CÔNG TY CỔ PHẦN CREATE CAPITAL VIỆT NAM

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CREATE CAPITAL VIETNAM JOINT STOCK COMPANY

REVIEWED CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from 01 January 2026 to 30 June 2026

August 2026

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Create Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") presents this report together with the reviewed consolidated financial statements of the Company and its subsidiaries (hereinafter collectively referred to as the "Group") for the accounting period from 01 January 2026 to 30 June 2026.

BOARD OF MANAGEMENT, BOARD OF GENERAL DIRECTORS, BOARD OF SUPERVISORS AND CHIEF ACCOUNTANT

The members of the Board of Management, Board of General Directors, Board of Supervisors and Chief Accountant of the Company during the year and up to the date of this report are:

Board of Management

Mr. Mai Anh Tam	Chairman	
Ms. Duong Thi Huyen	Member	
Mr. Mai Anh Duc	Member	Appointed on 25 April 2026
Mr. Hoang Trung Kien	Member	Dismissed on 25 April 2026
Mr. Pham Van Truong	Member	
Mr. Le Thanh Nhan	Member	

Board of Supervisors

Ms. Pham Thi Hue	Head	
Ms. Truong Thi Minh Hong	Member	Appointed on 25 April 2026
Ms. Ha Thi Hien	Member	Dismissed on 25 April 2026
Ms. Vu Thi Thuy	Member	Appointed on 25 April 2026
Ms. Ngo Thi Thu Giang	Member	Dismissed on 25 April 2026

Board of General Directors

Ms. Duong Thi Huyen	General Director	
Mr. Mai Anh Duc	Deputy General Director	Appointed on 31 March 2026
Ms. Vu Thi Thuy	Deputy General Director	Dismissed on 31 March 2026
Mr. Nguyen Tuan Linh	Deputy General Director	Appointed on 25 June 2026
Mr. Duong Quang Hien	Deputy General Director	

The Company's legal representative for the accounting period from 01 January 2026 to 30 June 2026 and as of the date of this report is Mr. Mai Anh Tam - Chairman of the Board of Directors.

Ms. Duong Thi Huyen - General Director is authorized by Mr. Mai Anh Tam to sign the consolidated financial statements for the accounting period from 01 January 2026 to 30 June 2026 under the Power of Attorney No. 3012/2025/CRC-GUQ dated 30 December 2025.

THE AUDITOR

The accompanying consolidated financial statements have been reviewed by UHY Auditing and Consulting Company Limited.

CREATE CAPITAL VIETNAM JOINT STOCK COMPANY
BT3.1 Tay Mo Urban Functional Area, 272 Huu Hung street, Tay Mo ward, Hanoi

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Company is responsible for preparing the consolidated financial statements that give a true and fair view of the interim consolidated financial position of the Company as at 30 June 2026, as well as its interim consolidated results of operations and interim consolidated cash flows for the period from 01 January 2026 to 30 June 2026. In preparing these interim consolidated financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments 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 consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business; and
- Design and implement an effective system of internal control for the purpose of fair preparation and presentation of the consolidated financial statements in order to limit risks and frauds.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the interim consolidated financial statements.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial statements of the Company and to ensure that the consolidated financial statements comply with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and related legal regulations on the preparation and presentation of the interim consolidated financial statements. 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.

For and on behalf of the Board of General Directors,

M.S.D.N: 0105087537-C.T.C.P
CÔNG TY
CỔ PHẦN
CREATE CAPITAL
VIỆT NAM
THÀNH PHỐ HÀ NỘI

Duong Thi Huyen
General Director
Hanoi, 26 August 2026

UHY
Connect to possibility

UHY AUDITING AND CONSULTING COMPANY LIMITED
5th Floor, B2 Tower, Roman Plaza, To Huu Road,
Dai Mo Ward, Hanoi, Vietnam
T : +84 24 5678 3999
E : uhy-info@uhy.vn
uhy.vn

No. 980/2026/UHY - BCSX

REVIEW REPORT ON THE INTERIM CONSOLIDATED FINANCIAL INFORMATION

Regarding the interim consolidated financial statements of Create Capital Vietnam Joint Stock Company
For the period from 01 January 2026 to 30 June 2026

To: **Shareholders**
Board of Management and Board of General Directors
Create Capital Vietnam Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Create Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") which were prepared on 26 August 2026, from page 06 to page 58, which comprise the interim consolidated financial position as at 30 June 2026, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the Notes to interim consolidated financial statements thereto.

Responsibilities of the Board of General Directors

The Board of General Directors of the Company is responsible for the preparation and presentation the consolidated financial statements in a true and fair view in conformity with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the interim consolidated financial statements, and for such internal control as the Board of General Directors determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatements, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REVIEW REPORT ON THE INTERIM CONSOLIDATED FINANCIAL INFORMATION (CONT'D)

Auditors' conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of Create Capital Vietnam Joint Stock Company as at 30 June 2026, and of its interim consolidated results of operations and interim consolidated cash flows for the period from 01 January 2026 to 30 June 2026 in accordance with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and the relevant legal regulations on the preparation and presentation of the interim consolidated financial statements.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
UHY
MSDN: 0102021062
THÀNH PHỐ HÀ NỘI

Bui Minh Duc
Audit Director
Auditor's Practicing Certificate No. 5586-2026-112-1
For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Hanoi, 26 August 2026

Form No. B01a – DNHN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
CURRENT ASSETS	**100**		**1,037,932,318,843**	**757,472,540,803**
Cash and cash equivalents	**110**	**5**	**84,540,524,237**	**70,711,100,141**
Cash	111		33,178,219,757	57,639,141,432
Cash equivalents	112		51,362,304,480	13,071,958,709
Short-term financial investments	**120**		**7,062,863,363**	**5,985,163,363**
Held-to-maturity investments	123	6	7,062,863,363	5,985,163,363
Current accounts receivable	**130**		**720,367,483,111**	**461,106,310,923**
Short-term trade receivables	131	7	227,274,123,721	192,582,895,944
Short-term advances to suppliers	132	10	461,069,430,660	268,599,486,249
Short-term loan receivables	135	8	32,106,928,885	6,928,885
Provision for doubtful short-term receivables	136		(83,000,155)	(83,000,155)
Inventories	**140**	**9**	**178,281,271,364**	**183,494,985,484**
Inventories	141		178,281,271,364	183,494,985,484
Other short-term assets	**160**		**47,680,176,768**	**36,174,980,892**
Short-term prepaid expenses	161	11	218,273,734	383,325,278
Value-added tax deductible	162		47,461,903,034	35,791,655,614
NON-CURRENT ASSETS	**200**		**809,440,577,466**	**633,730,551,806**
Long-term receivables	**210**		42,000,000,000	42,450,000,000
Long-term loan receivables	215	8	42,000,000,000	42,450,000,000
Fixed assets	**220**		**348,045,481,447**	**367,093,137,517**
Tangible fixed assets	221	15	343,979,996,616	362,961,186,996
- Cost	*222*		*527,699,506,781*	*527,090,788,599*
- Accumulated depreciation	*223*		*(183,719,510,165)*	*(164,129,601,603)*
Intangible fixed assets	227	16	4,065,484,831	4,131,950,521
- Costs	*228*		*4,851,995,501*	*4,851,995,501*
- Accumulated amortization	*229*		*(786,510,670)*	*(720,044,980)*
Investment property	**240**	**14**	**76,967,671,766**	**52,967,671,766**
- Costs	241		76,967,671,766	52,967,671,766
Long-term assets in progress	**250**		**289,756,623,604**	**122,888,022,777**
Construction in progress	252	12	289,756,623,604	122,888,022,777
Long-term financial investments	**260**		**51,937,942,067**	**47,670,920,601**
Investments in associates, jointly controlled entities	262	6	28,800,942,067	27,570,920,601
Investment in other entities	263	6	22,637,000,000	19,600,000,000
Held-to-maturity investments	265	6	500,000,000	500,000,000
Other long-term assets	**270**		**732,858,582**	**660,799,145**
Long-term prepaid expenses	271	11	432,858,582	360,799,145
Other non-current assets	274	13	300,000,000	300,000,000
TOTAL ASSETS	**280**		**1,847,372,896,309**	**1,391,203,092,609**

Form No.B01a – DNHN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

RESOURCES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
LIABILITIES	**300**		**605,347,687,654**	**511,916,299,727**
Current liabilities	**310**		**354,439,008,776**	**368,931,873,100**
Short-term trade payables	311	17	63,879,370,927	12,195,787,799
Short-term advances from customers	312	18	12,209,488,616	5,202,528,942
Dividends and profit payable	313		5,928,100,500	5,505,800,500
Tax and other payables to the State budget	314	21	2,371,155,157	3,123,259,871
Payables to employees	315		256,982,346	1,924,472,425
Short-term accrued expenses	316	19	425,688,686	439,114,722
Other short-term payables	320	20	121,029,990	92,427,424
Short-term loan and finance lease obligations	321	22	269,247,192,554	340,448,481,417
Non-Current liabilities	**330**		**250,908,678,878**	**142,984,426,627**
Long-term loan and finance lease obligations	339	22	250,908,678,878	142,984,426,627
OWNER'S EQUITY	**400**	**23**	**1,242,025,208,655**	**879,286,792,882**
Share capital	411		1,066,999,240,000	683,999,240,000
- Shares with voting rights	*411a*		*1,066,999,240,000*	*683,999,240,000*
Share premiums	412		(406,459,596)	(406,459,596)
Development investment fund	418		10,645,604,925	10,645,604,925
Retained earnings	420		150,958,138,470	123,587,787,492
- Accumulated losses by the end of prior year	*420a*		128,180,960,659	66,139,512,220
- Retained earnings for the current period	*420b*		22,777,177,811	57,448,275,272
Non-controlling interests	429		13,828,684,857	61,460,620,061
TOTAL RESOURCES	**440**		**1,847,372,896,309**	**1,391,203,092,609**

Approved, 26 August 2026

CÔNG TY CỔ PHẦN CREATE CAPITAL VIỆT NAM
M.S.D.N: 0105087537-C.T.C.P
THÀNH PHỐ HÀ NỘI

Vu Thi Phuong Anh	**Nguyen Thi Thuy Nga**	**Duong Thi Huyen**
Preparer	**Chief Accountant**	**General Director**

Form No. B02a – DNHN

INTERIM CONSOLIDATED INCOME STATEMENT

For the accounting period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
Gross revenue from goods sold and services rendered	01	24	299,035,534,737	271,257,027,060
Deductions	02		-	-
Net revenue from goods sold and services rendered	10		299,035,534,737	271,257,027,060
Cost of sales	11	25	258,976,756,725	222,826,026,006
Gross profit from goods sold and services rendered	**20**		**40,058,778,012**	**48,431,001,054**
Financial income	22	26	602,517,570	119,580,869
Financial expenses	23	27	10,728,322,783	10,556,728,404
In which: Interest expense	*24*		*10,726,096,959*	*10,556,728,404*
Selling expenses	25	28	411,437,802	106,537,020
General and administrative expenses	26	29	5,486,678,537	4,697,593,365
Share of (loss)/profit of associates, joint-ventures	27		1,222,287,691	526,004,743
Net profits/(loss) from operating activities	**30**		**25,257,144,151**	**33,715,727,877**
Other income	31		6,130,061	72,549,936
Other expenses	32	30	249,408,082	1,487,987,012
Other profit/(loss)	**40**		**(243,278,021)**	**(1,415,437,076)**
Accounting profit/(loss) before tax	**50**		**25,013,866,130**	**32,300,290,801**
Current corporate income tax expense	51	32	1,704,884,130	4,332,703,229
Deferred corporate income tax expenses	52		-	-
Net profit/(loss) after tax	**60**		**23,308,982,000**	**27,967,587,572**
Net profit/(loss) after tax attributable to shareholders	61		22,777,177,811	25,773,713,170
Net profit/(loss) after tax attributable to non-controlling interests	62		531,804,189	2,193,874,402
Basic earnings per share	**70**	**33**	**226**	**425**
Diluted earnings per share	**71**	**33**	**226**	**260**

Approved, 26 August 2026

M.S.D.N: 0105087537-C.T.C.P
CÔNG TY
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VIỆT NAM
THÀNH PHỐ HÀ NỘI

Vu Thi Phuong Anh	**Nguyen Thi Thuy Nga**	**Duong Thi Huyen**
Preparer	**Chief Accountant**	**General Director**

Form No. B03a – DNHN

INTERIM CONSOLIDATED STATEMENT OF CASH FLOW

(Applying indirect method)
For the accounting period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period (VND)	Prior period (VND)
Cash flows from operating activities				
Profit before tax	**01**		**25,013,866,130**	**32,300,290,801**
Adjustments for:				
Depreciation and amortization	02		19,656,374,252	19,762,082,688
Gains (losses) on investing activities	05		(602,517,570)	(67,634,136)
Interest expense	06		10,726,096,959	10,556,728,404
Operating profit before movements in working capital	***08***		***54,793,819,771***	***62,551,467,757***
(Increase)/decrease in receivables	09		(271,789,141,074)	(49,185,755,444)
(Increase)/decrease in inventories	10		5,213,714,120	(78,040,793,491)
Increase/(decrease) in payables (excluding interest, corporate income tax)	11		33,473,955,289	38,973,501,346
(Increase)/decrease in prepaid expenses	12		92,992,107	1,134,839,965
Interest expenses paid	14		(10,739,522,995)	(10,574,526,476)
Corporate income tax paid	15		(2,456,988,844)	(3,559,468,544)
Other cash outflows for operating activities	17		(156,000,000)	(234,000,000)
Net cash flows from operating activities	***20***		***(191,567,171,626)***	***(38,934,734,887)***
Cash flows from investing activities				
Acquisition of fixed assets and other long - term assets	21		(167,477,319,009)	(1,105,768,007)
Loans and purchase of debt instruments from other entities	23		(1,000,000,000)	(45,270,000,000)
Collection of loans and repurchase of debt	24		-	85,420,000,000
Equity investments in other entities	25		(46,037,000,000)	(1,550,000,000)
Interest and dividend received	27		602,517,570	67,634,136
Net cash flows from investing activities	***30***		***(213,911,801,439)***	***37,561,866,129***
Cash flows from financing activities				
Cash receipts from issuance of shares and capital contributions from owners	31		383,000,000,000	-
Receipts from loans	33		372,772,421,763	314,722,142,051
Repayment of borrowings	34		(336,049,458,375)	(287,301,288,755)
Dividends and profits paid to owners	36		(414,566,227)	-
Net cash flows from financing activities	***40***		***419,308,397,161***	***27,420,853,296***

Form No.B03a – DNHN

INTERIM CONSOLIDATED STATEMENT OF CASH FLOW (CONT'D)

(Applying indirect method)

For the accounting period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period (VND)	Prior period (VND)
Net cash flows during the period	50		13,829,424,096	26,047,984,538
Opening balance of cash and cash equivalents	60	5	70,711,100,141	54,684,914,736
Closing balance of cash and cash equivalents	70	5	84,540,524,237	80,732,899,274

Approved, 26 August 2026

M.S.D.N:0105087537-C.T.C
CÔNG TY
CỔ PHẦN
CREATE CAPITAL
VIỆT NAM
THÀNH PHỐ HÀ NỘI

Vu Thi Phuong Anh	Nguyen Thi Thuy Nga	Duong Thi Huyen
Preparer	Chief Accountant	General Director

Form No. B09a – DNHN

1. Company overview

Structure of ownership

Create Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company established under Business Registration Certificate No. 0105087537, initially issued by the Hanoi Department of Planning and Investment on 29 December 2010.

The Company is currently operating under Business Registration Certificate No. 0105087537, 14th amendment, issued by the Business Registration and Corporate Finance Division – Hanoi Department of Finance on 14 March 2026.

The Company's headquarters is located at: BT3.1 Tay Mo Urban Functional Area, 272 Huu Hung Street, Tay Mo Ward, Hanoi.

The charter capital of the Company is VND 1,066,999,240,000 (One trillion, sixty-six billion, nine hundred ninety-nine million, two hundred forty thousand Vietnamese dongs), equivalent to 106,699,924 shares with a par value of VND 10,000 per share.

The Company's shares are currently traded on the Ho Chi Minh Stock Exchange (HOSE) under the stock code CRC.

Business sector and principal business activities

The Company's principal business activities are: trading in agricultural products, construction materials, and renewable energy products.

According to the Business Registration Certificate, the Company's principal business activities include:

- Extraction of natural gas; mining of iron ore; mining of other non-ferrous metal ores; quarrying of stone, sand, gravel, and clay; mining of chemical and fertilizer minerals; support activities for crude oil and natural gas extraction;
- Manufacture of builders' carpentry and joinery; manufacture of clay building materials; manufacture of cement, lime, and plaster; manufacture of concrete and products from cement and plaster; manufacture of iron, steel, and cast iron; casting of iron and steel; manufacture of fabricated metal components;
- Repair of machinery and equipment; installation of machinery and industrial equipment;
- Demolition; site preparation; installation of electrical systems; installation of water supply and drainage systems, heating and air conditioning systems; installation of other construction systems; completion of construction works;
- Wholesale of automobiles and other motor vehicles; retail sale of passenger cars (with up to 12 seats); automobile and other motor vehicle dealerships; maintenance and repair of automobiles and other motor vehicles; sale of spare parts and accessories for automobiles and other motor vehicles;
- Sale of motorcycles and motorbikes;
- Wholesale of food; wholesale of beverages; wholesale of other household goods;
- Wholesale of agricultural machinery, equipment and spare parts; wholesale of other machinery, equipment and spare parts;
- Wholesale of solid, liquid, gaseous fuels and related products; wholesale of other installation materials and equipment in construction;

- Other retail sale in non-specialized stores; retail sale of agricultural products in specialized stores; retail sale of hardware, paints, glass and other installation equipment in construction in specialized stores; retail sale of other new goods in specialized stores;
- Short-term accommodation services; restaurants and mobile food service activities;
- Real estate business, land use rights owned, used, or leased; real estate consultancy, brokerage, auction of real estate and land use rights;
- Management consultancy activities; architectural and related technical consultancy activities;
- Other professional, scientific, and technological activities not elsewhere classified; other remaining business support service activities not elsewhere classified;
- Manufacture of batteries and accumulators (including manufacture of photovoltaic cells); manufacture of other electrical equipment (including manufacture of solar power equipment);
- Repair of electrical equipment; manufacture of electronic components; manufacture of consumer electronics; manufacture of measuring, testing, navigating and control equipment; manufacture of motors, generators, transformers, and electricity distribution and control equipment;
- Manufacture of optical instruments and equipment; manufacture of optical fiber cables; manufacture of other electric and electronic wires and cables; manufacture of various types of electrical conduits;
- Manufacture of electric lighting equipment; manufacture of domestic electrical appliances;
- Manufacture of energy-saving equipment; repair of electronic and optical equipment; repair of other equipment; power generation (except multi-purpose hydropower and nuclear power);
- Retail sale of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and lighting fittings, and other household goods not elsewhere classified in specialized stores;
- Construction of power projects; construction of non-residential buildings (including construction of railways and roads); construction of roads (including public utility projects); construction of residential buildings; construction of other civil engineering works.

Normal business and production cycle

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

Number of employees

As at the end of the accounting period, the Group had 128 employees (as at the beginning of the year: 130 employees).

Statement on comparability of information in the consolidated financial statements

The corresponding information, data, and figures in the consolidated financial statements of the Company for the accounting period from 01 January 2025 to 30 June 2025 and for the financial year ended 31 December 2025 are presented as comparative information, data, and figures. From 01 January 2026, the Company adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Corporate Accounting System. The changes in accounting policies were made to better reflect the substance of economic transactions and events, and did not materially change the financial position, results of operations, and cash flows of the Company for the accounting period from 01 January 2025 to 30 June 2025 and for the financial year ended 31 December 2025.

Business structures

The Company had 02 direct subsidiaries and 13 indirect subsidiaries and 03 associates, as follows:

No.	Company name	Address	Principal activities	Voting right percentage	Percentage of ownership interest
Direct subsidiaries					
1	CRC Technology Joint Stock Company	Hanoi	Energy	99,98%	99,98%
2	CRC Solar Cell Joint Stock Company (*)	Hoa Binh	Solar panel manufacturing	98%	98%
Subsidiary of CRC Technology Jointstock Company (Indirect subsidiary)					
1	Canadian Solar Vietnam Joint Stock Company	Hanoi	Energy	99%	99%
2	CRC Power Joint Stock Company	Hanoi	Energy	99%	99%
3	CRC Invest Joint Stock Company	Hanoi	Energy	99%	99%
4	Solar Power Supply Joint Stock Company	Hanoi	Energy	98%	98%
5	Vinasolar Dong Thap Joint Stock Company	Hanoi	Energy	95%	95%
6	Green Highland Solar Joint Stock Company	Kon Tum	Energy	95%	95%
7	Jinca Viet Nam Joint Stock Company	Hanoi	Energy	96.9%	96.9%
8	Lam Dong Mechanic and Contruction Joint Stock Company	Hanoi	Energy	97%	97%
9	Elecsun Vietnam Joint Stock Company	Hanoi	Energy	93%	93%
10	Vinasolar Joint Stock Company	Lam Dong	Energy	99.50%	99.5%
11	Construction Green Energy Infrastructure Joint Stock Company	Hanoi	Energy	96%	96%
12	Kosun Green Energy Joint Stock Company	Kon Tum	Energy	97%	97%
13	Resun Vietnam Joint Stock Company	Hanoi	Energy	97%	97%
Associate of CRC Solar Cell Joint Stock Company (indirect associate)					
1	CRC Solar Limited Company	Hoa Binh	Energy	45%	38.57%
2	Solar Nhat Nguyen Xanh Joint Stock Company	Hanoi	Energy	45%	38.57%
3	CRC Energy Joint Stock Company	Hoa Binh	Manufactoring	30%	25.71%

(*) According to Resolution No. 1908.1/2025/NQ-BOD of the Board of Management dated 19 August 2025, regarding the approval of the implementation plan for the private placement of shares in 2025, the total proceeds expected to be raised from the offering, after deducting related expenses and fees, will be allocated for specific purposes. Among these, the Company will acquire shares of its subsidiary – CRC Solar Cell Joint Stock Company – with a total value of VND 43,000,000,000.

2. Basis of preparation of the consolidated financial statements, financial year and accounting currency

Basis of preparation of the consolidated financial statements

Scope of consolidation and control

The consolidated financial statements comprise the financial statements of the Company and the financial statements of the companies controlled by the Company (subsidiaries).

The Company is considered to have control over an enterprise when it has the power to govern the financial and operating policies of that enterprise so as to obtain economic benefits from its activities. Control is normally evidenced by holding more than half of the voting rights of the investee. When assessing control, the Company also considers the existence and effectiveness of potential voting rights that are currently exercisable or convertible.

Reporting period and applied accounting policies

The financial statements of the subsidiaries are prepared for the same reporting period as the consolidated financial statements of the Company, applying accounting policies consistent with those of the Company. Where necessary, the financial statements of subsidiaries are adjusted to ensure consistency in the accounting policies applied within the Company and its subsidiaries.

Commencement and cessation of consolidation

Subsidiaries are fully consolidated from the date on which the Company obtains control over the subsidiaries and continue to be consolidated until the date that such control ceases.

The results of operations of subsidiaries acquired or disposed of during the period are included in the consolidated income statement from the date the Company obtains control or until the date the Company ceases to control that subsidiary.

Business combinations achieved in stages

In a business combination achieved in stages, when determining goodwill or gain from a bargain purchase, the cost of the investment in the subsidiary is calculated as the sum of the cost at the date of obtaining control of the subsidiary and the cost of the previously held interest remeasured at fair value at the date the Company obtains control of the subsidiary.

Elimination of intra-group transactions

All intra-group transactions and balances, including unrealized profits or losses arising from intra-group transactions among companies within the Group, are eliminated in preparing the consolidated financial statements.

Changes in ownership interest in a subsidiary

Transactions that result in changes in the Company's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. The difference between the change in the carrying amount of the Company's interest in the net assets of the subsidiary and the consideration paid or received from the divestment in the subsidiary is recognized in undistributed earnings after tax under equity.

For transactions that change the Company's ownership interest in a subsidiary leading to a loss of control, the difference between the consideration received or paid from the divestment and the carrying amount of the relevant interest in the net assets of the subsidiary is recognized in the consolidated income statement. The retained interest in this company is accounted for as a normal financial investment or under the equity method from the date the Company ceases to have control over the subsidiary.

Business combinations and goodwill

Accounting method for business combinations

Business combinations are accounted for using the purchase method. The cost of a business combination includes the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer in exchange for control of the acquiree, plus any costs directly attributable to the business combination.
The acquiree's identifiable assets, liabilities, and contingent liabilities assumed in a business combination are recognized at their fair values at the acquisition date.

Determination and allocation of goodwill

Goodwill or gain from a bargain purchase is determined as the excess of the cost of investment over the fair value of the subsidiary's identifiable net assets at the acquisition date attributable to the parent company's ownership interest.

Any gain from a bargain purchase, if any, is recognized immediately in the consolidated income statement.

Goodwill is allocated to expenses on a straight-line basis over its estimated useful life, not exceeding 10 years.

Periodically, the Company assesses impairment of goodwill at the subsidiary; if there is evidence that the impairment loss of goodwill is greater than the annual allocation amount, the impairment loss of goodwill is allocated immediately in the year it arises.

Goodwill from joint ventures, associates, and upon disposal of investments

Goodwill arising from the acquisition of an investment in a joint venture or associate is included in the carrying amount of the investment at the acquisition date. The Company does not amortize this goodwill.

Upon the disposal of an investment in a subsidiary, the unallocated carrying amount of goodwill is included in the gain or loss on the disposal of the respective company.

Non-controlling interests

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination.

Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if this results in the non-controlling interests having a deficit balance (exceeding the non-controlling interests' share of the subsidiary's net assets).

Business combinations involving entities under common control

Concept of entities under common control

Entities under common control are entities that are controlled by the same party (company or individual) or parties (group of companies or group of individuals) both before and after the business combination, and that control is not transitory.

Accounting method

The accounting method applied for business combinations involving entities under common control is presented as follows:

- Assets and liabilities of the combining entities are consolidated at their carrying amounts, without revaluation at fair value;
- No goodwill arises from the business combination transaction;
- The difference between the cost of investment of the acquirer and the net asset value of the acquiree is presented separately as a surplus or deduction in owner's equity, presented under the item "Other owner's capital";
- The consolidated balance sheet and the consolidated income statement reflect the financial position and results of operations of the combining entities from the date the combination transaction occurs.

Treatment upon transfer and loss of control

After the business combination date, if the Company transfers and loses control of the investment in these entities, the difference between the cost of investment of the acquirer and the net asset value of the acquiree that was previously recorded in the item "Other capital of owners" will be transferred to the item "Undistributed earnings after tax" in the consolidated balance sheet.

Financial year

The financial year of the Group begins on 01 January and ends on 31 December each year.

Accounting currency

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

3. Accounting standards and regulations

Accounting standard

The Company applies the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the Corporate Accounting System; Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance providing guidance on the preparation and presentation of consolidated financial statements; Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC; Circulars guiding the implementation of accounting standards issued by the Ministry of Finance; and other relevant legal regulations on the preparation and presentation of consolidated financial statements.

Statement of compliance with accounting standards and regulations

The Board of General Directors ensures compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, Circular No. 202/2014/TT-BTC dated 22 December 2014, Circular No. 43/2026/TT-BTC amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, the guidance circulars for the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance, and other relevant legal regulations on the preparation and presentation of consolidated financial statements, in the preparation of the consolidated financial statements.

4. Accounting policies, accounting estimates and relevant legal regulations

Foreign exchange rates

Transactions arising in foreign currencies are translated at the exchange rates at the transaction dates. The balances of monetary items denominated in foreign currencies at the end of the accounting period are retranslated at the exchange rates on that date.

Exchange differences arising during the period from foreign currency transactions are recognized in financial income or financial expenses. Exchange differences resulting from the revaluation of monetary items denominated in foreign currencies at the end of the accounting period, after offsetting increases and decreases, are recognized in financial income or financial expenses.

The exchange rate used to translate transactions arising in foreign currencies is the actual exchange rate at the time of the transaction. The actual exchange rates for foreign currency transactions are determined as follows:

- Actual exchange rates upon buying or selling foreign currencies (spot contracts, forward contracts, futures contracts, options contracts, swap contracts): the exchange rates specified in the contracts of buying or selling foreign currencies between the Company and the bank.
- If the contract does not specify the payment exchange rate: the actual exchange rate at the transaction date is the average transfer buying and selling exchange rate of the commercial bank where the enterprise regularly transacts, or an exchange rate approximate to the average transfer buying and selling exchange rate at the transaction date of the commercial bank where the enterprise regularly transacts (hereinafter referred to as the approximate exchange rate). The approximate exchange rate must ensure a margin not exceeding +/- 1% compared to the average transfer buying and selling exchange rate at the transaction date. The approximate exchange rate is the average transfer buying and selling rate determined daily on the basis of the arithmetic mean between the daily transfer buying rate and transfer selling rate of the commercial bank. The use of the approximate exchange rate must not materially affect the financial position and the results of business operations in the accounting period of the Company.

The exchange rate used to revalue the balances of monetary items denominated in foreign currencies at the end of the financial year is the average transfer buying and selling exchange rate of the commercial bank where the enterprise regularly transacts at the end of the accounting period. Particularly for the balances of demand deposits in foreign currencies, the Company revalues the balances of all such monetary items denominated in foreign currencies at the average transfer buying and selling exchange rate of the commercial bank where the enterprise opens its deposit accounts. The Company does not revalue a portion or the entire value of foreign currency-denominated receivables for which an allowance for doubtful debts has been provided

Cash and cash equivalents

Cash comprises cash on hand, demand deposits, cash in transit and monetary gold. Cash equivalents are short-term investments with original maturities of three months or less from the acquisition date, which are readily convertible into known amounts of cash and are subject to insignificant risk of changes in value.

Financial investments

Held-to-maturity investments

An investment is classified as held-to-maturity when the Corporation has the positive intention and ability to hold it to maturity. Held-to-maturity investments include term deposits with banks, bonds and preference shares which the issuer is obliged to redeem at a specified future date, loans granted for the purpose of earning periodic interest income and other held-to-maturity investments.

Held-to-maturity investments are initially recognised at cost, including the purchase price and costs directly attributable to the acquisition of the investments. After initial recognition, these investments are recognised at recoverable amount. Interest income arising after the acquisition date is recognised as financial income on an accrual basis. Interest income attributable to the period before the Corporation acquired the investment is deducted from the cost of the investment at the acquisition date.

When there is firm evidence that part or all of an investment may not be recoverable and the amount of the loss can be measured reliably, the loss is recognised in financial expenses during the year and deducted directly from the carrying amount of the investment.

Loans receivable

Loans are measured at cost less any allowance for doubtful debts. The allowance for doubtful debts related to loans is established based on the estimated potential losses.

Investments in subsidiaries, joint ventures, and associates

Associates

An associate is an entity in which the Company has significant influence but does not have the power to govern the financial and operating policies of the investee. Significant influence is the power to participate in decisions concerning the financial and operating policies of the investee, but not to control those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost, including the purchase price or capital contribution together with transaction costs directly attributable to the acquisition of the investment. If the investment is made by way of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date.

Dividends and profits earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits earned after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

A provision for impairment of investments in subsidiaries, joint ventures and associates is established when the subsidiaries, joint ventures or associates incur losses. The provision amount is determined as the difference between the total actual contributed capital of all investors in the investee and its net assets, multiplied by the Company's ownership percentage of the total actual contributed capital of all investors in the investee. Where the investee prepares consolidated financial statements, the consolidated financial statements are used as the basis for determining the provision for impairment.

Any increase or decrease in the provision for impairment of investments in subsidiaries, joint ventures and associates required at the end of the financial year is recognised in financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments where the Corporation does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution plus costs directly attributable to the investment. Dividends and profits relating to periods prior to the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits relating to periods after the acquisition of the investment are recognized as revenue. Dividends received in the form of shares are only recorded as an increase in the number of shares, and no value is recognized for the shares received.

The provision for impairment of investments in equity instruments of other entities is established as follows:

- For investments in listed shares or where the fair value of the investment can be reliably determined, the allowance is made based on the market price of the shares.
- For investments whose fair value cannot be determined at the reporting date, the allowance is established based on the losses of the investee, with the provision amount equal to the difference between the actual capital contribution of the parties in the other entity and the actual owner's equity, multiplied by the Corporation's ownership interest ratio compared to the total actual capital contribution of the parties in that entity.

Increases or decreases in the provision for impairment of investments in equity instruments of other entities required at the end of the financial year are recognized in financial expenses.

Receivables

Receivables are tracked in detail by the original term, the remaining term at the reporting date, original currency, and by each subject; and are presented at carrying amounts net of provisions for doubtful debts.

The classification of receivables into trade receivables and other receivables is carried out according to the following principles:

- Trade receivables reflect commercial receivables arising from purchase-and-sale transactions between the Company and buyers that are independent of the Company, including receivables from sales of goods through export consignment to other entities.
- Other receivables reflect non-commercial receivables, not related to purchase-sale transactions.

The provision for doubtful debts is established for each doubtful receivable based on overdue ageing or estimated potential losses, specifically:

- For overdue receivables:
  - 30% of the outstanding balance for receivables overdue for more than 6 months but less than 1 year.
  - 50% of the outstanding balance for receivables overdue for 1 year but less than 2 years.
  - 70% of the outstanding balance for receivables overdue for 2 years but less than 3 years.
  - 100% of the outstanding balance for receivables overdue for 3 years or more.

- For receivables that are not yet overdue but are unlikely to be recovered, the provision is based on estimated losses.

Any increase or decrease in the provision for doubtful debts required at the end of the financial year is recognised in administrative expenses.

Inventories

Inventories are measured at the lower of cost and net realisable value.

The historical cost of inventories is determined as follows:
- Raw materials and merchandise: Comprise purchase costs and other directly related costs incurred in bringing the inventories to their present location and condition.
- Finished goods: Comprise direct materials, direct labor, and directly related manufacturing overheads allocated based on normal operating capacity.
- Work-in-progress: Accumulated based on actual costs incurred for each type of product or uncompleted contract.

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

The cost of inventories is determined using the weighted average method.

A provision for decline in value of inventory is recognised for each inventory item where the cost exceeds its net realisable value.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time the asset is brought to the location and condition necessary for it to operate in the manner intended by the Company. Expenditures incurred subsequent to initial recognition are added to the carrying amount of the asset only when it is probable that such expenditures will generate future economic benefits from the use of the asset. Expenditures that do not satisfy the above condition are recognised as production and business expenses in the period incurred.

Where the final settlement of a construction project has not yet been approved, the Company initially recognises the tangible fixed asset at a provisional cost. Such provisional cost is determined based on actual costs incurred together with reliably estimated costs expected to be incurred in order to bring the asset to the location and condition necessary for its intended use. The asset is depreciated based on the provisional cost and is subsequently adjusted in accordance with the approved final settlement.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful lives or depreciation rates of the various categories of tangible fixed assets are as follows:

Asset type	*Useful life (years)*
- Buildings and structures	06 – 45
- Machinery and equipment	05 – 20
- Vehicles and transmission equipment	05 – 10
- Office equipment	04 – 08

Intangible fixed assets

Intangible fixed assets are stated at historical cost less accumulated amortization.

The cost of intangible fixed assets includes all expenditures incurred by the Corporation to bring the asset to the location and condition necessary for it to operate in the manner intended by the Company. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business expenses in the period incurred unless these costs are directly associated with a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

When intangible fixed assets are sold or disposed of, their historical cost and accumulated amortization are written off, and any gain or loss arising from disposal is recognized in income or expenses for the period.

The Corporation's intangible fixed assets include land use rights, software, and other assets. Intangible fixed assets are amortized on a straight-line basis over their estimated useful lives.

Asset type	*Useful life (years)*
- Land use rights	36.5

Investment properties

Investment properties are land use rights, buildings, part of a building, or infrastructure owned by the Company or held under a finance lease to earn rentals or for capital appreciation. Investment properties are stated at cost less accumulated depreciation.

The cost of an investment property comprises all expenditures incurred by the Company or the fair value of other consideration given to acquire the investment property at the time of its acquisition or construction completion.

Costs related to investment properties incurred after initial recognition are recognized as expenses in the period, unless it is probable that such costs will generate future economic benefits in excess of the originally assessed standard of performance of the existing investment property, in which case they are capitalized into the cost.

When investment properties are sold, their cost and accumulated depreciation are derecognized and any resulting gains or losses are recognized in income or expenses for the period.

Transfers from owner-occupied property or inventories to investment property are made only when the owner ceases owner-occupation and commences an operating lease to another party, or at the end of the construction phase. Transfers from investment property to owner-occupied property or inventories are made only when the owner commences owner-occupation or commences development with a view to sale. Transfers from investment property to owner-occupied property or inventories do not change the cost or the carrying amount of the property at the date of transfer.

Construction in progress

Construction-in-progress reflects directly related costs (including relevant interest expenses consistent with the Company's accounting policy) incurred for assets under construction, machinery and equipment under installation for production, rental, and administrative purposes, as well as costs related to tangible fixed assets under repair. These assets are recorded at historical cost and are not depreciated.

In the event that a project or project component in which the Company is investing in construction or business cooperation for construction cannot be further implemented, the Company shall assess the recoverability of the construction-in-progress investment costs incurred based on actual circumstances, and any shortfall, if any, shall be recognized in the Corporation's operating results for the period.

Prepaid expenses

Expenses incurred that relate to the business performance over multiple accounting periods are recorded as prepaid expenses and gradually allocated to operating expenses in subsequent accounting periods. The Company's prepaid expenses include:

Tools and equipment

Tools and supplies put into use are allocated to expenses using the straight-line method with an allocation period ranging from 12 to 36 months..

Other prepaid expenses

Other prepaid expenses are recorded at cost and allocated to the income statement over a period not exceed 60 months from the date of incurrence.

Payables and accrued expenses

Payables and accrued expenses are recognised at the value of the present obligations that the Company is required to settle in the future, arising from transactions for goods purchased or services received, or other financial obligations at the time of preparing the financial statements.

Accrued expenses are recognised based on reasonable and reliable estimates of the amounts payable, taking into account the information and conditions available at the end of the financial year.

Liabilities are monitored in detail by original repayment term, the remaining repayment term at the reporting date, original currency, and individual creditor. Liabilities are not recognised at an amount lower than the obligation to be settled.

The classification of payables into trade payables, accrued expenses, internal payables, and other payables is based on the following principles:

- Trade payables: Represent commercial liabilities arising from the purchase of goods, services, and assets where the seller is an independent entity from the Company, including payables arising from imports conducted through an entrusted party.
- Other payables: Represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services

Principles for recognition of loans and finance lease obligations

Loans and finance lease obligations are initially recognised at the amount actually received. Transaction costs and finance costs directly attributable to the borrowings are recognised as financial expenses in the period incurred, except where such costs are capitalised in accordance with the Corporationy's borrowing cost policy.

Subsequent to initial recognition, loans and finance lease obligations are subsequently recognised at the outstanding amounts payable, including principal and interest payable in accordance with the relevant loan agreements or lease contracts. Borrowing costs and related Financial expenses are recognised in the expenses of the period in which they are incurred, except where such costs are capitalised in accordance with the Company's borrowing cost policy.

For lease contracts that qualify for classification as finance leases, the leased assets and lease liabilities are recognised in accordance with the economic substance of the transactions

Principles for recognition and capitalisation of borrowing cost

Borrowing costs comprise interest expenses and other costs incurred directly in connection with the Corporation's borrowings.

Borrowing costs are recognised as expenses in the period in which they are incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, in which case such borrowing costs are capitalised as part of the cost of the respective assets until the assets are ready for their intended use or sale.

The capitalisation of borrowing costs is carried out based on the actual timing and extent of investment activities, and is applied only during the period in which activities necessary to prepare the asset for its intended use are in progress.

Owners' equity

Share capital

Share capital is recognised based on the actual capital contributions made by shareholders and approved by the competent authorities (if any).

Share premium

Share premium is recognized as the difference between the issue price and par value of shares upon initial or additional issuances, the difference between the reissue price and carrying amount of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to the additional issuance of shares and the reissuance of treasury shares are deducted from the share premium.

Profit distribution

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

The Corporation appropriates the following funds from net profit after corporate income tax upon the proposal of the Board of Directors and as approved by shareholders at the Annual General Meeting:

- *Development investment fund:* This fund is appropriated for the purpose of expanding operations or making in-depth investments of the Corporation.
- *Bonus and welfare fund and Executive Board bonus fund:* These funds are appropriated to reward, provide material incentives, bring common benefits, and enhance the welfare of employees, and are presented as a payable in the separate financial statements.

The distribution of profits to the shareholders takes into consideration non-cash items included in undistributed post-tax profits that may affect cash flows and the Company's ability to pay dividends/profits, such as gains arising from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments, and other non-cash items.

Dividends are recognised as liabilities when they are approved by the General Meeting of Shareholders and the list of shareholders has been officially finalised.

The list of shareholders entitled to receive dividends is determined by the Vietnam Securities Depository and Clearing Corporation.

Revenue and income recognition

Revenue from sale of goods and finished products

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

- The Company has transferred substantially all the risks and rewards of ownership of the goods or products to the buyer.
- The Company no longer retains managerial involvement to the degree usually associated with ownership, or effective control over the goods or products.

- The revenue can be measured reliably. Where contracts provide buyers with the right to return purchased goods or products subject to specified conditions, revenue is recognised only when such conditions no longer exist, and the buyer no longer has the right to return the goods or products (except where customers are entitled to return goods in exchange for other goods or services).
- The Company has received or will probably receive economic benefits from the sales transaction.
- The costs relating to the sales transaction can be measured reliably.

Expense recognition

Cost of sales is recognized when expenses relating to the generation of revenue have been incurred and can be reliably determined, matching the corresponding revenue in accordance with the matching principle, regardless of the time of payment. Where necessary, expenses directly related to revenue of the period are estimated and recognized on the basis of reasonable and consistent assumptions. Expenses exceeding normal consumption levels are recognized immediately in cost of sales in accordance with the prudence principle.

Expenses other than cost of sales, including selling expenses, general and administrative expenses, and other operating expenses, are recognized in the Statement of Income in the period in which they are incurred, on a basis consistent with the related revenue and regardless of the time of payment. These expenses are recognized when there is sufficient evidence of the incurrence of an obligation and they can be reliably determined.

Expenses that do not yield future economic benefits are recognized immediately as expenses in the period in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense pursuant to current accounting standards and regulations.

Corporate income tax

Current Income Tax

Current corporate income tax expense reflects the amount of corporate income tax payable arising in the year and additional corporate income tax payable resulting from the discovery of immaterial misstatements of previous years.

Taxable income may differ from accounting profit before tax presented in the statement of income because taxable income excludes items of taxable income or expenses that are deductible in other years (including tax losses carried forward, if any) and also excludes items that are non-taxable or non-deductible.

The determination of the Company's taxes is based on current tax regulations. However, these regulations change from time to time, and the determination of tax obligations depends on tax audits by competent tax authorities

Related parties

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

In considering related party relationships, the substance of the relationship takes precedence over its legal form.

5. Cash and cash equivilent

Unrestricted cash and cash equivalents	**Closing balance (VND)**	**Opening balance (VND)**
- Cash	6,273,884,655	4,093,227,169
- Bank deposits	26,904,335,102	53,545,914,263
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch	*2,158,132,847*	*4,571,899,401*
+ Military Commercial Joint Stock Bank - Transaction Center 1 Branch	*217,371,502*	*3,335,935,567*
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoang Mai Branch	*20,000,000,000*	-
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Do Branch	*2,212,986*	*40,000,000,000*
+ Other banks	*4,526,617,767*	*5,638,079,295*
- Cash equivalents	51,362,304,480	13,071,958,709
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Hoan Kiem Branch	*38,050,102,740*	-
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch	*6,501,886,046*	*6,403,415,809*
+ Military Commercial Joint Stock Bank - Transaction Center 1 Branch	*6,610,315,694*	*6,468,542,900*
+ Other banks	*200,000,000*	*200,000,000*
Total	**84,540,524,237**	**70,711,100,141**

(i) Details of cash equivalents as at 30 June 2026:

+ 1-month term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade, with an interest rate of 4.75% per annum.

+ 3-month term deposits at Joint Stock Commercial Bank for Investment and Development of Vietnam, with interest rates ranging from 2.4% per annum to 4.75% per annum.

6. Financial investments

Held-to-maturity investments

	Closing balance (VND)			Opening balance (VND)		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Short-term	**7,062,863,363**	**7,062,863,363**	-	**5,985,163,363**	**5,985,163,363**	-
Time deposits (i)	7,062,863,363	7,062,863,363	-	5,985,163,363	5,985,163,363	-
Long-term	**500,000,000**	**500,000,000**	-	**500,000,000**	**500,000,000**	-
Bonds (ii)	500,000,000	500,000,000	-	500,000,000	500,000,000	-
Total	**7,562,863,363**	**7,562,863,363**	-	**6,485,163,363**	**6,485,163,363**	-

Details of held-to-maturity investments as at 30 June 2026 are as follows:

(i) Term deposits at Joint Stock Commercial Bank for Investment and Development of Vietnam, term: 12 months, with interest rates ranging from 4.5% per annum to 4.75% per annum.

(ii) Bonds at Vietnam Bank for Agriculture and Rural Development, bond term: 10 years, par value: VND 1,000,000 per bond.

6. Financial investment (cont'd)

Investment in associates, jointly controlled entities

	Closing balance (VND)			Opening balance (VND)		
	Share of profit or loss of associates	Cost	Equity-method Value	Share of profit or loss of associates	Cost	Equity-method Value
+ Nhat Nguyen Xanh Solar Joint Stock Company (i)	3,897,798,797	11,696,103,000	15,593,901,797	3,367,198,570	11,696,103,000	15,063,301,570
+ CRC Solar Power Company Limited (ii)	607,229,377	6,750,000,000	7,357,229,377	500,919,031	6,750,000,000	7,250,919,031
+ CRC Energy Joint Stock Company (iii)	593,110,893	5,256,700,000	5,849,810,893	-	5,256,700,000	5,256,700,000
Total	**5,098,139,067**	**23,702,803,000**	**28,800,942,067**	**3,868,117,601**	**23,702,803,000**	**27,570,920,601**

Investment in other entities

	Closing balance (VND)			Opening balance (VND)		
	Historical cost	Recoverable amount	Provision	Historical cost	Recoverable amount	Provision
Investment in other entities	**22,637,000,000**	**22,637,000,000**	-	**19,600,000,000**	**19,600,000,000**	-
+ CRC Energy Joint Stock Company	19,600,000,000	19,600,000,000	-	19,600,000,000	19,600,000,000	-
+ Bafarm Dak To Company Limited (iv)	3,037,000,000	3,037,000,000	-	-	-	-
Total	**22,637,000,000**	**22,637,000,000**	-	**19,600,000,000**	**19,600,000,000**	-

(i) As of the end of the accounting period, the Company had invested in Nhat Nguyen Xanh Solar Joint Stock Company (Business Registration Certificate No. 0109230844) with a value of VND 11,696,103,000, equivalent to 45% of charter capital. The investment cannot be measured at fair value due to the absence of a quoted market price.

6. Financial investment (cont'd)

(ii) As of the end of the accounting period, the Company had invested in CRC Solar Power Co., Ltd. (Business Registration Certificate No. 5400515997) with a value of VND 6,750,000,000, equivalent to 45% of charter capital. The investment cannot be measured at fair value due to the absence of a quoted market price.

(iii) As of the end of the accounting period, the Company had invested in CRC Energy Joint Stock Company (Business Registration Certificate No. 5400551561) with a value of VND 5,256,700,000, equivalent to 45% of charter capital. The investment cannot be measured at fair value due to the absence of a quoted market price.

(iv) According to Resolution No. 2104/2026/NQ-BOD dated 21 April 2026 of the Company, the Board of Management approved the acquisition of 51% of the charter capital of Bafarm Dak To Co., Ltd., with the expected transfer value of VND 30,600,000,000. However, as of 30 June 2026, the Company had only contributed VND 3,037,000,000, equivalent to approximately 9.9% of the expected transfer value. Therefore, the Company classified this investment under "Investments in other entities" in the interim consolidated financial statements.

7. Trade receivables

Short-term trade receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
Trade receivables from related parties	9,098,884,530	-	9,098,884,530	-
+ CRC Solar Yen Bai Joint Stock Company	9,098,884,530	-	9,098,884,530	-
Trade receivables from other parties	218,175,239,191	(83,000,155)	183,484,011,414	(83,000,155)
+ FIMEX Vietnam Import Export Joint Stock Company	*61,052,002,850*	-	*37,420,142,350*	-
+ Tam Phuc Business Company Limited	*19,834,875,000*	-	*22,734,875,000*	-
+ EMP Technology Joint Stock Company	*66,227,737,372*	-	*65,578,754,410*	-
+ CP Farm Viet Nam Investment Joint Stock Company	*23,315,443,224*	-	*23,315,443,224*	-
+ Other trade receivables	*47,745,180,745*	*(83,000,155)*	*34,434,796,430*	*(83,000,155)*
Total	**227,274,123,721**	**(83,000,155)**	**192,582,895,944**	**(83,000,155)**

8. Other receivables

Other short-term receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Other receivables	32,106,928,885	-	6,928,885	-
+ *Advances (i)*	*32,100,000,000*	-	-	-
+ *Others*	*6,928,885*	-	*6,928,885*	-
Total	**32,106,928,885**	-	**6,928,885**	-

Other long-term receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
Receivables from related parties	30,000,000,000	-	30,000,000,000	-
- *Mr. Mai Anh Duc (ii)*	*30,000,000,000*	-	*30,000,000,000*	-
Receivables from other parties	12,000,000,000	-	12,450,000,000	-
- *Ms. Trieu Thi Sa (iii)*	*9,000,000,000*	-	*9,000,000,000*	-
- *Mr. Nguyen Manh Ha (iv)*	*3,000,000,000*	-	*3,000,000,000*	-
- *Management Board of Lam Dong Industrial Zones*	-	-	*450,000,000*	-
Total	**42,000,000,000**	-	**42,450,000,000**	-

(i) Advances for expenses relating to the Yen Bai brick factory project (Details in Note 12 - Construction in progress).

(ii) Deposits for land leases paid to Mr. Mai Anh Duc under the following land lease contracts: Land lease contract No. 02/2020/HDTD/LAMHA2 dated 18 September 2020 with a term of 25 years; Land lease contract No. 01/2020/HDTD/DUCTRONG dated 30 September 2020 with a term of 25 years; Land lease contract No. 01/HDTD/KONTUM dated 10 June 2020 with a term of 25 years. These leased lands are used for the solar power plants of CRC Technology Joint Stock Company and its subsidiaries.

8. Other receivables (cont'd)

(iii) Deposits for land leases paid to Ms. Trieu Thi Sa under the following land lease contracts: Land lease contract No. 01/2020/HDTD/CRCINVEST dated 10 June 2020 with a term of 25 years; Land lease contract No. 01/2020/HDTD/CRCTECH dated 10 June 2020 with a term of 25 years; Land lease contract No. 01/HDTD/1NVEST dated 10 July 2020 with a term of 25 years. These leased lands are used for the solar power plants of CRC Technology Joint Stock Company and its subsidiaries.

(iv) Deposits for land lease paid to Mr. Nguyen Manh Ha under land lease contract No. 03/2020/HDTD/DATEH dated 24 August 2020 with a term of 25 years. This leased land is used for the solar power plant of CRC Invest Joint Stock Company.

9. Inventories

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Raw materials	2,765,460,121	-	1,438,694,940	-
- Finished goods	5,443,398,290	-	15,220,141,896	-
- Merchandise	170,072,412,953	-	166,836,148,648	-
Total	**178,281,271,364**	**-**	**183,494,985,484**	**-**

Details of inventories held at third-party warehouses:

Company name	Type of goods	30/06/2026	01/01/2026
- Thanh Nam Production Import Export Joint Stock Company	Cashew kernels	44.640.256.019	68.355.964.725
- Vicenza Investment Development Joint Stock Company	Tiles	25.847.282.013	15.018.773.070
- Amado Premium Roof Tile Joint Stock Company	Tiles	5.855.877	-
		70.493.393.909	**83.374.737.795**

10. Advances to suppliers

	Closing balance (VND)	Opening balance (VND)
- Advances to related parties	350,000,000	150,000,000
+ *Hoang Minh BG Investment and Trading Service Company Limited*	*350,000,000*	*150,000,000*
- Advances to other suppliers	460,719,430,660	268,449,486,249
+ *A Chau Achome Investment Joint Stock Company (*)*	*163,640,000,000*	*50,720,000,000*
+ *Vic Solar Electrical Engineering Technology Joint Stock Company (*)*	*156,446,064,251*	*36,630,064,251*
+ *GHT Agricultural Export Import Joint Stock Company*	*18,234,513,694*	*23,165,403,694*
+ *CP Farm Viet Nam Investment Joint Stock Company*	*20,192,703,420*	*25,664,061,640*
+ *Sunrise Solar Viet Nam Joint Stock Company*	*20,636,283,321*	*26,286,283,321*
+ *Others*	*81,569,865,974*	*105,983,673,343*
Total	**461,069,430,660**	**268,599,486,249**

(*) Advances to contractors for the CRC Premier Granite Porcelain Tile Factory Project (formerly the solar energy cell factory project - details in Note 12 - Construction in progress). As at 30 June 2026, the total balance of advances for the above project is VND 380,165,909,347

11. Prepaid expenses

Short-term prepaid expenses

	Closing balance (VND)	Opening balance (VND)
+ Insurance expenses	117,813,680	156,878,326
+ Tools and supplies issued for use	38,908,027	127,397,247
+ Others	61,552,027	99,049,705
Total	**218,273,734**	**383,325,278**

Long-term prepaid expenses

	Closing balance (VND)	Opening balance (VND)
+ Tools and supplies issued for use	182,069,093	205,873,300
+ Fixed asset repair expenses	144,242,740	106,410,663
+ Others	106,546,749	48,515,182
Total	**432,858,582**	**360,799,145**

12. Construction in progress

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
- Purchases of fixed assets	1,280,333,691	1,280,333,691	-	-
- CRC Premier Granite Porcelain Tile Factory Project (formerly Create Capital Vietnam Solar Panel Factory) (*)	254,658,247,015	254,658,247,015	90,181,645,644	90,181,645,644
- Steel mesh manufacturing plant - Vinasolar Bao Loc Joint Stock Company	27,031,517,694	27,031,517,694	27,003,314,694	27,003,314,694
- Other projects	6,786,525,204	6,786,525,204	5,703,062,439	5,703,062,439
Total	**289,756,623,604**	**289,756,623,604**	**122,888,022,777**	**122,888,022,777**

(*) CRC Premier Granite Porcelain Tile Factory Investment Project under Investment Registration Certificate No. 6186632788 first issued by Yen Bai Province Industrial Zones Management Board (currently Lao Cai Province) on 06 January 2022 and the 2nd amended certificate dated 28 February 2025. General information about the project is as follows:

- Investor: Create Capital Vietnam Joint Stock Company
- Name of the investment project: CRC Premier Granite Porcelain Tile Factory.
- Project location: Minh Quan Industrial Park, Lao Cai Province.
- Operation duration of the project: 50 years from the date the investor is granted the decision on land lease or the decision on change of land use purpose.
- Design capacity: 10,000,000 m2/year.
- Total investment capital: VND 986,235,000,000 (Nine hundred eighty-six billion, two hundred thirty-five million Vietnamese dongs), equivalent to USD 39,438,357 (Thirty-nine million, four hundred thirty-eight thousand, three hundred fifty-seven US dollars) (exchange rate of VND 25,007/USD on 01 July 2025 of the State Bank of Vietnam), of which:

  + Investor's contributed capital: VND 296,235,000,000 (Two hundred ninety-six billion, two hundred thirty-five million Vietnamese dongs), equivalent to USD 11,846,083 (Eleven million, eight hundred forty-six thousand, eighty-three US dollars).

  + Mobilized capital: VND 690,000,000,000 (Six hundred ninety billion Vietnamese dongs), equivalent to USD 27,592,274 (Twenty-seven million, five hundred ninety-two thousand, two hundred seventy-four US dollars).

13. Other non-current assets

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
Term deposits (i)	300,000,000	300,000,000	300,000,000	300,000,000
Total	**300,000,000**	**300,000,000**	**300,000,000**	**300,000,000**

(i) Blocked online savings deposit at Joint Stock Commercial Bank for Foreign Trade of Vietnam, with a 1-month term and an interest rate of 1.9% per annum, as collateral for the loan under contract No. 01/2020/HDDA/20955417 signed on 09 September 2020 between Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch and CRC Invest Joint Stock Company, and all credit agreements signed between CRC Invest and the bank for a term of 10 years.

14. Investment property

Items	Opening balance (VND)	Increases (VND)	Decreases (VND)	Clossing balance (VND)
Investment properties held for appreciation				
Cost	**52,967,671,766**	**24,000,000,000**	-	**76,967,671,766**
Buildings and land use rights	52,967,671,766	24,000,000,000	-	76,967,671,766
Impairment losses	-	-	-	-
Buildings and land use rights	-	-	-	-
Net book value	**52,967,671,766**	**24,000,000,000**	-	**76,967,671,766**
Buildings and land use rights	52,967,671,766	24,000,000,000	-	76,967,671,766
Infrastructure	-	-	-	-

14. Investment property (cont'd)

Details of investment properties held for capital appreciation as at 30 June 2026:

- Land use right certificate No. CN 467786 at No. 26D, Alley 12, Dang Thai Mai, Quang An Ward, Tay Ho District, Hanoi City, issued by the Hanoi Department of Natural Resources and Environment on 24 April 2018, cost: VND 31,756,000,000.

- Land use right certificate No. BY 045357 at BT4.2, Tay Mo urban functional area, Tay Mo Ward, Nam Tu Liem District, Hanoi City, issued by the Hanoi Department of Natural Resources and Environment on 11 December 2014, cost: VND 21,211,671,766.

- Land use right certificate No. AA 05203004 at land plot No. 164, Phuc Tho Commune, Lam Ha, Lam Dong Province, issued by the Lam Ha area branch of Land Registration Office on 09 March 2026, cost: VND 15,000,000,000.

- Land use right certificate No. B0 544376 at land plot No. 180, Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province, issued by Lam Ha District People's Committee on 12 October 2025, cost: VND 9,000,000,000.

15. Tangible fixed asset

Items	Buildings and structures (VND)	Machinery and equipment (VND)	Motor vehicles (VND)	Management equipment and tools (VND)	Total (VND)
Cost					
Opening balance	62,683,062,901	441,780,495,443	9,123,008,699	13,504,221,556	527,090,788,599
Acquisitions	-	-	*608,718,182*	-	*608,718,182*
Closing balance	**62,683,062,901**	**441,780,495,443**	**9,731,726,881**	**13,504,221,556**	**527,699,506,781**
Accumulated depreciation					
Opening balance	(11,673,145,508)	(138,498,930,217)	(4,939,743,152)	(9,017,782,726)	(164,129,601,603)
Depreciation	*(1,563,429,036)*	*(16,112,152,666)*	*(610,301,854)*	*(1,304,025,006)*	*(19,589,908,562)*
Closing balance	**(13,236,574,544)**	**(154,611,082,883)**	**(5,550,045,006)**	**(10,321,807,732)**	**(183,719,510,165)**
Net book value					
Opening balance	51,009,917,393	303,281,565,226	4,183,265,547	4,486,438,830	362,961,186,996
Closing balance	**49,446,488,357**	**287,169,412,560**	**4,181,681,875**	**3,182,413,824**	**343,979,996,616**

The cost of fully depreciated fixed assets that are still in use as at 30 June 2026 is VND 2,563,714,094 (as at 01 January 2026: VND 697,501,818).

The carrying amount of intangible fixed assets pledged, mortgaged, or used as collateral for loans as at 30 June 2026 is VND 224,394,802,508 (as at 01 January 2026: VND 256,163,244,726).

16. Intangible fixed assets

Items	Land use rights (VND)	Total (VND)
Cost		
Opening balance	4,851,995,501	4,851,995,501
Closing balance	**4,851,995,501**	**4,851,995,501**
Accumulated amortization		
Opening balance	(720,044,980)	(720.044.980)
Amortisation	*(66,465,690)*	*(66.465.690)*
Closing balance	**(786,510,670)**	**(786,510,670)**
Net book value		
Opening balance	4,131,950,521	4.131.950.521
Closing balance	**4,065,484,831**	**4,065,484,831**

The intangible fixed asset is land use right certificate No. DA 898969 at Luong Son Industrial Park, Km36, National Highway 6, Hoa Son Commune, Luong Son District, Hoa Binh Province, issued by the Hoa Binh Province Department of Natural Resources and Environment on 30 July 2021.

The carrying amount at the end of the period of the intangible fixed asset pledged or mortgaged for loans is VND 4,065,484,831 (the value as at 01 January 2026 is VND 4,131,950,521).

17. Trade payables

Short-term trade payables

	Closing balance (VND)	Opening balance (VND)
Trade payables to other parties	63,879,370,927	12,195,787,799
+ *Foshan Yhoo import and export CO.,LTD*	*37,762,421,285*	-
+ *Guangdong Yuechen Xintai Intelligent Manufacturing*	*4,643,118,556*	-
+ *Thanh Nam Exim Joint Stock Company*	*5,447,264,800*	-
+ *Tam Duong Tea Development Investment Joint Stock Company*	*1,999,503,003*	*1,999,503,003*
+ *Shanghai YingYue International Trade Co., LTD*	*1,847,845,939*	*1,948,047,090*
+ *Others*	*12,179,217,344*	*8,248,237,706*
Total	**63,879,370,927**	**12,195,787,799**

18. Advances from customers

Short-term advances from customers

	Closing balance (VND)	Opening balance (VND)
Advances from other customers	12,209,488,616	5,202,528,942
+ *EMP Technology Joint Stock Company*	*4,448,882,682*	-
+ *TRITON TRADE LIMITED*	*1,272,399,423*	*1,272,399,423*
+ *Branch of Thien Suong Da Lat Company Limited in Ha Noi*	*1,035,762,500*	*1,314,402,500*
+ *NKC Techvina Company Limited*	*2,800,000,000*	-
+ *CRC Investment and Technology Joint Stock Company Holding*	*1,871,499,745*	*1,847,499,745*
+ *Others*	*780,944,266*	*768,227,274*
Total	**12,209,488,616**	**5,202,528,942**

19. Accrued expenses

Short-term accrued expenses

	Closing balance (VND)	Opening balance (VND)
Payables to other organizations and individuals	425,688,686	439,114,722
+ *Borrowing costs*	*425,688,686*	*439,114,722*
Total	**425,688,686**	**439,114,722**

20. Other payables

Short-term payables

	Closing balance (VND)	Opening balance (VND)
Payables to other organizations and individuals	121,029,990	92,427,424
+ *Social insurance*	*93,494,048*	*21,139,500*
+ *Health insurance*	*19,619,102*	*3,730,500*
+ *Unemployment insurance*	*7,916,840*	*1,658,000*
+ *Other payables*	-	*65,899,424*
Total	**121,029,990**	**92,427,424**

21. Tax and other payables to the State budget

Short-term tax and other payables to the State budget

	Opening balance (VND)	Payable (VND)	Paid (VND)	Closing balance (VND)
Output value-added tax	-	8,170,628,720	8,170,628,720	-
Export and import duties	-	69,187,033	69,187,033	-
Corporate income tax	3,119,760,356	1,704,884,130	2,456,988,844	2,367,655,642
Personal income tax	3,499,515	-	-	3,499,515
Other taxes	-	113,881,992	113,881,992	-
Fees, charges and other payables	-	11,323,859	11,323,859	-
Total	**3,123,259,871**	**10,069,905,734**	**10,822,010,448**	**2,371,155,157**

The Company's tax finalization is subject to examination by the tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amounts presented in the consolidated financial statements may be subject to change upon the decision of the tax authorities.

22. Loan and fianance lease obligations

Short-term loan and finance lease obligations

Items	Closing balance (VND)	In the Period (VND)		Closing balance (VND)
		Increases	Decreases	
Short-term loan and finance lease obligations	***217,270,819,426***	***238,389,407,333***	***308,796,696,196***	***287,678,108,289***
Bank loans	**216,810,819,426**	**234,489,407,333**	**240,827,268,396**	**223,148,680,489**
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch (1)	133,243,926,061	150,731,270,885	156,576,416,563	139,089,071,739
+ Military Commercial Joint Stock Bank - Transaction Center 1 Branch (2)	68,260,917,000	68,260,917,000	68,671,052,950	68,671,052,950
+ Vietnam Prosperity Joint Stock Commercial Bank (3)	3,000,000,000	3,007,666,666	3,007,666,666	3,000,000,000
+ Vietnam Bank for Agriculture and Rural Development - Tay Do Branch (4)	12,283,017,960	12,283,017,960	12,388,555,800	12,388,555,800
+ Bank credit cards	22,958,405	206,534,822	183,576,417	-
Borrowings from individuals	**460,000,000**	**3,900,000,000**	**67,969,427,800**	**64,529,427,800**
+ Mr. Bui Van Son	-	-	64,256,427,800	64,256,427,800
+ Others	460,000,000	3,900,000,000	3,713,000,000	273,000,000
Current portion of long-term loans	***51,976,373,128***	***26,451,095,513***	***27,245,095,513***	***52,770,373,128***
+ Vietnam Bank for Agriculture and Rural Development - Tay Do Branch (4)	25,018,492,000	12,149,246,000	12,149,246,000	25,018,492,000
+ Shinhan Bank Vietnam Limited - Tran Duy Hung Branch (5)	227,367,456	102,092,677	102,092,677	227,367,456
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh Xuan Branch (6)	78,000,000	39,000,000	39,000,000	78,000,000
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch (7)	4,100,000,000	2,030,000,000	2,030,000,000	4,100,000,000
+ Military Commercial Joint Stock Bank - My Dinh Branch (8)	6,168,513,672	3,978,756,836	4,692,756,836	6,882,513,672
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (9)	16,384,000,000	8,152,000,000	8,232,000,000	16,464,000,000

22. Loan and finance lease obligation (cont'd)

Long-term loan and finance lease obligations

Items	Closing balance (VND)	In the Period (VND)		Closing balance (VND)
		Increases	Decreases	
Long-term loan and finance lease obligations	***250,908,678,878***	***134,383,014,430***	***26,458,762,179***	***142,984,426,627***
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch (1)	184,107,353,345	133,923,014,430	-	50,184,338,915
+ Vietnam Prosperity Joint Stock Commercial Bank (3)	452,333,334	460,000,000	7,666,666	-
+ Vietnam Bank for Agriculture and Rural Development - Tay Do Branch (4)	50,948,757,600	-	12,149,246,000	63,098,003,600
+ Shinhan Bank Vietnam Limited - Tran Duy Hung Branch (5)	418,686,719	-	102,092,677	520,779,396
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh Xuan Branch (6)	68,500,000	-	39,000,000	107,500,000
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Cong Branch (7)	1,176,813,701	-	2,030,000,000	3,206,813,701
+ Military Commercial Joint Stock Bank - My Dinh Branch (8)	3,744,299,648	-	3,978,756,836	7,723,056,484
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (9)	9,991,934,531	-	8,152,000,000	18,143,934,531
Total	**520,155,871,432**	**399.223.517.276**	**362.500.553.888**	**483,432,908,044**

22. Loan and finance lease obligation (cont'd)

Details of loans are as follows:

(1) Short-term loans at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - My Dinh Branch:

- Line of credit agreement No. 02/2025/8353501/HDTD dated 19 August 2025 between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch. The total maximum balance of drawn loans and issued L/C guarantees: VND 589,000,000,000 and not exceeding 65% of the total investment capital of the project; Purpose of loan: To pay expenses for the implementation of the CRC Premier Granite Porcelain Tile Factory Project in Yen Bai; Term of commitments: Maximum 120 months from the date of the first disbursement; Grace period: maximum 24 months from the date of the first disbursement; Drawdown period: maximum 24 months from the date of the first disbursement; Interest rate: determined based on the Bank's interest rate policy from time to time; Collateral: all assets formed from the investment capital of the CRC Premier Granite Porcelain Tile Factory Project, including existing assets and assets formed in the future whose formation costs belong to the total investment and/or the settled cost portfolio of the Project.

- Line of credit agreement No. 01/2026/8353501/HDTD dated 30 June 2026 between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch. Credit limit: VND 90,000,000,000 (Of which: Loan limit: VND 89,700,000,000; Corporate credit card issuance limit: VND 300,000,000); Purpose of loan: To supplement working capital (including short-term loans, guarantee issuance, L/C opening, corporate credit cards) serving business and production activities; Credit limit maintenance period: until the end of 31 May 2027; Loan term: determined according to each specific credit agreement, maximum 6 months; Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time; Collateral: Implemented according to Pledge/Mortgage/Guarantee/Deposit agreements (collectively referred to as Security agreements) entered into before, on, or after the date of this Agreement.

- Credit agreement No. 01/2025/13344700/HDTD dated 05 September 2025 between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam. Credit limit: VND 50,000,000,000 (Of which: Payment limit is VND 49,950,000,000, Corporate credit card limit is VND 50,000,000). Purpose of loan: To supplement working capital, guarantees, issue L/C and credit cards serving business and production activities. Limit maintenance period: 12 months from the signing date of this agreement but not beyond 15 September 2026. Loan term: determined according to each specific credit agreement. Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time. Collateral: Land use rights and assets attached to land at land plot No. BT4.2, address: BT4.2, Tay Mo Urban Functional Area, Nam Tu Liem District, Hanoi; Land use rights and assets attached to land at land plot No. 32a, address: No. 26D Alley 12 Dang Thai Mai, Quang An Ward, Tay Ho District, Hanoi.

(2) Short-term loans at Military Commercial Joint Stock Bank (MB) - Transaction Center 1 Branch

- Credit provision agreement No. 399105.26.002.2265211.TD dated 20 April 2026 between the Company and Military Commercial Joint Stock Bank (MB) - Transaction Center 1 Branch. Credit limit: VND 60,000,000,000; Purpose of loan: Credit provision for agricultural commercial business activities; Limit maintenance period: from the signing date of this Agreement to 15 April 2027; Loan term: maximum 6 months, details of the loan term are stated in the debt acknowledgement document for each disbursement; Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time; Collateral: Land use rights, ownership of house and other assets attached to land No. CQ 666984 owned by Ms. Tran Thi Thu Hien.

- Credit agreement No. 303730.25.002.2599046.TD dated 26 May 2025 between the Company and Military Commercial Joint Stock Bank (MB) - Transaction Center 1 Branch. Credit limit: VND 50,000,000,000 (Of which: Loan limit is VND 30,000,000,000, Payment guarantee limit is VND 20,000,000). Purpose of loan: Credit provision for production and processing of solar energy panels. Limit maintenance period: From the signing date of this Agreement to 29 April 2026. Loan term: determined according to each specific credit agreement. Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time. Collateral: 2 savings passbooks valued at VND 6,200,000,000.

(3) Short-term loans at Vietnam Prosperity Joint Stock Commercial Bank (VPBank)

- Line of credit agreement No. CLC-45302-01 dated 25 June 2025 and its Appendices between the Company and Vietnam Prosperity Joint Stock Commercial Bank (VPBank). Credit limit: VND 3,000,000,000 (Of which: Loan limit: VND 3,000,000,000; L/C issuance limit: VND 3,000,000,000); Purpose of loan: Supplement working capital for customers serving commercial business activities of building materials; Limit maintenance period: 12 months from the signing date of this Agreement, i.e., until the end of 25 June 2026; Loan term: determined according to each specific credit agreement but not exceeding 6 months; Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time; Collateral: Implemented according to Pledge/Mortgage/Guarantee/Deposit agreements (collectively referred to as Security agreements) entered into before, on, or after the date of this Agreement.

- Loan cum car mortgage agreement No. 09062026-3027025-AUTO-1/HD dated 09 June 2026 between the Company and Vietnam Prosperity Joint Stock Commercial Bank. Loan amount: VND 460,000,000; Loan term: 60 months; Purpose of loan utilization: Buy a new car for commuting purposes under Car Purchase Agreement No. N00503-36-0470; Interest rate: specifically stipulated in the Debt Acknowledgement Contract; Collateral: VINFAST Limo Green car, license plate 29B-317.13, vehicle registration certificate No. 29 00295525 issued by Tay Mo Ward Police - Hanoi City Police on 05 June 2026.

(4) Short-term loans at Vietnam Bank for Agriculture and Rural Development (Agribank) - Tay Do Branch

- Credit agreement No. 1462-LAV202501168 dated 20 November 2025 between the Company and Vietnam Bank for Agriculture and Rural Development (Agribank) - Tay Do Branch. Credit limit: VND 70,000,000,000. Purpose of loan: Supplement working capital for production and business activities in 2025-2026. Limit maintenance period: from the signing date of this Agreement until the end of 30 September 2026. Loan term: determined according to each specific credit agreement. Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time. Collateral: Assets legally owned by the Customer and/or a 3rd party, wherein real estate assets (excluding the construction works of the solar energy cell factory project in Luong Son, Hoa Binh currently mortgaged at the Branch) include: Land use rights under Land Use Right Certificate No. D 095783; Registration book No. 03314QSDĐ/1657CN.11.6.03 issued by the People's Committee of Bao Loc Town, Lam Dong Province on 02 March 2004. Successfully registered for transfer to Mr. Vu Dinh Trung and his wife, Ms. Luu Hong Quyen, at the Land Registration Office of Bao Loc City, Lam Dong Province on 09 April 2025; The entire machinery and equipment line system formed in the future legally owned by CRC SOLAR CELL JSC at the "Solar energy cell factory" project; Factories and construction works on land under "Certificate of land use rights, ownership of houses and other assets attached to land No. DI721961, Registration book No. CT12427 issued by the Department of Natural Resources and Environment of Hoa Binh Province on 01 February 2024 and "Certificate of land use rights, ownership of houses and other assets attached to land No. DI 721962, Registration book No. CT12427 issued by the Department of Natural Resources and Environment of Hoa Binh Province on 01 February 2024"; Capital contribution rights and rights and benefits arising from the capital contribution of shareholders at CRC Solar Cell Joint Stock Company. The value of the mortgaged capital contribution is at least equal to the balance of the Company's short-term credit limit at Agribank; Revolving goods in the production and business process formed from Agribank's loan capital.

- Credit agreement No. 1462-LAV202100370 dated 22 March 2021 between the Company and Vietnam Bank for Agriculture and Rural Development (Agribank) - Tay Do Branch. Maximum loan amount: VND 180,000,000,000; Purpose of loan: Pay expenses for implementing the Solar Energy Cell Factory Project (excluding capitalized interest during the construction period and VAT of the project); Limit maintenance period: Maximum 08 years (96 months) from the day after the first disbursement date; Loan term: determined according to each specific credit agreement; Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time; Collateral: Mortgage of future assets belonging to the Project, including all movable and immovable properties formed from the Solar Energy Cell Factory Project at Luong Son Industrial Park, Hoa Binh Province, invested by CRC Solar Cell Joint Stock Company.

(5) Long-term loans at Shinhan Bank Vietnam Limited - Tran Duy Hung Branch:

- Credit agreement No. 806400301157 and mortgage agreement No. SHBVN/TDH/TC/806400301157 dated 08 August 2022; Loan term is 96 months from the disbursement date; Floating interest rate; Collateral: Mitsubishi car, license plate: 29H-622.58.

- Credit agreement No. 806400311830 dated 10 January 2023 and mortgage agreement No. SHBVN/TDH/HDTC/2023/806400311830 dated 10 January 2023; Loan term is 96 months from the disbursement date; Floating interest rate; Collateral: Vinfast VF8 car, license plate: 30K-101.79.

(6) Long-term loans at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) - Thanh Xuan Branch:

Individual loan agreement No. 01/2023-HDCVTL/NHCT127-CREATE CAPITAL dated 10 February 2023 between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh Xuan Branch. Loan amount: Not exceeding VND 400,000,000; Purpose of loan: Payment for the purchase of 01 HONDA CITY RS car under Car Purchase Agreement No. 35.23.0163/HDKT 2023 HONDA HAK dated 01 March 2023 signed between Create Capital Vietnam Joint Stock Company and Phuong Lien Co., Ltd to serve the commuting activities of the Company; Disbursement period: From the signing date of the agreement to the end of 15 April 2023; Loan term: 60 months; Interest rate: determined according to each specific credit agreement based on the Bank's interest rate policy from time to time; Collateral: Security Agreements established before and/or at the time of signing this Agreement that stipulate or refer to secured obligations, including obligations arising from this Agreement, comprising: Asset mortgage agreement No. 01/2023/HDBD/NHCT127 dated 29 March 2023 signed between Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh Xuan Branch and Create Capital Vietnam Joint Stock Company.

(7) Long-term loans at Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Thanh Cong Branch:

- Loan under credit agreement No. 01/2020/HDDA/20598213 dated 26 June 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: Assets formed in the future including Machinery, equipment, and factory frames of the Agricultural Farm combined with Renewable Energy Lam Ha 1 Project, at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province; shares of Create Capital Vietnam Company (ticker CRC) owned by Mr. Mai Anh Tam; revenue source of Lam Ha 1 Rooftop Solar Project at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province; land plot No. 80, map sheet No. 9 located at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province under the Certificate of land use rights, ownership of houses and other assets attached to land No. BU186588 privately owned by Mr. Ly Xuan Than and Ms. Trieu Thi Sa.

- Loan under credit agreement No. 01/2020/HDDA/20955417 dated 09 September 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: Assets formed in the future including Machinery, equipment, and factory frames of the Agricultural Farm combined with Renewable Energy Lam Ha 2 Project, at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province owned by the Company under Asset Mortgage Agreement No. 01/2020/HDTC/20955417; shares of Create Capital Vietnam Company (ticker CRC) owned by Mr. Mai Anh Tam under Share Pledge Agreement No. 02/2020/HDCCCP/20955417; revenue source of Lam Ha 2 Rooftop Solar Project at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province owned by CRC Invest Joint Stock Company immediately upon having the Power Purchase Agreement; land plot No. 180, map sheet No. 9 located at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province under the Certificate of land use rights, ownership of houses and other assets attached to land No. BO544376 issued by Lam Ha District People's Committee on 26 July 2013, privately owned by Mr. Ly Xuan Than and Ms. Trieu Thi Sa.

- Loan under credit agreement No. 01/2020/HDDA/20957545 dated 17 September 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: Assets formed in the future including Machinery, equipment, and factory frames of the Agricultural Farm combined with Renewable Energy Lam Ha 3 Project, at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province owned by the Company under Asset Mortgage Agreement No. 01/2020/HDTCC/20957545; shares of Create Capital Vietnam Company (ticker CRC) owned by Ms. Duong Thi Huyen under Share Pledge Agreement No. 03/2020/HDCCCP/20957545; revenue source of Lam Ha 3 Rooftop Solar Project at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province owned by CRC Power JSC immediately upon having the Power Purchase Agreement; land plot No. 183, map sheet No. 9 located at Thanh Binh Village, Tan Thanh Commune, Lam Ha District, Lam Dong Province under the Certificate of land use rights, ownership of houses and other assets attached to land No. BO544379 issued by Lam Ha District People's Committee on 26 July 2013, privately owned by Mr. Ly Xuan Thanh and Ms. Trieu Thi Sa.

(8) Long-term loans at Military Commercial Joint Stock Bank (MB) - My Dinh Branch:

- Loan under credit agreement No. 65290.20.011.8298087.TD dated 23 November 2020; Loan term is 84 months from the disbursement date; Floating interest rate. Collateral: Rooftop solar power system with capacity < 1MW (Including but not limited to all machinery, equipment, accompanying accessories, profits, and arising rights) formed from the MB-financed plan under machinery and equipment mortgage agreement No. 65293.20.011.8298087.BD dated 24 November 2020; Receivables formed from the Power Purchase Agreement for rooftop solar power system No. 32/2020/HDMBD/KTPC-KD dated 11 November 2020 between Central Power Corporation and CRC Technology Joint Stock Company; 95% of shares of Create Capital Vietnam Joint Stock Company in CRC Technology Joint Stock Company under Capital Contribution Certificate No. 04/CNCP/CRCTECH issued by CRC Technology Joint Stock Company on 30 June 2020.

- Loan under credit agreement No. 185404.24.011.8298087.TD dated 09 January 2024; Loan term is 48 months from the disbursement date; Floating interest rate. Collateral: Assets formed from loan capital - Vinfast VF9 Plus car, license plate: 30L-34301.

- Loan under credit agreement No. 4636.21.011.9142097.TD dated 25 January 2021; Loan term is 84 months from the disbursement date; Floating interest rate. Collateral: Rooftop solar power system with capacity < 1MW (Including but not limited to all machinery, equipment, accompanying accessories, profits, and arising rights) formed from the MB-financed plan; receivables arising from the Power Purchase Agreement signed between the Customer and the local Power Company; land use rights, construction/reinforced concrete structures to implement the project during the loan term.

- Loan under credit agreement No. 4330.21.011.9148657.TD dated 25 January 2021; Loan term is 84 months from the disbursement date; Floating interest rate. Collateral: Rooftop solar power system formed from the MB-financed plan; receivables arising from the Power Purchase Agreement signed between the Customer and the local Power Company; land use rights, construction/reinforced concrete structures to implement the project during the loan term.

- Loan under credit agreement No. 12525.21.011.8374851.TD dated 16 March 2021; Loan term is 84 months from the disbursement date; Floating interest rate. Collateral: Rooftop solar power system formed from the MB-financed plan; receivables arising from the Power Purchase Agreement signed between the Customer and the local Power Company; land use rights, construction/reinforced concrete structures to implement the project during the loan term.
- Loan under credit agreement No. 12611.21.011.9720117.TD dated 16 March 2021; Loan term is 84 months from the disbursement date; Floating interest rate. Collateral: The owner's equity contribution of Mr. Ho Cong Tru, a member of the company's board of directors, based on capital contribution certificate No. 02/GCNCP dated 26 November 2020, accounting for 55% of the capital contribution ratio; all machinery and equipment arising from the equipment supply and installation contract No. 02/2020/HDKT/EPC/RESUN-CRC signed on 20 September 2020 between the Customer and Create Capital Vietnam Joint Stock Company and invoice No. 0000083 dated 02 March 2021; receivables formed from power purchase agreement No. 1069/2020 dated 21 December 2020 signed between the customer and Southern Power Corporation LLC.

(9) Long-term loans at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hanoi Branch:

- Loan under credit agreement No. 01/2020/14209634/HDTD dated 11 September 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by Canadian Solar Vietnam JSC formed after the investment of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 999 kWp) at Village 1, Tan Thanh Commune, Lam Ha District, Lam Dong Province; land use rights owned by a Third Party (Mr. Mai Anh Duc: a person closely related to Canadian Solar Vietnam JSC) who is the Agricultural Farm Owner at the investment location of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 999 kWp) at Village 1, Tan Thanh Commune, Lam Ha District, Lam Dong Province of Canadian Solar Vietnam JSC; receivables arising from the Power Purchase Agreement between Canadian Solar Vietnam JSC and EVN.
- Loan under credit agreement No. 01/2020/14519932/HDTD dated 30 October 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by Solar Energy Supply JSC formed after the investment of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province; land use rights owned by a Third Party (Mr. Nguyen Manh Ha: a shareholder or a person closely related to Solar Energy Supply JSC) who is the Agricultural Farm Owner at the investment location of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province; receivables arising from the Power Purchase Agreement between Solar Energy Supply JSC and EVN.
- Loan under credit agreement No. 01/2020/14519935/HDTD dated 30 October 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by Lam Dong Electrical Installation JSC formed after the investment of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province; receivables arising from the Power Purchase Agreement between Lam Dong Electrical Installation JSC and EVN; land use rights owned by a Third Party (Mr. Nguyen Manh Ha: a member or a person closely related to Lam Dong Electrical Installation JSC) who is the Agricultural Farm Owner at the investment location of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province.

- Loan under credit agreement No. 01/2020/14507083/HDTD dated 30 October 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by Nhat Nguyen Xanh Power JSC formed after the investment of the Medicinal Herb Farm combined with Solar Rooftop Power Project (installed capacity of 998 kWp) at Ro Koi Commune, Sa Thay District, Kon Tum Province; receivables arising from the Power Purchase Agreement between Nhat Nguyen Xanh Power JSC and EVN; the right to use 17,371 m^2 of land owned by third parties, Mr. Pham Van Loc and Ms. Mai Thi Hong Lanh (Mr. Pham Van Loc is a shareholder of Nhat Nguyen Xanh Power JSC and also the Agricultural Farm Owner at the Project investment location) to jointly secure obligations arising under all credit agreements signed between BIDV Hanoi and 02 enterprises: Nhat Nguyen Xanh Power JSC and Kosun Green Energy JSC.

- Loan under credit agreement No. 01/2020/14514121/HDTD dated 30 October 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by ELECSUN Vietnam JSC formed from the investment of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province; receivables arising from the Power Purchase Agreement between ELECSUN Vietnam JSC and EVN; land use rights owned by a Third Party (being a member or a person closely related to ELECSUN Vietnam JSC) who is the Agricultural Farm Owner at the investment location of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province of ELECSUN Vietnam JSC.

- Loan under credit agreement No. 01/2020/14209597/HDTD dated 21 August 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: The entire rooftop solar power system owned by CRC Invest Joint Stock Company formed after the investment of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with a capacity of 998 kWp) at Da Lay Commune, Da Teh District, Lam Dong Province; land use rights owned by a Third Party (being a shareholder or a person related to a shareholder of CRC Invest JSC) who is the Agricultural Farm Owner at the investment location of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with a capacity of 998 kWp) at Da Lay Commune - Da Teh District - Lam Dong Province of CRC Invest JSC; receivables arising from the Power Purchase Agreement between CRC Invest JSC and EVN.

- Loan under credit agreement No. 01/2020/14532823/HDTD dated 30 October 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by JINCA Vietnam Joint Stock Company formed after the investment of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province; land use rights owned by a Third Party (being a shareholder or a person closely related to JINCA Vietnam Joint Stock Company) who is the Agricultural Farm Owner at the investment location of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 990 kWp) at Tan Phu Village, Ninh Gia Commune, Duc Trong District, Lam Dong Province of JINCA Vietnam Joint Stock Company; receivables arising from the Power Purchase Agreement between JINCA Vietnam Joint Stock Company and EVN.

- Loan under credit agreement No. 01/2020/13908223/HDTD dated 30 October 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by Kosun Green Energy JSC formed after the investment of the Medicinal Herb Farm combined with Solar Rooftop Power Project (installed capacity of 998 kWp) at Ro Koi Commune, Sa Thay District, Kon Tum Province; receivables arising from the Power Purchase Agreement between Kosun Green Energy JSC and EVN; the right to use 17,371 m² of land owned by third parties, Mr. Pham Van Loc and Ms. Mai Thi Hong Lanh (Mr. Pham Van Loc is a shareholder of Kosun Green Energy JSC and also the Agricultural Farm Owner at the Project investment location) to jointly secure obligations arising under all credit agreements signed between BIDV Hanoi and 02 enterprises: Nhat Nguyen Xanh Power JSC and Kosun Green Energy JSC.

- Loan under credit agreement No. 01/2020/14209604/HDTD dated 11 September 2020; Loan term is 84 months from the disbursement date; Floating interest rate; Collateral: All assets owned by CRC Power JSC formed after the investment of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 999 kWp) at Village 1, Tan Thanh Commune, Lam Ha District, Lam Dong Province; land use rights owned by a Third Party (being a shareholder or a person closely related to CRC Power JSC) who is the Agricultural Farm Owner at the investment location of the Agricultural Farm combined with Renewable Energy Project (rooftop solar power system with an installed capacity of 999 kWp) at Village 1, Tan Thanh Commune, Lam Ha District, Lam Dong Province of CRC Power JSC; receivables arising from the Power Purchase Agreement between CRC Power JSC and EVN.

- Loan under credit agreement No. 01/2025/13908223/HDTD dated 30 October 2025; Loan term is 84 months from the disbursement date; Floating interest rate; financial compensation loan for the Medicinal Herb Farm combined with Solar Rooftop Power Project (Installed capacity of 998.03 kWp) at Ro Koi Commune, Sa Thay District, Kon Tum Province (Currently: Ro Koi Commune, Quang Ngai Province); This loan compensates for contract No. 01/2020/13908223/HDTD dated 30 October 2020.

- Loan under credit agreement No. 01/2025/14507083/HDTD dated 30 October 2025; Loan term is 84 months from the disbursement date; Floating interest rate; financial compensation loan for investment in the Medicinal Herb Farm combined with Solar Rooftop Power Project (Installed capacity of 998 kWp) at Ro Koi Commune, Sa Thay District, Kon Tum Province (Currently: Ro Koi Commune, Quang Ngai Province); This loan compensates for contract No. 01/2020/14507083/HDTD dated 30 October 2020.

23. Owner's equity

Statement of changes in owner's equity

Items	Share capital (VND)	Share premiums (VND)	Development investment fund (VND)	Retained earnings (VND)	Non-Controlling Interest (VND)	Total (VND)
Opening balance of the prior period	**600,000,000,000**	**(406,459,596)**	**10,645,604,925**	**150,178,763,105**	**60,057,293,247**	**820,475,201,681**
- Stock dividends	83,999,240,000	-	-	(83,999,240,000)	-	-
- Profit for the year	-	-	-	57,448,275,272	4,969,876,814	62,418,152,086
- Dividends paid to shareholders of subsidiaries	-	-	-	-	(3,566,550,000)	(3,566,550,000)
- BOM and BOS's remuneration	-	-	-	(156,000,000)	-	(156,000,000)
- Effects of consolidation adjustments	-	-	-	115,989,115	-	115,989,115
Opening balance of the current period	**683,999,240,000**	**(406,459,596)**	**10,645,604,925**	**123,587,787,492**	**61,460,620,061**	**879,286,792,882**
- Increase in capital (i)	383,000,000,000	-	-	-	-	383,000,000,000
- Profit for the period	-	-	-	22,777,177,811	531,804,189	23,308,982,000
- Dividends paid to shareholders of subsidiaries	-	-	-	-	(422,300,002)	(422,300,002)
- Changes due to increase in ownership interest in subsidiaries	-	-	-	4,741,439,391	(47,741,439,391)	(43,000,000,000)
- BOM and BOS's remuneration	-	-	-	(156,000,000)	-	(156,000,000)
- Other increases	-	-	-	7,733,775	-	7,733,775
Closing balance	**1,066,999,240,000**	**(406,459,596)**	**10,645,604,925**	**150,958,138,469**	**13,828,684,857**	**1,242,025,208,655**

23. Owner equity (cont'd)

(i) Capital increase from the private placement of shares under the plan approved by the Resolution of the General Meeting of Shareholders No. 2604/2025/CRC/NQ-DHDCD dated 26 April 2025.

According to Report No. 2601/2026/BC-CRC of Create Capital Vietnam Joint Stock Company dated 26 January 2026 reporting the results of the private placement of shares and Resolution No. 2601/2026/NQ-HDQT of the Board of Directors dated 26 January 2026 on the Approval of the results of the private placement of shares:

- The total planned offering of 38,300,000 shares was fully purchased and paid for by 26 January 2026, being 38,300,000 shares equivalent to the amount of VND 383,000,000,000 blocked in the Company's account No. 2601482855 opened at Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch.
- Total net proceeds from the offering are VND 383,000,000,000.

Details of owner's contributed capital:

	Closing balance		Opening balance	
	Amount (VND)	Percentage (%)	Amount (VND)	Percentage (%)
- Mr. Mai Anh Tam	45,600,000,000	4.27%	45,600,000,000	6.67%
- Mr. Mai Anh Duc	32,022,030,000	3.00%	32,022,030,000	4.68%
- Others	989,377,210,000	92.73%	606,377,210,000	88.65%
Total	**1,066,999,240,000**	**100.00%**	**683,999,240,000**	**100.00%**

23. Owner equity (cont'd)

Shares

	Closing balance (Share)	Opening balance (Share)
- Number of shares authorised for issuance	106,699,924	68,399,924
- Number of shares issued to the public	106,699,924	68,399,924
+ *Ordinary shares*	*106,699,924*	*68,399,924*
- Number of shares outstanding	106,699,924	68,399,924
+ *Ordinary shares*	*106,699,924*	*68,399,924*
* *Par value per share (VND/share):*	*10,000*	*10,000*

Transactions with owners in their capacity as owners and distribution of dividends/profit sharing

	Current period (VND)	Prior period (VND)
- Contributed capital		
Opening balance	*683,999,240,000*	*600,000,000,000*
Increases	*383,000,000,000*	*83,999,240,000*
Decreases	-	-
Clossing balance	*1,066,999,240,000*	*683,999,240,000*
- Dividends and profits distributed	-	(83,999,240,000)

24. Revenue from sale of goods and rendering of services

	Current period (VND)	Prior period (VND)
- Revenue from sale of products and goods	189,562,442,142	177,866,134,960
- Revenue from sale of finished goods	77,349,341,006	59,522,556,815
- Revenue from electricity generation	31,132,753,025	29,466,292,432
- Other revenue	990,998,564	4,402,042,853
Total	**299,035,534,737**	**271,257,027,060**

25. Cost of goods sold

	Current period (VND)	Prior period (VND)
- Cost of products and goods sold	181,946,684,400	169,336,562,610
- Cost of finished goods	67,636,261,778	40,851,021,757
- Cost of electricity generation	8,323,147,867	9,377,512,115
- Other costs	1,070,662,680	3,260,929,524
Total	**258,976,756,725**	**222,826,026,006**

26. Financial income

Items	Current period (VND)	Prior period (VND)
- Interest income	602,517,570	67,634,136
- Foreign exchange gains	-	51,820,733
- Other financial income	-	126,000
Total	**602,517,570**	**119,580,869**

27. Financial expenses

Items	Current period (VND)	Prior period (VND)
- Interest expense	10,726,096,959	10,556,728,404
- Foreign exchange losses	2,225,824	-
Total	**10,728,322,783**	**10,556,728,404**

28. Selling expenses

	Current period (VND)	Prior period (VND)
- Expenses for outsourced services	64,969,840	106,537,020
- Other selling expenses	346,467,962	-
Total	**411,437,802**	**106,537,020**

29. General and administrative expenses

	Current period (VND)	Prior period (VND)
- Administrative staff expenses	1,647,402,518	1,398,577,742
- Management material expenses	41,904,793	3,973,186
- Office supplies expenses	-	43,806,663
- Depreciation of fixed assets	1,106,498,827	1,120,975,142
- Taxes, fees and duties	285,292,488	198,144,697
- Outsourced services expenses	2,221,627,795	1,596,302,532
- Other general and administrative expenses	183,952,116	335,813,403
Total	**5,486,678,537**	**4,697,593,365**

30. Other expenses

	Current period (VND)	Prior period (VND)
- Penalties and fines incurred	35,894,459	1,309,745,747
- Other expenses	213,513,623	178,241,265
Total	**249,408,082**	**1,487,987,012**

31. Production and operating costs by element

	Current period (VND)	Prior period (VND)
- Raw materials and materials	55,875,211,765	43,732,506,301
- Employee	3,093,923,085	1,872,111,242
- Depreciation	19,656,374,252	19,762,082,688
- Purchased services expenses	2,729,144,987	2,418,473,213
- Other cash expenses	933,111,872	688,820,335
Total	**82,287,765,961**	**68,473,993,779**

32. Corporate income tax expense

	Current period (VND)	Prior period (VND)
- Current corporate income tax expense at the parent company	554,404,619	794,305,831
Current tax expense incurred during the period	*554,404,619*	*794,305,831*
- Current corporate income tax expense at subsidiaries	1,150,479,511	3,538,397,398
Current tax expense incurred during the period	*1,068,991,171*	*866,203,305*
Tax arrears from prior periods (i)	*81,488,340*	*2,672,194,093*
Corporate income tax expense (*)	**1,704,884,130**	**4,332,703,229**

(i) Tax arrears according to the inspection minutes dated 18 May 2026 of the Director of Lam Dong Province Tax Department.

33. Basic earnings per shares

Basic earnings per shares

	Current period (VND)	Prior period (VND)
- Net profit/(loss) after tax attributable to shareholders of the parent	22,777,177,811	25,773,713,170
- Profit attributable to ordinary shareholders for basic earnings per share	22,777,177,811	25,773,713,170
- Weighted average number of ordinary shares outstanding (Shares)	100,775,062	60,696,126
Basic earnings per shares	**226**	**425**

Dilluted earnings per shares

	Current period (VND)	Prior period (VND)
- Profit attributable to ordinary shareholders used to calculate basic earnings per share	22,777,177,811	25,773,713,170
- Profit used to calculate diluted earnings per share	22,777,177,811	25,773,713,170
- Number of ordinary shares expected to be additionally issued (Shares)	-	38,300,000
- Number of ordinary shares used to calculate diluted earnings per share	100,775,062	60,696,126
Diluted earnings per share	**226**	**260**

34. Segment reporting

Current period	Sales from trading of goods (VND)	Sales from processing of finished goods (VND)	Sales from power generation (VND)	Sales from other activities (VND)	Total (VND)
Net revenue from sales and service provision to external customers	189,562,442,142	77,349,341,006	31,132,753,025	990,998,564	299,035,534,737
Total net revenue from sales and service provision	**189,562,442,142**	**77,349,341,006**	**31,132,753,025**	**990,998,564**	**299,035,534,737**
Segment business performance	**189,562,442,142**	**77,349,341,006**	**31,132,753,025**	**990,998,564**	**299,035,534,737**
Expenses not allocated					
Profit from business operation	7,615,757,742	9,713,079,228	22,809,605,158	(79,664,116)	40,058,778,012
Financial income	381,943,578	155,848,826	62,728,434	1,996,733	602,517,570
Financial expenses	6,800,820,741	2,775,017,016	1,116,931,551	35,553,475	10,728,322,783
Selling expenses	260,815,674	106,423,616	42,835,015	1,363,498	411,437,802
General and administrative expenses	3,478,075,553	1,419,199,125	571,221,102	18,182,757	5,486,678,537
Share of profit or loss of joint ventures and associates	774,823,768	316,160,243	127,253,040	4,050,640	1,222,287,691
Other income	3,885,924	1,585,618	638,204	20,315	6,130,061
Other expenses	158,102,966	64,512,570	25,966,012	826,534	249,408,082
Current coporate income tax	1,080,747,810	440,989,945	177,496,419	5,649,956	1,704,884,130
Profit after corporate income tax	**(38,084,273)**	**6,589,994,141**	**21,552,577,814**	**(119,677,034)**	**23,308,982,000**
Segment assets	355,891,322,665	145,218,424,952	58,449,746,306	1,860,536,221	561,420,030,143
Unallocated assets	815,181,934,830	332,628,049,874	133,881,256,016	4,261,625,445	1,285,952,866,166
Total assets	**1,171,073,257,495**	**477,846,474,826**	**192,331,002,322**	**6,122,161,666**	**1,847,372,896,309**
Segment liabilities	100,460,104,628	40,991,890,601	16,499,046,915	525,187,470	158,476,229,614
Unallocated liabilities	283,277,520,794	115,588,981,170	46,524,031,832	1,480,924,244	446,871,458,040
Total liabilities	**383,737,625,422**	**156,580,871,771**	**63,023,078,747**	**2,006,111,714**	**605,347,687,654**

35. Transactions and balances with related parties

Information about related parties

No	Related parties	Relationship
1	Hoang Minh BG Investment and Trading Service Company Limited	Related party of BOD member
2	CRC Solar Yen Bai Joint Stock Company	Related party of BOD member
3	Mr. Mai Anh Duc	Close member of BOD Chairman
4	Mr. Le Quang Thach	Director of a subsidiary
5	Board of Management, Board of Supervisors, Board of General Directors, Chief Accountant	Key management personnel

Related party transactions

	Current period (VND)	Prior period (VND)
Advances for goods		
Hoang Minh BG Investment and Trading Service Company Limited	200,000,000	14,945,000,000
Land lease expense		
Mr. Mai Anh Duc	99,479,110	99,479,110
Payment of land lease expense		
Mr. Mai Anh Duc	99,479,110	99,479,110

Remuneration of the BOM

	Current period (VND)	Prior period (VND)
Board of Directors		
Mr. Mai Anh Tam	24,000,000	24,000,000
Mr. Hoang Trung Kien	24,000,000	24,000,000
Ms. Duong Thi Huyen	135,639,769	124,566,346
Mr. Le Thanh Nhan	24,000,000	24,000,000
Mr. Pham Van Truong	24,000,000	24,000,000
Board of Supervisors		
Ms. Pham Thi Hue	85,889,769	29,542,000
Ms. Ha Thi Hien	12,000,000	12,000,000
Ms. Ngo Thi Thu Giang	12,000,000	12,000,000
Ms. Truong Thi Minh Hong	95,662,846	-
Board of General Directors		
Mr. Duong Quang Hien	89,020,539	-
Mr. Mai Anh Duc	87,001,307	-
Chief Accountant		
Ms. Nguyen Thi Thuy Nga	79,720,538	74,307,077
Total	**692,934,768**	**348,415,423**

36. Comparative figures

The comparative figures on the consolidated financial statements for the period from 01 January 2026 to 30 June 2026 are the figures on the consolidated financial statements for the financial year ended 31 December 2025 and the consolidated financial statements for the period from 01 January 2025 to 30 June 2025 which were audited and reviewed, and certain items have been re-presented to comply with the guidance under the new Vietnamese Corporate Accounting System according to Circular No. 99/2025/TT-BTC dated 27 October 2025, specifically as follows:

	Codes	Balance as at 31 December 2025 (As Previously Reported) (VND)	Balance as at 1 January 2026 (As Reclassified) (VND)
Dividends Payable	313	-	5,505,800,500
Other Current Payables	320	5,598,227,924	92,427,424

Approved, 26 August 2026

Vu Thi Phương Anh **Preparer**	**Nguyen Thi Thuy Nga** **Chief Accountant**	**Duong Thi Huyen** **General Director**

CÔNG TY CỔ PHẦN CREATE CAPITAL VIỆT NAM