921</u>
<i>In which:</i>		
Other receivables from other parties	1,232,100,273,109	947,970,179,528
Other receivables from related parties (Note 30)	42,137,667,501	23,593,727,393

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

9. INVENTORIES

	VND	
	31 March 2026	31 December 2025
Mobile phones	9,079,370,887,648	10,436,899,938,796
Electronic equipment	6,189,567,355,063	5,440,584,804,067
Home appliances	3,475,419,588,932	3,278,784,040,474
Laptops	2,695,951,933,835	2,038,788,415,621
Accessories	1,394,357,897,430	1,332,468,453,657
Tablets	332,679,828,973	381,398,358,512
Watches and glasses	202,069,333,087	181,715,243,135
Others	203,651,238,303	163,480,901,138
TOTAL	<u>23,573,068,063,271</u>	<u>23,254,120,155,400</u>
Provision for obsolete inventories	(749,032,356,311)	(609,594,155,009)
NET	<u>22,824,035,706,960</u>	<u>22,644,526,000,391</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

9. **INVENTORIES** (continued)

Movements of provision for obsolete inventories:

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
1 January	(609,594,155,009)	(423,097,685,938)
Add: Provision made during the period	(749,032,356,311)	(435,088,525,557)
Less: Utilisation and reversal of provision during the period	<u>609,594,155,009</u>	<u>423,097,685,938</u>
31 March	<u>(749,032,356,311)</u>	<u>(435,088,525,557)</u>

10. **PREPAID EXPENSES**

	VND	
	<i>31 March 2026</i>	<i>31 December 2025</i>
Short-term	306,373,017,099	328,323,620,044
Stores rentals	246,861,293,405	246,734,278,995
Tool and equipment	2,258,711,466	30,613,951,287
Stores' layout and renovation expense	39,599,002,803	21,119,645,276
Others	17,654,009,425	29,855,744,486
Long-term	2,880,821,743	12,420,343,336
Stores rentals	849,941,977	7,597,948,480
Stores' layout and renovation expense	2,026,260,596	2,518,804,422
Tool and equipment	-	971,141,026
Others	4,619,170	1,332,449,408
TOTAL	<u>309,253,838,842</u>	<u>340,743,963,380</u>

11. **OTHER LONG-TERM RECEIVABLES**

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

Dien May Xanh Investment Joint Stock Company
(formerly known as "The Gioi Di Dong Joint Stock Company")

B09-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

12. TANGIBLE FIXED ASSETS

	<i>Buildings and structures</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>VND</i> <i>Total</i>
Cost:				
31 December 2025	8,212,466,960,178	294,386,799,596	871,393,799,278	9,378,247,559,052
New purchase	8,131,275,523	-	304,836,354	8,436,111,877
Transfer from construction in progress	58,156,597,358	-	-	58,156,597,358
Disposal	(32,244,204,741)	-	(15,508,278,051)	(47,752,482,792)
31 March 2026	8,246,510,628,318	294,386,799,596	856,190,357,581	9,397,087,785,495
<i>In which:</i>				
<i>Fully depreciated</i>	5,897,685,495,801	155,727,654,127	767,370,945,194	6,820,784,095,122
Accumulated depreciation:				
31 December 2025	(7,552,023,136,177)	(253,933,479,079)	(824,300,779,459)	(8,630,257,394,715)
Depreciation	(123,878,685,829)	(6,060,870,258)	(4,134,068,200)	(134,073,624,287)
Disposal	16,676,163,124	-	13,491,857,599	30,168,020,723
31 March 2026	(7,659,225,658,882)	(259,994,349,337)	(814,942,990,060)	(8,734,162,998,279)
Net carrying amount:				
31 December 2025	660,443,824,001	40,453,320,517	47,093,019,819	747,990,164,337
31 March 2026	587,284,969,436	34,392,450,259	41,247,367,521	662,924,787,216

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
 as at 31 March 2026 and for the three-month period then ended

13. INTANGIBLE FIXED ASSETS

	<i>Land use rights</i>	<i>Computer software</i>	<i>VND Total</i>
Cost:			
31 December 2025 and 31 March 2026	<u>25,998,878,500</u>	<u>10,772,197,700</u>	<u>36,771,076,200</u>
Accumulated amortisation:			
31 December 2025 and 31 March 2026	<u>-</u>	<u>(10,772,197,700)</u>	<u>(10,772,197,700)</u>
Net carrying amount:			
31 December 2025 and 31 March 2026	<u>25,998,878,500</u>	<u>-</u>	<u>25,998,878,500</u>

14. CONSTRUCTION IN PROGRESS

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

Dien May Xanh Investment Joint Stock Company
(formerly known as "The Gioi Di Dong Joint Stock Company")

B09-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

15. LONG-TERM INVESTMENTS

15.1 Investments in subsidiaries

Name	Location	Business	31 March 2026		31 December 2025			
			Ownership/ Voting right (%)	Cost of investment VND	Provision VND	Ownership/ Voting right (%)	Cost of investment VND	Provision VND
Dien May Xanh Technician Joint Stock Company (formerly known as Conscientious Installation – Repair – Maintenance Service Joint Stock Company) (i)	Ho Chi Minh City, Vietnam	Repairing of machinery, equipment	99.99978	499,998,900,000	-	99.99978	499,998,900,000	-
TOTAL				499,998,900,000	-		499,998,900,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

15. LONG-TERM INVESTMENTS (continued)

15.1 Investments in subsidiaries (continued)

- (i) In accordance with the Resolution of the Board of Directors No. 04/NQ/HDQT/DMX-2025 dated 20 November 2025, the Company completed receiving 9,999,890 shares (ownership of 99.9989%) of Dien May Xanh Technician Joint Stock Company with a total proceed of VND 99,998,900,000 from Mobile World Investment Corporation (the ultimate parent company) on 30 December 2025. On the same date, the Company made an additional capital contribution amounting to VND 400,000,000,000 in accordance with the Resolution of the Board of Directors No. 04/NQ/HDQT/TDMX-2025 dated 29 December 2025. Accordingly, the Company's ownership in Joint Stock Company increased to 99.99978%.

15.2 Investments in jointly controlled entity

	31 March 2026			31 December 2025		
	Costs	Provision	Owner-ship	Costs	Provision	Owner-ship
	VND	VND	%	VND	VND	%
PT Era Blu Elektronik	<u>513,794,797,484</u>	<u>-</u>	45	<u>391,404,440,229</u>	<u>-</u>	45

On 22 April 2022, the Company made capital contribution to PT Era Blu Elektronik in accordance with the Resolution dated 28 December 2021 and Oversea 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 4,660,714.29 , equivalent to VND 122,390,357,255.

Dien May Xanh Investment Joint Stock Company
(formerly known as "The Gioi Di Dong Joint Stock Company")

B09-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

16. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

16.1 Short-term trade payables

	31 March 2026		31 December 2025		VND
	Balance	Payable amount	Balance	Payable amount	
Trade payables to suppliers	8,375,701,871,286	8,375,701,871,286	9,572,465,347,656	9,572,465,347,656	
- Apple Viet Nam Co., Ltd.	1,131,989,926,980	1,131,989,926,980	454,259,048,400	454,259,048,400	
- AQUA Electrical Appliances Vietnam Co., Ltd.	823,789,359,877	823,789,359,877	511,561,974,100	511,561,974,100	
- Branch of Viettel Commerce and Import – Export Limited Company	794,384,890,284	794,384,890,284	475,566,297,504	475,566,297,504	
- Toshiba Consumer Products Co., Ltd.	613,737,009,227	613,737,009,227	431,237,672,191	431,237,672,191	
- Digiworld Corporation	526,807,387,472	526,807,387,472	666,723,063,260	666,723,063,260	
- LG Electronics Vietnam Hai Phong Co., Ltd.	421,920,704,453	421,920,704,453	306,843,068,741	306,843,068,741	
- Branch Of Synnex FPT Distribution Company Limited	319,860,481,813	319,860,481,813	542,129,799,607	542,129,799,607	
- Samsung Electronics Viet Nam Thai Nguyen Co., Ltd.	299,154,597,811	299,154,597,811	756,976,130,250	756,976,130,250	
- Vinh Khang Science & Technology Joint Stock Company and its branch	108,939,500,444	108,939,500,444	997,223,502,161	997,223,502,161	
- Others	3,335,118,012,925	3,335,118,012,925	4,429,944,791,442	4,429,944,791,442	
Trade payables to related parties (Note 30)	261,948,160,807	261,948,160,807	245,580,094,679	245,580,094,679	
TOTAL	8,637,650,032,093	8,637,650,032,093	9,818,045,442,335	9,818,045,442,335	

16.2 Short-term advances from customers

Short-term advances from customers represent advance payments from customers.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

17. STATUTORY OBLIGATIONS

				VND
	31 December 2025	Increase	Decrease	31 March 2026
Corporate income tax	580,725,363,408	771,136,612,392	(760,231,252,362)	591,630,723,438
Value-added tax	191,450,900,178	3,662,081,475,713	(3,742,121,275,668)	111,411,100,223
Personal income tax	14,600,019,930	109,494,904,892	(78,824,621,190)	45,270,303,632
Others	1,360,148,938	5,879,806,676	(5,968,215,313)	1,271,740,301
TOTAL	<u>788,136,432,454</u>	<u>4,548,592,799,673</u>	<u>(4,587,145,364,533)</u>	<u>749,583,867,594</u>

18. SHORT-TERM ACCRUED EXPENSES

	VND	
	31 March 2026	31 December 2025
Employee bonus	2,121,562,258,115	2,157,062,672,016
Marketing expenses	416,084,339,970	365,569,840,291
Interest supporting expenses	199,539,331,851	172,645,066,666
Payables to employee	95,756,997,362	80,136,953,905
Interest expenses	82,512,596,652	72,706,064,104
Utilities	91,546,240,336	65,782,041,546
Transportation expenses	13,167,999,368	8,471,523,316
Others	29,633,743,206	28,582,942,498
TOTAL	<u>3,049,803,506,860</u>	<u>2,950,957,104,342</u>

19. SHORT-TERM UNEARNED REVENUES

Unearned revenue represents revenue from maintenance packages and replacement equipment supplies that has been received in advance from customers.

20. OTHER SHORT-TERM PAYABLES

	VND	
	31 March 2026	31 December 2025
Discount vouchers	726,225,121,418	401,625,744,500
Charges received on behalf	443,263,163,447	253,725,254,750
Social and health insurances and trade union fee	52,446,032,019	66,344,240,957
Deposits received	20,925,000,000	22,215,000,000
Others	122,301,403,233	38,956,856,306
TOTAL	<u>1,365,160,720,117</u>	<u>782,867,096,513</u>
<i>In which:</i>		
<i>Payables to other parties</i>	1,291,510,491,248	777,111,492,267
<i>Payables to related parties (Note 30)</i>	73,650,228,869	5,755,604,246

Dien May Xanh Investment Joint Stock Company
(formerly known as "The Gioi Di Dong Joint Stock Company")

B09-DN

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

21. SHORT-TERM LOANS

	31 December 2025	Drawdown	Repayment	31 March 2026
				VND
Loans from banks (Note 21.1)	<u>23,210,389,329,323</u>	<u>21,899,652,103,930</u>	<u>(23,148,680,330,080)</u>	<u>21,961,361,103,173</u>
<i>In which:</i>				
Payable amount	23,210,389,329,323			21,961,361,103,173
Short-term loan				

21.1 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:

Bank	31 March 2026	Maturity date
	VND	
Unsecured long-term bank loan	<u>21,961,361,103,173</u>	From 6 April 2026 to 4 September 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

22. OWNERS' EQUITY

22.1 Movements in owners' equity

			VND
	<i>Share capital</i>	<i>Undistributed earnings</i>	<i>Total</i>
For the three-month period ended 31 March 2025:			
31 December 2024	4,361,518,810,000	16,240,324,255,864	20,601,843,065,864
Net profit for the period	-	1,508,000,972,869	1,508,000,972,869
Dividends paid	-	(500,000,000,005)	(500,000,000,005)
31 March 2025	<u>4,361,518,810,000</u>	<u>17,248,325,228,728</u>	<u>21,609,844,038,728</u>
For the three-month period ended 31 March 2026:			
31 December 2025	11,012,835,000,000	6,807,980,886,186	17,820,815,886,186
Net profit for the period	-	2,180,108,638,013	2,180,108,638,013
31 March 2026	<u>11,012,835,000,000</u>	<u>8,988,089,524,199</u>	<u>20,000,924,524,199</u>

22.2 Contributed share capital

<i>Shareholders</i>	<u>31 March 2026</u>		<u>31 December 2025</u>	
	<i>Ordinary shares</i>	<i>%</i>	<i>Ordinary shares</i>	<i>%</i>
Mobile World Investment Corporation	1,089,775,600	98,955	1,089,775,600	98,955
Individuals	11,507,900	1,045	11,507,900	1,045
TOTAL	<u>1,101,283,500</u>	<u>100,00</u>	<u>1,101,283,500</u>	<u>100,00</u>

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 31 March 2026 and for the three-month period then ended

23. REVENUES

23.1 Revenues from sale of goods and rendering of services

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Gross revenue	32,675,056,046,133	24,839,869,272,850
Less	(239,072,502,856)	(197,955,061,033)
<i>Sales returns</i>	<u>(239,072,502,856)</u>	<u>(197,955,061,033)</u>
Net	<u>32,435,983,543,277</u>	<u>24,641,914,211,817</u>

23.2 Finance income

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Interest income	457,932,409,005	383,175,700,216
Discount received from early payments	41,725,583,655	45,252,898,375
Foreign exchange gains	1,144,101,513	636,224,629
TOTAL	<u>500,802,094,173</u>	<u>429,064,823,220</u>

24. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Purchase cost and cost of services	<u>26,213,574,825,407</u>	<u>20,228,279,234,929</u>

25. FINANCE EXPENSES

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Interest expense	322,270,011,669	200,056,207,264
Loss from divestment in a subsidiary	953,062,431	515,306
Foreign exchange loss	606,255,914	780,972,450
TOTAL	<u>323,829,330,014</u>	<u>200,837,695,020</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

26. SELLING EXPENSES

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
External service expenses	1,647,978,576,226	1,138,025,146,119
Labour costs	761,582,166,790	625,192,419,323
Depreciation and amortisation	134,034,010,397	188,556,811,125
Other expenses	45,148,613,772	48,477,528,042
TOTAL	<u>2,588,743,367,185</u>	<u>2,000,251,904,609</u>

27. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Labour costs	929,139,254,124	643,175,524,134
External service expenses	142,464,922,003	113,679,394,245
Depreciation and amortisation	39,613,890	26,383,737
Other expenses	15,611,752,622	1,978,528,742
TOTAL	<u>1,087,255,542,639</u>	<u>758,859,830,858</u>

28. TRADING AND OPERATING COSTS

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Cost of goods sold and service rendered	26,213,574,825,407	20,228,279,234,929
External service expenses	1,790,443,498,229	1,251,704,540,364
Labour costs	1,690,721,420,914	1,268,367,943,457
Depreciation and amortisation (Notes 12 and 13)	134,073,624,287	188,583,194,862
Other expenses	60,760,366,394	50,456,056,784
TOTAL	<u>29,889,573,735,231</u>	<u>22,987,390,970,396</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

29. 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.

29.1 CIT expense

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
CIT expense	768,724,782,489	380,292,182,958
Adjustment for under accrual of tax from prior period	<u>2,411,829,903</u>	-
Current CIT expense	771,136,612,392	380,292,182,958
Deferred tax income	<u>(221,742,796,052)</u>	<u>(2,102,682,734)</u>
TOTAL	<u>549,393,816,340</u>	<u>378,189,500,224</u>

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

	VND	
	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Accounting profit before tax	<u>2,729,502,454,353</u>	<u>1,886,190,473,093</u>
At CIT rate of 20%	545,900,490,871	377,238,094,619
<i>Adjustments</i>		
Adjustment for under accrual of tax from prior period	2,411,829,903	-
Non-deductible expenses	<u>1,081,495,566</u>	<u>951,405,605</u>
CIT expense	<u>549,393,816,340</u>	<u>378,189,500,224</u>

29.2 Current tax

The current CIT payable is based on taxable income for the 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

29. CORPORATE INCOME TAX (continued)

29.3 *Deferred tax*

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

	<i>Separate balance sheet</i>		<i>Separate income statement</i>		VND
	<i>31 March 2026</i>	<i>31 December 2025</i>	<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>	
	Accrued expense	353,712,532,246	176,618,473,257	177,094,058,989	-
Provision for obsolete inventories	149,806,471,262	121,918,831,002	27,887,640,260	2,398,167,923	
Short-term unearned revenues	122,543,126,054	107,387,343,689	15,155,782,366	(1,479,345,329)	
Provision for warranty	19,676,285,692	17,899,612,226	1,776,673,468	-	
Provision for depreciation	2,156,143,411	2,156,143,410	-	1,172,681,613	
Foreign exchange differences	(182,785,425)	(11,426,394)	(171,359,031)	11,178,527	
Net deferred tax assets	647,711,773,240	425,968,977,190	221,742,796,052	2,102,682,734	
Net deferred expense tax benefit					

30. TRANSACTIONS WITH RELATED PARTIES

List of related parties as at 31 March 2026 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Mobile World Investment Corporation	Parent company
Dien May Xanh Technician Joint Stock Company (formerly known as Conscientious Installation – Repair – Maintenance Service Joint Stock Company)	Subsidiary
PT Era Blu Elektronik	Jointly controlled entity
Bach Hoa Xanh Technology and Investment Joint Stock Company	Affiliate
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
Fully Trusted Logistics Joint Stock Company	Affiliate
Avakids Trading Company Limited	Affiliate
An Khang Pharma Pharmacy Joint Stock Company	Affiliate
Thien Tam Investment One Member Company Limited	Affiliate
Thien Tam Trading One Member Company Limited	Affiliate
An Nhi Investment One Member Company Limited	Affiliate

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

List of related parties as at 31 March 2026 is as follows: (continued)

<i>Related parties</i>	<i>Relationship</i>
Retail World Investment Consultant Limited Liability Company	Joint key management personnel
The Gioi Di Dong Charity Shelter 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 its related parties during the current and previous periods were as follows:

<i>Related parties</i>	<i>Transactions</i>	<i>VND</i>	
		<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Mobile World Investment Corporation	Cash dividend	-	499,722,985,260
Dien May Xanh Technician Joint Stock Company	Services rendered	508,849,319,996	345,443,464,222
	Purchase of goods	67,052,593,749	61,653,781,510
	Sale of goods and services	8,121,385,364	8,022,756,700
	Sale of fixed assets	-	85,094,501
The Gioi Di Dong Information Technology Limited Company	Service fee	138,456,346,303	110,990,782,635
Bach Hoa Xanh Trading Joint Stock Company	Sale of goods	76,719,653,681	53,046,732,928
	Rental income	5,762,100,000	5,762,100,000
	Sale of fixed assets	-	1,824,758,744
An Khang Pharma Pharmacy Joint Stock Company	Sale of goods	5,973,114,473	3,342,959,580
	Purchase of fixed assets	-	241,351,293
Avakids Trading Company Limited	Sale of goods	11,132,260,294	-
	Sale of fixed assets	17,127,720,956	-
	Rental income	13,343,214,200	-
Tran Anh Digital World Joint Stock Company	Rental fee	-	3,954,899,444
Mr Robert Alan Willett	Consultant Fee	312,500,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to its related parties at the balance sheet dates were as follows:

<i>Related parties</i>	<i>Transactions</i>	<i>VND</i>	
		<i>31 March 2026</i>	<i>31 December 2025</i>
<i>Short-term trade receivables</i>			
Avakids Trading Company Limited	Sale of goods	14,907,176,332	130,837,206,774
Bach Hoa Xanh Trading Joint Stock Company	Sale of goods and services	24,131,866,572	16,047,910,932
An Khang Pharma Pharmacy Joint Stock Company	Sale of goods	2,059,867,743	2,115,803,639
Dien May Xanh Technician Joint Stock Company	Sale of goods		35,885,338
		2,909,645,008	
		44,008,555,655	149,036,806,683
<i>Other short-term receivables</i>			
Bach Hoa Xanh Trading Joint Stock Company	Sale of tools	-	6,912,000,817
	Rental fee	-	2,074,355,898
	Payment on behalf	651,165,296	428,418,548
The Gioi Di Dong Information Technology Limited Company	Payment on behalf	7,350,762,255	7,573,719,423
Dien May Xanh Technician Joint Stock Company	Other services	15,385,778,132	3,015,479,418
	Payment on behalf	-	609,892,620
Thien Tam Trading One Member Company Limited	Divestment in a subsidiary	-	2,940,100,000
Mobile World Investment Corporation	Payment on behalf	24,084,000	-
An Khang Pharma Pharmacy Joint Stock Company	Payment on behalf	76,252,485	39,760,669
Avakids Trading Company Limited	Payment on behalf	18,649,625,333	-
		42,137,667,501	23,593,727,393
<i>Short-term trade payables</i>			
Dien May Xanh Technician Joint Stock Company	Services rendered	175,345,053,294	177,977,072,387
	Purchase of goods	46,736,860,055	459,076,755
The Gioi Di Dong Information Technology Limited Company	Services rendered	39,866,247,458	61,047,259,724
Bach Hoa Xanh Trading Joint Stock Company	Purchase of goods	-	4,682,783,222
An Khang Pharma Pharmacy Joint Stock Company	Purchase of goods	-	1,412,060,256
Avakids Trading Company Limited	Purchase of goods	-	1,842,335
		261,948,160,807	245,580,094,679

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

30. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to its related parties at the balance sheet dates were as follows:
(continued)

<i>Related parties</i>	<i>Transactions</i>	<i>VND</i>	
		<i>31 March 2026</i>	<i>31 December 2025</i>
<i>Other short-term payables</i>			
Avakids Trading Company Limited	Collection on behalf	6,557,588,007	3,586,085,196
An Khang Pharma Pharmacy Joint Stock Company	Collection on behalf	7,308,181,499	1,840,887,467
Dien May Xanh Technician	Collection on behalf	10,300,038,558	324,700,765
Bach Hoa Xanh Trading Joint Stock Company	Collection on behalf	8,351,919,738	3,930,818
The Gioi Di Dong Information Technology Limited Company	Collection on behalf	41,132,501,067	-
		73.650.228.869	5,755,604,246

Remuneration to members of the Board of Directors and management:

<i>Individuals</i>	<i>Position</i>	<i>VND</i>	
		<i>For the three-month period ended 31 March 2026</i>	<i>For the three-month period ended 31 March 2025</i>
Mr Nguyen Duc Tai	Chairman of BOD	-	-
Mr Doan Van Hieu Em	Member of BOD and General Director	1,511,367,757	-
Mr Vu Dang Linh	Vice Chairman of BOD	-	418,200,000
Mrs Vo Thi Phuong Thao	Chief accountant	208,320,000	241,967,755
TOTAL		1,719,687,757	660,167,755

31. OPERATING LEASE COMMITMENT

The Company leases its office premises, stores and distribution centres under operating lease agreements. The minimum lease commitments as at the interim separate balance sheet dates under the operating lease agreements are as follows:

	<i>VND</i>	
	<i>31 March 2026</i>	<i>31 December 2025</i>
Less than 1 year	2,182,251,845,284	2,147,588,199,450
From 1 to 5 years	5,940,697,099,227	5,857,334,365,277
More than 5 years	1,670,259,200,994	1,678,410,700,706
TOTAL	9,793,208,145,505	9,683,333,265,433

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the three-month period then ended

32. RECLASSIFICATION OF THE CORRESPONDING FIGURES ACCORDING TO CIR 99

Certain corresponding figures in the separate financial position statement as at 31 December 2025 have been reclassified to conform with the presentation requirements under Circular 99 for the current period's separate financial statements. The details are as follows:

	31 December 2025 (as previously presented)		VND
		Restated	31 December 2025 (as restated)
INTERIM FINANCIAL POSITION STATEMENT			
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

33. EVENT 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 cum Chief accountant



Doan Van Hieu Em
General Director

Ho Chi Minh City, Vietnam

21 April 2026