CREATE CAPITAL VIETNAM JOINT STOCK COMPANY

REVIEWED INTERIM SEPARATE 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 Company's reviewed interim separate financial statements for the accounting period from 01 January 2026 to 30 June 2026.

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

Members of the Board of Management, the Board of General Directors and the Board of Supervisors of the Company who held office during the period and up to the date of this report are as follows:

Board of Management

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

The Company's legal representative for the 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 was authorised by Mr. Mai Anh Tam to sign the interim separate financial statements for the accounting period from 01 January 2026 to 30 June 2026 in accordance with Authorisation Letter No. 3012/2025/CRC-GUQ dated 30 December 2025.

THE AUDITOR

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

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

BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

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

- Select suitable accounting policies and 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 financial statements;
- Prepare the 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 to ensure preparation and fair presentation of the financial statements and to mitigate the risks of material misstatement due to fraud or error.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the interim 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 financial position of the Company and to ensure that the financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other relevant legal regulations on preparation and presentation of the 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
T.P HÀ NỘI

Duong Thi Huyen
General Director
Hanoi, 26 August 2026

UHY
Connect to possibility

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No. 979/2026/UHY-BCSX

REVIEWD REPORT ON THE INTERIM FINANCIAL INFORMATION

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

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

We have reviewed the accompanying interim separate financial statements of Create Capital Vietnam Joint Stock Company (hereinafter referred to as the "Company"), which comprise the interim separate statement of financial position as at 30 June 2026, and the interim separate income statement, the interim separate cash flow statement for the accounting period from 01 January 2026 to 30 June 2026, and the Notes to the interim separate financial statements. The Company's financial statements were prepared on 26 August 2026 and are presented on pages 06 to 41 thereto.

Responsibilities of the Board of General Directors

The Board of General Directors of the Company is responsible for the preparation and fair presentation of the Company's interim financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other relevant legal regulations on the preparation and presentation of the interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the interim 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 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.

Auditors' conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of Create Capital Vietnam Joint Stock Company as at 30 June 2026, and of its interim results of operations and interim 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 separate 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 – DN

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
CURRENT ASSETS	**100**		**698,847,163,775**	**391,987,136,828**
Cash and cash equivalents	**110**	**5**	**47,312,993,848**	**14,042,181,583**
Cash	111		2,761,005,062	7,638,765,774
Cash equivalents	112		44,551,988,786	6,403,415,809
Short-term financial investments	**120**		**6,662,863,363**	**5,585,163,363**
Short-term held-to-maturity investments	123	7	6,662,863,363	5,585,163,363
Current receivables	**130**		**548,815,120,397**	**275,214,324,151**
Short-term trade receivables	131	8	112,805,123,788	75,618,662,038
Short-term advances to suppliers	132	6	415,343,480,564	188,732,460,189
Other short-term receivables	135	9	20,749,516,200	10,946,202,079
Provision for doubtful short-term receivables	136		(83,000,155)	(83,000,155)
Inventories	**140**	**10**	**76,205,855,238**	**91,483,984,124**
Inventories	141		76,205,855,238	91,483,984,124
Other current assets	**160**		**19,850,330,929**	**5,661,483,607**
Short-term prepaid expenses	161	13	26,739,598	27,966,664
Deductible value-added tax	162		19,823,591,331	5,633,516,943
NON-CURRENT ASSETS	**200**		**845,563,424,630**	**634,795,005,612**
Fixed assets	**220**		**14,918,573,146**	**15,818,753,733**
Tangible fixed assets	221	12	14,918,573,146	15,818,753,733
- Cost	*222*		*29,172,642,639*	*28,563,924,457*
- Accumulated depreciation	*223*		*(14,254,069,493)*	*(12,745,170,724)*
Long-term assets in progress	**250**		**258,444,772,219**	**92,884,705,083**
Construction in progress	252	11	258,444,772,219	92,884,705,083
Long-term financial investments	**260**	**7**	**572,087,000,000**	**526,050,000,000**
Investments in subsidiaries	261		548,950,000,000	505,950,000,000
Investments in other entities	263		22,637,000,000	19,600,000,000
Long-term held-to-maturity investments	265		500,000,000	500,000,000
Other non-current assets	**270**		**113,079,265**	**41,546,796**
Long-term prepaid expenses	271	13	113,079,265	41,546,796
TOTAL ASSETS	**280**		**1,544,410,588,405**	**1,026,782,142,440**

Form No. B01a – DN

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONT'D)
As at 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
LIABILITIES	**300**		**396,500,024,649**	**279,339,123,540**
Current liabilities	**310**		**211,453,151,251**	**228,526,505,229**
Short-term trade payables	311	14	56,123,206,193	6,468,411,112
Short-term advances from customers	312	15	6,783,331,989	2,726,292,315
Dividends and profits payable	313		395,450,500	395,450,500
Short-term tax and other payables to the State budget	314	18	993,397,002	1,593,048,790
Payables to employees	315		256,982,346	-
Short-term accrued expenses	316	16	130,567,159	118,974,750
Other short-term payables	320	17	34,656,000	-
Short-term loan and finance lease obligations	321	19	146,735,560,062	217,224,327,762
Non-current liabilities	**330**		**185,046,873,398**	**50,812,618,311**
Long-term loan and finance lease obligations	339	19	185,046,873,398	50,812,618,311
EQUITY	**400**	**20**	**1,147,910,563,756**	**747,443,018,900**
Contributed charter 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 premium	412		(406,459,596)	(406,459,596)
Development investment fund	418		10,645,604,925	10,645,604,925
Retained earnings	420		70,672,178,427	53,204,633,571
- Retained earnings at the end of the prior period	*420a*		*53,048,633,571*	*5,773,075,290*
- Retained earnings for the current period	*420b*		*17,623,544,856*	*47,431,558,281*
TOTAL EQUITY AND LIABILITIES	**440**		**1,544,410,588,405**	**1,026,782,142,440**

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 – DN

INTERIM SEPARATE INCOME STATEMENT

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

Items	Codes	Notes	Current period (VND)	Prior period (VND)
Revenue from sales of goods and rendering of services	01	22	190,751,963,142	164,080,627,200
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	10		190,751,963,142	164,080,627,200
Cost of goods sold and services rendered	11	23	184,102,050,480	156,122,374,820
Gross profit/(loss) from sales of goods and rendering of services	**20**		**6,649,912,662**	**7,958,252,380**
Gain/(loss) on disposal of investment property	21		-	-
Financial income	22	24	16,169,554,518	19,900,028,637
Financial expenses	23	25	1,750,083,063	1,503,787,994
- In which: Borrowing costs	*24*		*1,750,083,063*	*1,503,787,994*
Selling expenses	25	26	397,713,962	106,537,020
General and administrative expenses	26	27	2,281,337,118	2,462,063,548
Net profit/(loss) from operating activities	**30**		**18,390,333,037**	**23,785,892,455**
Other income	31		1,130,061	2,136,698
Other expenses	32		213,513,623	-
Other profit/(loss)	**40**		**(212,383,562)**	**2,136,698**
Profit/(loss) before tax	**50**		**18,177,949,475**	**23,788,029,153**
Current corporate income tax expense	51	29	554,404,619	794,305,831
Profit/(loss) after tax	**60**		**17,623,544,856**	**22,993,723,322**

Approved, 26 August 2026

M.S.D.N: 0105087537 - C.T.C.P
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. B03a – DN

INTERIM SEPARATE CASH FLOW STATEMENT

(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***		***18,177,949,475***	***23,788,029,153***
Depreciation and amortization	02		1,508,898,769	1,538,065,464
Gain/(loss) related to investing and financing activities	05		(16,162,610,498)	(19,848,087,197)
Borrowing costs	06		1,750,083,063	1,503,787,994
Operating profit before changes in working capital	***08***		***5,274,320,809***	***6,981,795,414***
Increase/Decrease in receivables	09		(287,790,870,634)	(38,201,925,798)
Increase/Decrease in inventories	10		15,278,128,886	(60,974,814,260)
Increase/Decrease in payables (excluding interest payable and corporate income tax payable)	11		53,925,773,101	33,919,790,451
Increase/Decrease in prepaid expenses	12		(70,305,403)	(53,778,567)
Interest paid	14		(1,738,490,654)	(1,483,997,811)
Corporate income tax paid	15		(1,154,056,407)	(847,274,451)
Other cash payments for operating activities	17		(156,000,000)	(234,000,000)
Net cash flows from operating activities	***20***		***(216,431,500,302)***	***(60,894,205,022)***
Cash flows from investing activities				
Cash payments for acquisition of fixed assets and other long-term	21		(166,168,785,318)	(1,105,768,007)
Cash outflows for loans granted and purchase of debt instruments of other entities	23		(1,000,000,000)	(1,850,000,000)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24		-	10,000,000,000
Payments for investments in equity of other entities	25		(46,037,000,000)	-
Interest received, dividends and profit distributions received	27		16,162,610,498	15,799,348,841
Net cash flows from investing activities	***30***		***(197,043,174,820)***	***22,843,580,834***

Form No. B 03a – DN

INTERIM SEPARATE CASH FLOW STATEMENT (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)
Cash flows from financing activities				
Proceeds from issuance of shares and capital contributions from owners	31		383,000,000,000	-
Proceeds from borrowings	33		295,983,507,826	245,634,873,141
Repayment of borrowings	34		(232,238,020,439)	(204,617,928,607)
Net cash flows from financing activities	***40***		***446,745,487,387***	***41,016,944,534***
Net increase/(decrease) in cash and cash equivalents	**50**		**33,270,812,265**	**2,966,320,346**
Opening balance cash and cash equivalents	**60**	**5**	**14,042,181,583**	**23,175,202,893**
Closing balance of cash and cash equivalents	**70**	**5**	**47,312,993,848**	**26,141,523,239**

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

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

Form No. B 09a – DN

1. Nature of business activities

Ownership structure

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 Company's charter capital is VND 1,066,999,240,000 (In words: One trillion sixty-six billion nine hundred ninety-nine million two hundred forty thousand dong), 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 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 sales 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 production and business cycle

The Company's normal production and business cycle is no more than 12 months.

Number of employees

At the end of the accounting period, the Company had 25 employees (as at 01 January 2026: 22 employees).

Statement on comparability of information in the interim separate financial statements

As disclosed in Note III.1, effective from 01 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance providing guidance on the Enterprise Accounting Regime. The changes in accounting policies were made to better reflect the substance of transactions and economic events, and did not materially affect the Company's financial position, results of operations, and cash flows as of 31 December 2025.

Characteristics of the Company's operations during the financial period affecting the separate financial statements

Business structure

As at 30 June 2026, the Company had 02 direct subsidiaries and 13 indirect subsidiaries, and 03 associates, as follows:

No.	Name	Address	Principal activities	Voting rights 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%
Subsidiaries of CRC Technology Joint Stock Company (Indirect subsidiaries)					
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 Vietnam Joint Stock Company	Hanoi	Energy	96.90%	96.90%
8	Lam Dong Mechanic and Construction Joint Stock Company	Hanoi	Energy	97%	97%
9	Elecsun Vietnam Joint Stock Company	Hanoi	Energy	93%	93%
10	Vinasolar Bao Loc Joint Stock Company	Lam Dong	Energy	99.50%	99.50%
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%
Associates of CRC Solar Cell Joint Stock Company (Indirect associates)					
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	Manufacturing	30%	25.71%

(*) According to Resolution No. 1908.1/2025/NQ-HDQT dated 19 August 2025, of the Board of Directors on approving the implementation of the private placement plan for 2025, the total expected proceeds from the offering, after deducting offering-related costs and fees, will be allocated to each intended purpose, in which 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. Finanical year and accounting currency

Finanical year

The Company's financial year commences on 01 January and ends on 31 December annually.

Accounting currency

The functional currency used in accounting is the Vietnamese Dong ("VND").

3. Accounting standards and regulations

Accounting standards

The Company applies the Vietnamese Accounting Standards and the Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance providing guidance on the Enterprise Accounting Regime, together with the implementation guidance circulars on accounting standards issued by the Ministry of Finance, and other relevant legal regulations relating to the preparation and presentation of financial statements.

Statement of compliance with accounting standards and regulations

The Board of Directors ensures compliance with the requirements of the Vietnamese Accounting Standards, the Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025, the implementation guidance circulars on accounting standards issued by the Ministry of Finance, and other relevant legal regulations relating to the preparation and presentation of financial statements, in the preparation of the financial statements.

4. Accounting policies, Accounting estimates, and relevant legal regulations applied

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 Company 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 Company 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.

Investment in subsidiaries

- Reflects investments in which the Company holds more than 50% of the voting rights and has the right to control and govern the financial and operating policies of the investee (Subsidiary) to obtain economic benefits from the activities of that enterprise or the Company holds less than 50% of the voting rights but has other agreements:
- Other investors agree to give the Company more than 50% of the voting rights;
- The Company has the right to govern the financial and operating policies according to the agreement;
- The Company has the right to appoint or remove the majority of the members of the Board of Management or equivalent management level;
- The Company has the right to cast the majority of votes at meetings of the Board of Management or equivalent management level.

Provision for impairment of investments is made at the end of the period, specifically as follows:

- For long-term investments (not classified as trading securities) in which the Company does not have significant influence over the investee: If the investment is in listed shares or if the fair value of the investment can be reliably determined, the provision is made based on the market value of the shares; If the fair value of the investment cannot be determined at the reporting date, the provision is based on the investee's financial statements as at the date the provision is recognised.
- For held-to-maturity investments, the provision for doubtful debts is made based on the recoverability of the investment, in accordance with applicable legal regulations.

Receivables

Receivables are tracked in detail by original repayment term, remaining repayment term at the reporting date, original currency, and individual debtor, and are presented at their 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 represent commercial receivables arising from sales transactions between the Company and independent buyers, including receivables from entrusted export sales made through other entities;
- Other receivables reflect non-commercial receivables that are not related to sales transactions.

Provision for doubtful debts is made for each receivable considered doubtful, based on the overdue age of the debts or the estimated potential loss, specifically as follows:

- For overdue receivables:
  - 30% of the value for receivables overdue from over 6 months to less than 1 year.
  - 50% of the value for receivables overdue from 1 year to less than 2 years.
  - 70% of the value for receivables overdue from 2 years to less than 3 years.
  - 100% of the value for receivables overdue from 3 years or more.
- For receivables not yet overdue but deemed difficult to recover: provision is made based on the estimated potential loss.

Increases or decreases in the balance of provision for doubtful debts required to be made at the end of the accounting period are recognized in administrative expenses.

Inventories

Inventories are stated at the lower of cost and net realizable value.

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

Net realizable value is the estimated selling price of inventories in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories are valued using the weighted average method.

Provision for inventory devaluation is made for each item of inventory whose cost exceeds its net realizable value.

Tangible fixed assets

Tangible fixed assets are presented at historical cost less accumulated depreciation. The historical cost of tangible fixed assets comprises all expenditures incurred by the Company to acquire the asset up to the time it is brought to the location and condition necessary for it to be capable of operating in the manner intended by the Company. Subsequent expenditures are capitalized only when it is certain that they will bring future economic benefits from the use of the asset. Expenditures that do not meet these criteria are recognized as production and business expenses in the period.

In cases where the final settlement of a project has not yet been approved, the Company records the increase in the historical cost of fixed assets at a provisional value (based on actual costs incurred and estimated costs that will certainly be required to acquire the asset) for the purpose of depreciation. Adjustments are made subsequently according to the approved settlement value.

When tangible fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in income or expenses of the year.

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

Type of assets	Useful lives
Machines and equipment	06 – 12 years
Vehicles and transmission equipment	05 – 10 years
Office equipment	04 years

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 Company'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 24 to 48 months.

Other prepaid expenses

These are recognized at historical cost and allocated using the straight-line method over a useful life with a maximum term of not more than 60 months from the date of incurrence.

Payables and Accrued Expenses

Payables and accrued expenses are recognized at the present value of obligations that the Company must settle in the future, arising from transactions for goods and services already received or other financial obligations at the date of preparation of the financial statements.

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

Payables are monitored in detail by original maturity, remaining maturity at the reporting date, by original currency, and by each counterparty. Payables are not recognized at less than the obligation to be settled.

The classification of payables into trade payables, intercompany payables, and other payables is made according to the following principles:

- Trade payables: Reflect commercial liabilities arising from transactions of purchasing goods, services, and assets, where the supplier is an independent entity from the Company, including payables for imports through entrusted agents.
- Intercompany payables: Reflect liabilities between the head office and its subsidiaries, or among subsidiaries.
- Other payables: Reflect non-commercial liabilities not related to transactions of purchasing or supplying goods and services.

Principles for recognition of loans and finance lease obligations

Loans and finance lease liabilities are initially recognized at the actual proceeds received. Transaction costs and finance expenses incurred in connection with loans are recognized in finance expenses of the period, except where capitalized in accordance with the Company's borrowing cost policy.

After initial recognition, loans and finance lease liabilities are measured at the outstanding amounts payable, including principal and interest payable under the loan agreements or lease contracts. Interest and related finance expenses are recognized in expenses of the period incurred, except where capitalized in accordance with the Company's borrowing cost policy.

For lease contracts that qualify as finance leases, the assets and lease liabilities are recognized in accordance with the economic substance of the transaction.

Principles of recognition and capitalization of borrowing costs

Borrowing costs consist of interest expenses and other costs directly attributable to the Company's borrowings.

Borrowing costs are recognized as expenses in the period incurred, except when they are directly attributable to the acquisition, construction, or production of qualifying assets under construction. In such cases, borrowing costs are capitalized into the historical cost of the corresponding asset until the asset is ready for its intended use or operation.

Capitalization of borrowing costs is carried out in accordance with the timing and extent of actual investment and is applied only during the period in which the necessary activities are undertaken to prepare the asset for its intended use.

Owner's equity

Share capital

Owner's contributed capital is recognized at the actual amount contributed by shareholders and approved by the competent regulatory authorities (if applicable).

Share premium

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

Profit Distribution

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

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

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and the official list of shareholders entitled to receive dividends has been finalized.

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

Revenue recognition

Revenue from the sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are met:

- 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 control over or managerial involvement with the goods as would be the case with ownership;
- The revenue amount can be measured reliably. If the contract allows the buyer to return the goods under specific conditions, revenue is recognised only after those conditions are no longer applicable and the buyer no longer has the right to return the goods (except in cases where the customer can exchange the goods for other goods or services);
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs associated with the sale transaction can be measured reliably.

Expense Recognition

Cost of goods sold is recognized when the expenses related to generating revenue have been incurred and can be reliably measured, in accordance with the matching principle, regardless of the timing of payment. Where necessary, expenses directly related to revenue in the period are estimated and recognized based on reasonable and consistent assumptions. Expenses exceeding normal consumption levels are immediately recognized in cost of goods sold under the prudence principle.

Expenses other than cost of goods sold, including selling expenses, administrative expenses, and other operating expenses, are recognized in the Statement of Profit or Loss in the period incurred, based on matching with related revenue and regardless of the timing of payment. These expenses are recognized when there is sufficient evidence of the obligation incurred and the amount can be reliably measured.

Expenses that do not bring future economic benefits are immediately recognized in the period's expenses under the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense, as required by prevailing accounting standards and regulations.

Corporate Income Tax

Current income tax

Current income tax expense reflects the corporate income tax payable arising during the year and any additional corporate income tax payable due to immaterial errors identified from prior years.

Taxable income may differ from accounting profit before tax presented in the income Statement of Profit or Loss, as taxable income excludes taxable revenues or deductible expenses recognized in other years (including tax loss carryforwards, if any), and also excludes non-taxable expenditures or non-deductible expenses.

The determination of the Company's tax obligations is based on prevailing tax regulations. However, these regulations change from time to time, and the determination of tax liabilities is subject to the results of inspections by the competent tax authorities.

Related parties

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

In assessing related party relationships, the substance of the relationship is emphasized over its legal form.

5. Cash and cash equivalents

Unrestricted cash and cash equivalents	Closing balance (VND)	Opening balance (VND)
- Cash	638,301,933	598,356,541
- Demand deposits	2,122,703,129	7,040,409,233
+ *Joint Stock Commercial Bank for Investment and Development of Vietnam - My Dinh Branch*	*1,744,673,436*	*3,771,669,914*
+ *Military Commercial Joint Stock Bank - Transaction Office No. 1*	*211,510,932*	*3,132,946,683*
+ *Other banks*	*166,518,761*	*135,792,636*
- Cash equivalents (i)	44,551,988,786	6,403,415,809
+ *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*
Total	**47,312,993,848**	**14,042,181,583**

(i) Cash equivalents as of 30 June 2026, are as follows:

+ Deposits with a term of 1 month at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank), with interest rates of 4.75% per annum.

+ Deposits with a term of 3 months at the Joint Stock Commercial Bank for Investment and Development of Vietnam, interest rates from 2.4% per annum to 4.75% per annum.

6. Advances to suppliers

Short-term 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 Co., Ltd*	*350,000,000*	*150,000,000*
- Advances to other suppliers	414,993,480,564	188,582,460,189
+ *Achome Investment Joint Stock Company (*)*	*163,640,000,000*	*50,720,000,000*
+ *Vic Solar Technology Joint Stock Company (*)*	*156,446,064,251*	*36,630,064,251*
+ *GHT Agricultural Products Import Export Joint Stock Company*	*18,234,513,694*	*23,165,403,694*
+ *Xincheng International (Hong Kong) Co., Ltd (*)*	*15,674,608,300*	*1,306,000,000*
+ *Viet Panel Construction Co., Ltd (*)*	*14,354,771,360*	*16,884,632,044*
+ *Hung Yen Steel Structure Construction Co., Ltd (*)*	*7,800,000,000*	*11,080,000,000*
+ *Other suppliers*	*38,843,522,959*	*48,796,360,200*
Total	**415,343,480,564**	**188,732,460,189**

(*) Advances to contractors for the Project of CRC Premier Granite Porcelain Tile Manufacturing Plant (formerly Create Capital Vietnam Solar Energy Battery Manufacturing Plant) (details are presented in Note 11 – Construction in progress). As at 30 June 2026, the total outstanding balance of advances to contractors for the above project amounted to VND 380,165,909,347.

7. Financial investments

Held-to-maturity investments

	Closing balance (VND)			Opening balance (VND)		
	Cost	**Recoverable amount**	**Provision**	**Cost**	**Recoverable amount**	**Provision**
Short-term	**6,662,863,363**	**6,662,863,363**	-	**5,585,163,363**	**5,585,163,363**	-
- Time deposits	6,662,863,363	6,662,863,363	-	5,585,163,363	5,585,163,363	-
+ Bank for Investment and Development of Vietnam (i)	*6,662,863,363*	*6,662,863,363*	-	*5,585,163,363*	*5,585,163,363*	-
Long-term	**500,000,000**	**500,000,000**	-	**500,000,000**	**500,000,000**	-
- Bonds	500,000,000	500,000,000	-	500,000,000	500,000,000	-
+ Vietnam Bank for Agriculture and Rural Development (ii)	*500,000,000*	*500,000,000*	-	*500,000,000*	*500,000,000*	-
Total	**7,162,863,363**	**7,162,863,363**	-	**6,085,163,363**	**6,085,163,363**	-

Details of term deposits as at 30 June 2026 are as follows:

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

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

7. Financial investments (Cont'd)

Investments in subsidiaries and associates

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in subsidiaries	**548,950,000,000**	**548,950,000,000**	-	**505,950,000,000**	**505,950,000,000**	-
+ CRC Solar Cell Joint Stock Company	343,000,000,000	343,000,000,000	-	300,000,000,000	300,000,000,000	-
+ CRC Technology Joint Stock Company	205,950,000,000	205,950,000,000	-	205,950,000,000	205,950,000,000	-
Investment in other entities	**22,637,000,000**	**22,637,000,000**	-	**19,600,000,000**	**19,600,000,000**	-
+ CRC Solar 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 (i)	3,037,000,000	3,037,000,000	-	-	-	-
Total	**571,587,000,000**	**571,587,000,000**	-	**525,550,000,000**	**525,550,000,000**	-

(i) According to Resolution No. 2104/2026/NQ-HĐQT dated 21 April 2026 of the Company's General Meeting of Shareholders, the Company approved the acquisition of 51% of the charter capital of Bafarm Dak To Limited Company, 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.

As of the reporting date, the Company has not determined the fair value of these investments for disclosure in the separate financial statements due to the absence of a market-listed price for these investments. Additionally, Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System currently do not provide guidance on determining fair value using valuation techniques. As a result, the fair value of these investments may differ from their carrying amount.

8. Trade receivables

Short-term trade receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Trade receivables from related parties	1,278,514,344	-	707,034,672	-
+ *CRC Invest Joint Stock Company*	*978,026,400*	-	-	-
+ *CRC Solar Cell Joint Stock Company*	*300,487,944*	-	*707,034,672*	-
- Trade receivables from other customers	111,526,609,444	(83,000,155)	74,911,627,366	(83,000,155)
+ *FIMEX Vietnam Import Export Joint Stock Company*	*61,052,002,850*	-	*37,420,142,350*	-
+ *Tam Phuc Trading Company Limited*	*19,834,875,000*	-	*22,734,875,000*	-
+ *Vinh Thanh Brick and Tile Joint Stock Company*	*7,060,000,000*	-	-	-
+ *Other customers*	*23,579,731,594*	*(83,000,155)*	*14,756,610,016*	*(83,000,155)*
Total	**112,805,123,788**	**(83,000,155)**	**75,618,662,038**	**(83,000,155)**

9. Other receivables

Short-term other receivables

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Receivables from related parties	13,246,086,830	-	10,942,772,709	-
+ *CRC Technology Joint Stock Company*	*5,242,294,830*	-	*4,808,980,709*	-
+ *CRC Solar Cell Joint Stock Company*	*8,003,792,000*	-	*6,133,792,000*	-
- Receivables from other organisations and individuals	7,503,429,370	-	3,429,370	-
+ *Advances (i)*	*7,500,000,000*	-	-	-
+ *Other*	*3,429,370*	-	*3,429,370*	-
Total	**20,749,516,200**	-	**10,946,202,079**	-

(i) Advance on expenses to serve related to projects of the Company (Detailed Explanation No. 11 - Construction in progress)

10. Inventories

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Merchandise	76,205,855,238	-	91,483,984,124	-
Total	**76,205,855,238**	**-**	**91,483,984,124**	**-**

Details of inventory held at third-party warehouse:

Company Name	Type of Goods	Closing balance (VND)	Opening balance (VND)
- Thanh Nam Import Export Manufacturing Joint Stock Company	Cashew kernels	44,640,256,019	68,355,964,725
- Vicenza Investment Development Joint Stock Company	Bricks	25,847,282,013	15,018,773,070
- Amado Premium Tile Joint Stock Company	Bricks	5,855,877	-
- CRC Solar Cell Joint Stock Company	Batteries, machinery and equipment	4,850,315,000	7,247,100,000
- Bao Loc Solar Joint Stock Company	Batteries, machinery and equipment	862,146,329	862,146,329
		76,205,855,238	**91,483,984,124**

11. Construction in progress

	Closing balance (VND)		Opening balance (VND)	
	Cost	**Recoverable amount**	**Cost**	**Recoverable amount**
- CRC Premier Granite Porcelain Tile Manufacturing Plant Project (formerly the CRC Viet Nam Solar Cell Manufacturing Plant Project) (*)	254,658,247,015	254,658,247,015	90,181,645,644	90,181,645,644
- Da Nang Solar Power Plant Project	3,786,525,204	3,786,525,204	2,703,059,439	2,703,059,439
Total	**258,444,772,219**	**258,444,772,219**	**92,884,705,083**	**92,884,705,083**

(*) The investment project of CRC Premier Granite Porcelain Tile Manufacturing Plant under Investment Registration Certificate No. 6186632788 issued by the Management Board of Yen Bai Industrial Zones (currently Lao Cai Province) for the first time on 6 January 2022 and the second amendment certification dated 28 February 2025. General information about the project is as follows:

- Investor: Create Capital Vietnam Joint Stock Company
- Project Name: CRC Premier Granite Porcelain Tile Manufacturing Plant
- Project Location: Minh Quan Industrial Park, Lao Cai Province
- Project Duration: 50 years from the date of the decision to lease land or the decision to change the land use purpose, effective from 27 January 2024.
- Design Capacity: 10,000,000 m^2/year
- Total Investment Capital: VND 986,235,000,000 (Nine hundred eighty-six billion, two hundred thirty-five million VND), equivalent to USD 39,438,357 (Thirty-nine million, four hundred thirty-eight thousand, three hundred fifty-seven US dollars), based on the exchange rate of VND 25,007/USD announced by the State Bank of Vietnam on 01 July 2025. The capital includes:
  + Investor's contributed capital: VND 296,235,000,000 (Two hundred ninety-six billion, two hundred thirty-five million VND), 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 VND), equivalent to USD 27,592,274 (Twenty-seven million, five hundred ninety-two thousand, two hundred seventy-four US dollars).

12. Tangible fixed assets

	Machinery and equipment (VND)	Motor vehicles (VND)	Tools and equipment (VND)	Total (VND)
Cost				
Opening balance	**24,999,027,185**	**3,503,303,636**	**61,593,636**	**28,563,924,457**
Acquisitions during the period	-	*608,718,182*	-	*608,718,182*
Closing balance	**24,999,027,185**	**4,112,021,818**	**61,593,636**	**29,172,642,639**
Accumulated depreciation				
Opening balance	**(10,084,396,635)**	**(2,604,809,968)**	**(55,964,121)**	**(12,745,170,724)**
Depreciation for the period	*(1,249,786,080)*	*(253,483,174)*	*(5,629,515)*	*(1,508,898,769)*
Closing balance	**(11,334,182,715)**	**(2,858,293,142)**	**(61,593,636)**	**(14,254,069,493)**
Net book value				
Opening balance	**14,914,630,550**	**898,493,668**	**5,629,515**	**15,818,753,733**
Closing balance	**13,664,844,470**	**1,253,728,676**	-	**14,918,573,146**

The historical cost of tangible fixed assets that have been fully depreciated but are still in use as of 30 June 2026 is VND 1,363,495,454 (as of 01 January 2026 is VND 697,501,818).

The carrying amount of tangible fixed assets used as mortgage or pledge for loan security as of 30 June 2026 is 1,275,728,676 VND (as of 01 January 2026 is VND 1,179,073,846).

Details of the list of existing tangible fixed assets with an original cost of 10% or more of the total value of tangible fixed assets:

No	Items	Depreciation commencement date	Cost (VND)	Accumulated depriciation (VND)	Carrying amount (VND)
1	Hoa Binh rooftop solar power system	11/07/2021	13,694,003,534	6,810,189,923	6,883,813,611
2	Phu Tho rooftop solar power system	01/01/2023	11,305,023,651	4,523,992,792	6,781,030,859
Total			**24,999,027,185**	**11,334,182,715**	**13,664,844,470**

13. Prepaid expenses

Short-term prepaid expenses

	Closing balance (VND)	Opening balance (VND)
- Prepaid insurance	23,811,450	26,173,479
- Tools and equipment in use	2,928,148	1,793,185
Total	**26,739,598**	**27,966,664**

Long-term prepaid expenses

	Closing balance (VND)	Opening balance (VND)
- Tools and equipment in use	113,079,265	41,546,796
Total	**113,079,265**	**41,546,796**

14. Trade payables

Short-term trade payables

	Closing balance (VND)	Opening balance (VND)
- Payables to other suppliers	56,123,206,193	6,468,411,112
+ *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*	*3,382,000,000*	-
+ *Tam Duong Tea Development Investment*	*1,999,503,003*	*1,999,503,003*
+ *Airsun Vietnam M&E Construction Co.,*	*1,481,214,056*	*1,481,214,056*
+ *Other payables*	*6,854,949,293*	*2,987,694,053*
Total	**56,123,206,193**	**6,468,411,112**

15. Advances from customers

Short-term advances from customers

	Closing balance (VND)	Opening balance (VND)
- Advances from other customers	6,783,331,989	2,726,292,315
+ *EMP Technology Joint Stock Company*	*4,448,882,682*	-
+ *TRITON TRADE LIMITED*	*1,272,399,423*	*1,272,399,423*
+ *Hanoi Branch of Thien Suong Da Co., Ltd.*	*1,035,762,500*	*1,314,402,500*
+ *Other customers*	*26,287,384*	*139,490,392*
Total	**6,783,331,989**	**2,726,292,315**

16. Accrued expenses

Short-term accrued expenses

	Closing balance (VND)	Opening balance (VND)
- Payables to other organisations and individuals	130,567,159	118,974,750
+ *Borrowing costs payable*	*130,567,159*	*118,974,750*
Total	**130,567,159**	**118,974,750**

17. Other payables

Other short-term payables

	Closing balance (VND)	Opening balance (VND)
- Payables to other organisations and individuals	34,656,000	-
+ *Social insurance and trade union contributions*	*34,656,000*	-
Total	**34,656,000**	**-**

18. Taxes and other payables to the State budget

Short-term taxes and other payables to the State budget

	Opening balance (VND)	Payable (VND)	Paid (VND)	Closing balance (VND)
Value-added tax on imported goods	-	8,055,373,326	8,055,373,326	-
Export and import duties	-	63,085,685	63,085,685	-
Corporate income tax	1,593,048,790	554,404,619	1,154,056,407	993,397,002
Fees, charges and other payables	-	30,375,263	30,375,263	-
Total	**1,593,048,790**	**8,703,238,893**	**9,302,890,681**	**993,397,002**

19. Loans and finance lease obligations

Short-term loans and finance lease obligations

	Closing balance (VND)	Movement during the period (VND)		Opening balance (VND)
		Increases	Decreases	
Short-term loans and finance lease liabilities payable to other organisations and individuals	***146,735,560,062***	***161,790,465,562***	***232,279,233,262***	***217,224,327,762***
Short-term bank loans	146,430,192,606	161,649,372,885	167,881,712,785	152,662,532,506
+ Bank for Investment and Development of Vietnam JSC – My Dinh Branch (1)	*83,946,317,201*	*98,974,254,397*	*104,826,816,752*	*89,798,879,556*
+ Military Commercial Joint Stock Bank – Transaction Office No. 1 (2)	*59,460,917,000*	*59,460,917,000*	*59,863,652,950*	*59,863,652,950*
+ Vietnam Prosperity Joint Stock Commercial Bank – Thinh Vuong Branch (3)	*3,000,000,000*	*3,007,666,666*	*3,007,666,666*	*3,000,000,000*
+ Bank credit card	*22,958,405*	*206,534,822*	*183,576,417*	*-*
Short-term loans from individuals	-	-	64,256,427,800	64,256,427,800
+ Mr. Bui Van Son	*-*	*-*	*64,256,427,800*	*64,256,427,800*
Current portion of long-term loans	305,367,456	141,092,677	141,092,677	305,367,456
+ Shinhan Bank Vietnam Limited – Tran Duy Hung Branch (4)	*227,367,456*	*102,092,677*	*102,092,677*	*227,367,456*
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Thanh Xuan Branch (5)	*78,000,000*	*39,000,000*	*39,000,000*	*78,000,000*
	146,735,560,062	**161,790,465,562**	**232,279,233,262**	**217,224,327,762**

19. Loans and finance lease obligations (Cont'd))

Long-term loans and finance lease obligations

	Closing balance (VND)	Movement during the period (VND)		Closing balance (VND)
		Increases	Decreases	
Long-term loans and finance lease liabilities payable to	***185,046,873,398***	***134,383,014,430***	***148,759,343***	***50,812,618,311***
Long-term bank loans	*185,046,873,398*	*134,383,014,430*	*148,759,343*	*50,812,618,311*
+ Shinhan Bank Vietnam Limited – Tran Duy Hung Branch (4)	*418,686,719*	-	*102,092,677*	*520,779,396*
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Thanh Xuan Branch (5)	*68,500,000*	-	*39,000,000*	*107,500,000*
+ 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 (VPBank) – Thinh Vuong Branch (3)	*452,333,334*	*460,000,000*	*7,666,666*	-
Total	**185,046,873,398**	**134,383,014,430**	**148,759,343**	**50,812,618,311**

Details of loan contracts as of 30 June 2026:

(1) - Credit Contract No. 02/2025/8353501/HDTD dated 19 August 2025 between the Company and the Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch. The total outstanding amount of loans drawn and L/C guarantees issued shall not exceed VND 589,000,000,000 and shall not exceed 65% of the total investment capital of the project.
Borrowing object: Payment of expenses for the implementation of the CRC Premier Granite Porcelain Tile Manufacturing Plant Project in Yen Bai.
Term for granting commitments: Up to 120 months from the date of the first disbursement; Grace period: up to 24 months from the date of the first disbursement; Drawdown period: up to 24 months from the date of the first disbursement.
The interest rate shall be determined in accordance with the Bank's interest rate regime applicable from time to time.
Security measures: All assets formed from the investment capital of the CRC Premier Granite Porcelain Tile Manufacturing Plant Project, including existing assets and assets to be formed in the future where the costs of forming such assets are included in the total investment capital and/or the list of costs settled for the Project.

19. Loans and finance lease obligations (Cont'd))

- Credit Contract No. 01/2026/8353501/HDTD dated 30 June 2026 between the Company and the Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch. Credit line limit: VND 90,000,000,000 (Loan limit: VND 89,700,000,000; Corporate credit card issuance limit: VND 300,000,000).
Purpose of loan: Supplement working capital (including short-term loans, issuance of guarantees, opening of L/Cs, and corporate credit cards) to serve business operations.
Credit line term: Until 31 May 2027
Loan term: Determined under each specific credit agreement, up to 6 months.
The interest rate shall be determined in accordance with the Bank's interest rate regime applicable from time to time.
Security measures: Implemented under pledge/mortgage/guarantee/deposit agreements (collectively referred to as Security Agreements) entered into before, on, or after the date of this Agreement.

(2) Credit Contract No. 399105.26.002.2265211.TD dated 20 April 2026 between the Company and Military Commercial Joint Stock Bank (MB) – Transaction Office 1 Branch. Credit limit: VND 60,000,000,000.
Borrowing object: To provide credit for the customer's agricultural trading business activities.
Limit maintenance period: From the date of signing this Agreement until 15 April 2027.
Loan term: up to 6 months, with specific loan terms detailed in the debt acknowledgment document for each disbursement.
Loan interest rate is determined according to each specific Credit Contract according to the Bank's interest rate regime from time to time.
Security Measures: Land use rights, house ownership, and assets attached to land under Certificate No. CQ 666984 of Mrs. Tran Thi Thu Hien.

(3) - Credit Contract No. LC-45302-01 dated 25 June 2025, and its accompanying appendices, entered into 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).
Borrowing object: Supplementing the customer's working capital for business activities in the trading of construction materials.
Limit maintenance period: 12 months from the date of signing this Agreement, i.e., until 25 June 2026.
Loan term is determined according to each specific Credit Contract but not exceeding 6 months.
Loan interest rate is determined according to each specific Credit Contract according to the Bank's interest rate regime from time to time.
Security measures: Implemented according to the Mortgage/Security Contracts mortgage/Guarantee/Deposit (collectively referred to as Security Contracts) entered into before, on the same day or after the date of this Contract.
- Loan and Automobile Mortgage Contract No. 09062026-3027025-AUTO-1/HĐ dated 09 June 2026 between the Company and Vietnam Prosperity Joint Stock Commercial Bank (VPBank).
Loan amount: VND 460,000,000
Loan term: 60 months
Purpose of loan: Purchase of a new automobile for transportation purposes under Automobile Sales Contract No. N00503-36-0470.

19. Loans and finance lease obligations (Cont'd))

Interest rate: Specified in the Debt Acknowledgment Instrument
Collateral: VINFAST Limo Green automobile, license plate No. 29B-317.13, vehicle registration certificate No. 29 00295525 issued by Tay Mo Ward Police – Hanoi City Police on June 5, 2026.

(4) Loan(s) with Shinhan Bank Vietnam Limited – Tran Duy Hung Branch, under the following credit agreements:

- Credit Agreement No. SHBVN/TDH/PL/2021/0494 dated 02 April 2021. Loan term: 60 months from the disbursement date. Interest rate: Floating. Security Measures: Xpander automobile, license plate 30G-966.76.
- Credit Agreement No. 806400301157 and Mortgage Agreement No. SHBVN/TDH/TC/806400301157 dated 08 August 2022. Loan term: 96 months from the disbursement date. Interest rate: Floating. Security Measures: Mitsubishi automobile, license plate 29H-622.58
- Credit Agreement No. 806400311830 dated 10 January 2023, and Mortgage Agreement No. SHBVN/TDH/HĐTC/2023/806400311830 dated 10 January 2023. Loan term: 96 months from the disbursement date. Interest rate: Floating. Security measures: VinFast VF8 automobile, license plate 30K-101.79.

(5) One-Time 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 (VietinBank) – Thanh Xuan Branch. Loan amount: Not exceeding VND 400,000,000.
Borrowing object: Payment for the purchase of 1 HONDA CITY RS car, under Automobile Sales Contract 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 Company's transportation needs.
Disbursement period: From the date of signing the Agreement until 15 April 2023.
Loan term: 60 months
Loan interest rate is determined according to each specific Credit Contract according to the Bank's interest rate regime from time to time.
Security Measures: Security Agreements established before or at the same time as this Agreement, which specify or refer to obligations secured, including obligations arising under this Agreement. These include Mortgage Agreement No. 01/2023/HĐBĐ/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.

20. Owners' equity

Statement of changes in owners' equity

Unit: VND

	Contributed charter capital	Share premium	Development investment fund	Retained earnings	Total
Opening balance of the prior year	**600,000,000,000**	**(406,459,596)**	**10,645,604,925**	**89,928,315,290**	**700,167,460,619**
- Profit for the year	83,999,240,000	-	-	47,431,558,281	47,431,558,281
- Profit distribution	-	-	-	(84,155,240,000)	(156,000,000)
+ BOM and BOS's remuneration	-	-	-	*(156,000,000)*	*(156,000,000)*
+ Dividend distribution	-	-	-	*(83,999,240,000)*	-
Opening balance of the current period	**683,999,240,000**	**(406,459,596)**	**10,645,604,925**	**53,204,633,571**	**747,443,018,900**
- Increase in capital (i)	383,000,000,000	-	-	-	383,000,000,000
- Profit for the period	-	-	-	17,623,544,856	17,623,544,856
- Profit distribution	-	-	-	(156,000,000)	(156,000,000)
+ BOM and BOS's remuneration	-	-	-	*(156,000,000)*	*(156,000,000)*
Closing balance	**1,066,999,240,000**	**(406,459,596)**	**10,645,604,925**	**70,672,178,427**	**1,147,910,563,756**

(i) Increase in Charter Capital from Private Share Offering under the Plan Approved by Resolution of the General Meeting of Shareholders No. 2604/2025/CRC/NQ-ĐHĐCĐ dated 26 April 2025.
According to Report No. 2601/2026/BC-CRC of Create Capital Vietnam Joint Stock Company dated 26 January 2026 on the results of the private share offering, and Resolution No. 2601/2026/NQ-HĐQT of the Board of Directors dated 26 January 2026 approving the results of the private share offering:

- The total number of shares offered as planned was 38,300,000 shares. As of 26 January 2026, all 38,300,000 shares had been purchased and paid for, equivalent to VND 383,000,000,000, which has been blocked in account number 2601482855 of the Company at BIDV – My Dinh Branch.
- The total net proceeds from the offering amounted to VND 383,000,000,000.

20. Owners' equity (Cont'd)

Details of owners' equity

	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%**

20. Owners' 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*

Equity transactions with owners and distribution of profits

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

21. Off-balance sheet items

	Closing balance	Opening balance
- US Dollar (USD)	14,337.28	9,287.15

22. Revenue from sale of goods and rendering of services

	Current period (VND)	Prior period (VND)
- Revenue from sale of goods	190,468,022,142	163,357,419,600
- Revenue from rendering of services	283,941,000	723,207,600
Total	**190,751,963,142**	**164,080,627,200**

23. Cost of goods sold and services rendered

	Current period (VND)	Prior period (VND)
- Cost of goods sold	182,852,264,400	154,872,588,740
- Value of inventories lost during the period	1,249,786,080	1,249,786,080
Total	**184,102,050,480**	**156,122,374,820**

24. Financial income

	Current period (VND)	Prior period (VND)
- Interest income from term deposits	439,254,518	31,587,197
- Dividends and profit distributions	15,730,300,000	19,816,500,000
- Foreign exchange gains	-	51,815,440
- Other financial income	-	126,000
Total	**16,169,554,518**	**19,900,028,637**

25. Financial expenses

	Current period (VND)	Prior period (VND)
- Borrowing costs	1,750,083,063	1,503,787,994
Total	**1,750,083,063**	**1,503,787,994**

26. Selling expenses

	Current period (VND)	Prior period (VND)
- Purchased services	51,246,000	106,537,020
- Other expenses	346,467,962	-
Total	**397,713,962**	**106,537,020**

27. Administrative expenses

	Current period (VND)	Prior period (VND)
- Employee expenses	652,353,304	942,468,820
- Administrative materials expenses	38,953,297	43,806,663
- Depreciation of fixed assets	254,040,037	288,279,384
- Taxes, fees and charges	155,856,369	127,288,359
- Purchased services	1,180,015,725	1,060,220,322
- Other expenses	118,386	-
Total	**2,281,337,118**	**2,462,063,548**

28. Operating expenses by nature

	Current period (VND)	Prior period (VND)
- Materials expenses	38,953,297	43,806,663
- Labour costs	652,353,304	942,468,820
- Depreciation of fixed assets	1,508,898,769	1,538,065,464
- Purchased services	1,231,261,725	1,294,045,701
- Other cash expenses	502,442,717	-
Total	**3,933,909,812**	**3,818,386,648**

29. Corporate income tax expense

	Current period (VND)	Prior period (VND)
- Accounting profit before tax	18,177,949,475	23,788,029,153
- Tax calculated at the applicable corporate income tax rate (*)	3,635,589,895	4,757,605,831
- Adjustments	(3,081,185,276)	(3,963,300,000)
+ *Non-deductible expenses*	*64,874,724*	-
+ *Dividend income*	*(3,146,060,000)*	*(3,963,300,000)*
Corporate income tax expense	**554,404,619**	**794,305,831**

(*) The company is required to pay corporate income tax to the State at a rate of 20% on taxable income.

30. Transactions and balances with related parties

Information on related parties

No.	Related parties	Relationship
1	CRC Technology Joint Stock Company	First-tier subsidiary
2	CRC Solar Cell Joint Stock Company	First-tier subsidiary
3	Canadian Solar Vietnam Joint Stock Company	Second-tier subsidiary
4	CRC Power Joint Stock Company	Second-tier subsidiary
5	CRC Invest Joint Stock Company	Second-tier subsidiary
6	Solar Power Supply Joint Stock Company	Second-tier subsidiary
7	Vinasolar Dong Thap Joint Stock Company	Second-tier subsidiary
8	Green Highland Solar Joint Stock Company	Second-tier subsidiary
9	Jinca Vietnam Joint Stock Company	Second-tier subsidiary
10	Lam Dong Electrical Construction Joint Stock Company	Second-tier subsidiary
11	Elecsun Vietnam Joint Stock Company	Second-tier subsidiary
12	Vinasolar Bao Loc Joint Stock Company	Second-tier subsidiary
13	Construction Green Energy Infrastructure Joint Stock Company	Second-tier subsidiary
14	Kosun Green Energy Joint Stock Company	Second-tier subsidiary
15	Resun Vietnam Joint Stock Company	Second-tier subsidiary
16	CRC Solar Limited Company	Associate
17	Solar Nhat Nguyen Xanh Joint Stock Company	Associate
18	Board of Management, Board of Supervisors, Board of General Directors, Chief Accountant	Key management personnel
19	Hoang Minh BG Investment and Trading Services Limited Company	Related party of BOM members
20	Mr. Mai Anh Duc	Close relative of the Chairman of the BOM
21	Mr. Le Quang Thach	Subsidiary's Director

Transactions with related parties

	Current period (VND)	Prior period (VND)
Dividends received		
- CRC Technology Joint Stock Company	14,806,985,879	12,765,000,000
- CRC Solar Cell Joint Stock Company	3,080,000,000	3,000,000,000
Dividends distributed		
- CRC Technology Joint Stock Company	15,240,300,000	14,416,500,000
- CRC Solar Cell Joint Stock Company	490,000,000	5,400,000,000
Sales of goods and services		
- CRC Solar Cell Joint Stock Company	179,123,400	587,701,800
- CRC Invest Joint Stock Company	905,580,000	-
Advances to suppliers		
- Hoang Minh Investment and Trading Services Co., Ltd	200,000,000	14,945,000,000
Capital contributions		
- CRC Solar Cell Joint Stock Company	43,000,000,000	-
- Bafarm Dak To Co., Ltd.	3,037,000,000	-

Remuneration of key management personnel

	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 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
	692,934,768	**348,415,423**

31. Comparative figures

The comparative figures in the financial statements for the accounting period from 01 January 2026 to 30 June 2026 are derived from the Company's audited separate financial statements for the financial year ended 31 December 2025 and reviewd separate financial statements for the period from 01 January 2025 to 30 June 2025, certain items have been restated in accordance with the guidance under the new Vietnamese Corporate Accounting Regime pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025, specifically as follows:

Separate financial position

	Codes	Balance as at 31 December 2025 (As Previously Reported) (VND)	Balance as at 01 January 2026 (As Reclassified) (VND)
Dividends Payable	313	-	395,450,500
Other Current Payables	320	395,450,500	-

Approved, 26 August 2026

CÔNG TY CỔ PHẦN CREATE CAPITAL VIỆT NAM

Vu Thi Phuong Anh
Preparer

Nguyen Thi Thuy Nga
Chief Accountant

Duong Thi Huyen
General Director