HO CHI MINH CITY BOOK DISTRIBUTION CORPORATION
60-62 Street, Sai Gon Ward, Ho Chi Minh City
Tel: 38.225.446 - 38.223.988 Fax: 38.225.795
Tax code: 0304132047

Consolidated Financial statements

3th Quarter 2026

At 30/09/2026

01/01/2026 - 30/09/2026

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN PHÁT HÀNH SÁCH THÀNH PHỐ HỒ CHÍ MINH - FAHASA
Ký ngày: 30/10/2026 16:16:32

FINANCIAL STATEMENT

At 30/09/2026

Unit: VND

Item	Code	Closing balance	Opening balance
A. SHORT-TERM ASSETS	**100**	**2.110.103.517.821**	**1.519.194.491.319**
I. Cash and cash equivalents	**110**	**79.687.244.493**	**109.073.001.181**
Cash	111	66.687.244.493	107.073.001.181
Cash equivalents	112	13.000.000.000	2.000.000.000
II. Short-term investments	**120**	**590.320.000.000**	**401.595.000.000**
Trading securities	121	-	-
Provisions for decline in value of trading securities (*)	122	-	-
Held to maturity investments	123	590.320.000.000	401.595.000.000
Provision for short-term investments held to maturity (*)	124		
Other short-term investments	125		
Provision for decline on other short-term investments (*)	126		
III. Short-term receivables	**130**	**350.653.804.278**	**134.034.756.336**
Short-term trade receivables	131	312.674.340.275	105.085.496.670
Short-term prepayments to suppliers	132	34.944.347.541	20.363.834.006
Short-term intra-company receivables	133		-
Receivables under schedule of construction contract	134	-	-
Short-term loan receivables	135	-	-
Other short-term receivables	136	3.277.778.832	8.828.088.030
Short-term provisions for doubtful debts	137	(242.662.370)	(242.662.370)
IV. Inventories	**140**	**1.087.758.239.518**	**867.348.293.184**
Inventories	141	1.087.758.239.518	867.348.293.184
Provisions for decline in value of inventories	149	-	-
V. Short-term biological assets	**150**		
Livestock raised for short-term, one-time production	151		
Seasonal crops or crops grown for short-term, one-time	152		
Provision for short-term decline of biological assets (*)	153		
V. Other current assets	**160**	**1.684.229.532**	**7.143.440.618**
Short-term prepaid expenses	161	1.545.107.500	7.143.440.618
Deductible VAT	162	-	-
Taxes and other receivables from government budget	163	139.122.032	-
Government bonds purchased for resale	164	-	-
Other current assets	165	-	-
B. LONG-TERM ASSETS	**200**	**76.606.225.431**	**74.869.178.107**
I. Long-term receivables	**210**	**39.500.685.134**	**36.985.385.132**
Long-term trade receivables	211	-	-
Long-term prepayments to suppliers	212	-	-
Working capital provided to sub-units	213	-	-
Long-term intra-company receivables	214	-	-
Other long-term receivables	215	39.500.685.134	36.985.385.132
Long-term provisions for doubtful debts	216	-	-
II. Fixed assets	**220**	**35.992.099.347**	**37.187.427.826**
Tangible fixed assets	221	26.469.019.347	27.616.847.826
- Historical costs	222	155.105.407.471	153.186.579.139

Item	Code	Closing balance	Opening balance
- Accumulated depreciation	223	(128.636.388.124)	(125.569.731.313)
Finance lease fixed assets	224	-	-
- Historical costs	225	-	-
- Accumulated depreciation	226	-	-
Intangible fixed assets	227	9.523.080.000	9.570.580.000
- Historical costs	228	13.372.239.360	13.372.239.360
- Accumulated depreciation	229	(3.849.159.360)	(3.801.659.360)
III. Long-term biological assets	**230**	-	-
Livestock raised for regular production	231		
Livestock raised for periodic production have not yet reached maturity.	232		
Livestock raised for regular production reach maturity	233		
- Historical costs	234		
- Accumulated depreciation	235		
Livestock raised for one-time, long-term production	236		
Seasonal crops or long-term single-product crops	237		
Provision for long-term decline of biological assets (*)	238		
III. Investment properties	**240**	-	-
- Historical costs	241	-	-
- Accumulated depreciation	242	-	-
IV. Long-term assets in progress	**250**	-	-
Long-term work in progress	251	-	-
Construction in progress	252	-	-
V. Long-term investments	**260**	-	-
Investments in subsidiaries	261		
Investments in joint ventures and associates	262	-	-
Investments in equity of other entities	263	-	-
Provision for long-term investment decline in other entities (*)	264		
Held to maturity investments	265	-	-
Provision for decline on investments held to maturity in the long term (*)	266	-	-
VI. Other long-term assets	**270**	**1.113.440.950**	**696.365.149**
Long-term prepaid expenses	271	-	-
Deferred income tax assets	272	1.113.440.950	696.365.149
Long-term equipment and spare parts for replacement	273	-	-
Other long-term assets	274	-	-
Trade advantage	279		
TOTAL ASSETS (280=100+200)	**280**	**2.186.709.743.252**	**1.594.063.669.426**
C. LIABILITIES	**300**	**1.944.845.273.178**	**1.356.223.598.215**
I. Short-term liabilities	**310**	**1.944.095.127.507**	**1.355.378.452.544**
Short-term trade payables	311	1.675.239.300.098	1.187.457.146.786
Short-term prepayments from customers	312	25.616.696.615	20.344.137.261
Dividends and profits must be paid	313	844.349.195	521.445.280
Taxes and other payables to government budget	314	20.565.590.018	25.657.081.356
Payables to employees	315	166.456.322.790	74.767.833.170
Short-term liabilities	316	820.934.299	340.807.210
Short-term intra-company payables	317	-	-
Payables under schedule of construction contract	318	-	-

Item	Code	Closing balance	Opening balance
Short-term deferred revenue	319	-	-
Other short-term payments	320	7.676.878.919	2.126.422.601
Short-term borrowings and finance lease liabilities	321	-	-
Short-term provisions	322	-	-
Bonus and welfare fund	323	46.875.055.573	44.163.578.880
Price stabilization fund	324	-	-
Government bonds purchased for resale	325	-	-
II. Long-term liabilities	**330**	**750.145.671**	**845.145.671**
Long-term trade payables	331	-	-
Long-term repayments from customers	332	-	-
Taxes and long-term payments to the government	333	-	-
Long-term costs	334		
Intra-company payables for operating capital received	335		
Long-term intra-company payables	336	-	-
Revenue awaiting long-term allocation	337	-	-
Other long-term payables	338	498.051.044	593.051.044
Long-term borrowings and finance lease liabilities	339	-	-
Convertible bonds	340	-	-
Preference shares	341	-	-
Deferred income tax payables	342	252.094.627	252.094.627
Long-term provisions	343	-	-
Science and technology development fund	344	-	-
D. OWNER'S EQUITY	**400**	**241.864.470.074**	**237.840.071.211**
I. Owner's equity	**410**	**241.864.470.074**	**237.840.071.211**
Contributed capital	411	178.519.270.000	127.514.620.000
- Ordinary shares with voting rights	411a	178.519.270.000	127.514.620.000
- Preference shares	411b	-	-
Capital surplus	412	-	-
Conversion options on convertible bonds	413	-	-
Other capital	414	-	-
Treasury shares	415	-	-
Differences upon asset revaluation	416	-	-
Exchange rate differences	417	-	-
Development and investment funds	418	23.135.921.900	56.040.325.150
Other funds belonging to equity capital	419	-	-
Undistributed profit after tax	420	36.342.905.532	50.634.328.475
- Undistributed profit after tax brought forward	420a	221.404.333	2.162.575.957
- Undistributed profit after tax for the current year	420b	36.121.501.199	48.471.752.518
Non - Controlling interests	429	3.866.372.642	3.650.797.586
TOTAL SOURCES (440=300+400)	**440**	**2.186.709.743.252**	**1.594.063.669.426**

Prepared, October 28, 2026

Prepared by	Chief Accountant	Chairman
HUYNH THI NGOC LINH	LE THI THU HUYEN	PHAM MINH THUAN

INCOME STATEMENT

3th Quarter 2026

Unit: VND

Item	Code	3th Quarter		Accumulated from the beginning of the year to the end of the quarter	
		Current period	Same period	Current period	Same period
1. Revenues from sales and services rendered	01	**1.820.655.985.163**	**1.527.589.619.943**	**3.987.967.425.648**	**3.512.026.356.506**
2.Revenue deductions	02	1.155.962.189	662.079.341	1.720.450.097	1.115.283.379
3.Net revenues from sales and services rendered (10=01-02)	10	**1.819.500.022.974**	**1.526.927.540.602**	**3.986.246.975.551**	**3.510.911.073.127**
4 Costs of goods sold	11	1.372.404.859.628	1.147.569.890.103	2.941.590.397.151	2.616.564.142.724
5. Gross revenues from sales and services rendered (20=10-11)	20	**447.095.163.346**	**379.357.650.499**	**1.044.656.578.400**	**894.346.930.403**
Profit/loss from the sale and liquidation of investment properties	21				
6. Financial income	22	15.333.619.602	7.192.830.483	23.335.299.578	17.623.805.459
7. Financial expenses	23	185.718.593	71.427.784	311.108.884	214.087.590
- In which: Interest expenses	24	-	-	-	-
9. Selling expenses	25	377.591.083.784	321.595.142.240	883.515.223.705	762.795.563.134
10. General administration expenses	26	58.721.693.772	44.488.731.241	125.136.457.086	100.159.408.590
8 Shares of loss of assoceiates, join ventures	27				
11. Net profits from operating activities	30	**25.930.286.799**	**20.395.179.717**	**59.029.088.303**	**48.801.676.548**
12. Other income	31	84.522.564	992.715.303	201.914.369	2.002.374.703
13. Other expenses	32	111.576	1.214.806.278	1.054.087.409	1.318.036.745
14. Other profits (40=31-32)	40	**84.410.988**	**(222.090.975)**	**(852.173.040)**	**684.337.958**
15. Total net profit before tax (50=30+40)	50	**26.014.697.787**	**20.173.088.742**	**58.176.915.263**	**49.486.014.506**
16 Current corporate income tax expenses	51	5.194.207.635	4.662.012.908	12.147.301.062	10.695.986.602
17. Deferred corporate income tax expenses	52	103.574.131	(627.395.160)	(417.075.801)	(798.783.701)
18. Profits after enterprise income tax (60=50-51-52)	60	**20.716.916.021**	**16.138.470.994**	**46.446.690.002**	**39.588.811.605**
19 Net profit after tax attributable to sharesholders of the parents	61	20.723.542.792	16.253.585.820	46.546.480.650	39.619.782.276
20. Net profit after tax attributable to non - controlling intersts	62	(6.626.771)	(115.114.826)	(99.790.648)	(30.970.671)
21 Basic earnings per share	70	**1.434**	**1.275**	**3.495**	**3.107**
22 Diluted earnings per share	71				

Prepared, October 28, 2026

Prepared by	Chief Accountant	Chairman
HUYNH THI NGOC LINH	LE THI THU HUYEN	PHAM MINH THUAN

S.Đ.K.K.D: 0304132047 CÔNG TY CỔ PHẦN PHÁT HÀNH SÁCH THÀNH PHỐ HỒ CHÍ MINH FAHASA QUẬN 1 - TP. HỒ

PART II - TAXES AND OTHER PAYABLES TO THE STATE
At 30/09/2026

No.	Items	Code	Opening balance	Payables in year	Paid in year	Closing balance
	1	2	3	4	5	6=3+4-5
I	**Taxes**	**10**	**25.657.081.357**	**64.905.912.676**	**70.136.526.046**	**20.426.467.987**
1	Value added tax	11	3.054.888.838	29.493.162.543	25.932.190.885	6.615.860.496
2	Import Value added tax	12	-	9.456.794.951	9.562.066.639	(105.271.688)
3	Special excise tax	13	-	-	-	-
4	Export or import tax	14	-	2.969.806.030	3.003.656.374	(33.850.344)
5	Corporate income tax	15	14.813.331.520	12.581.985.111	15.291.853.569	12.103.463.062
6	Personal income tax	16	7.504.954.582	8.134.359.850	14.293.334.511	1.345.979.921
7	Natural resources using tax	17	-	-	-	-
8	Land & housing tax, land rental charges	18	283.906.417	2.161.752.274	1.945.372.151	500.286.540
9	Other taxes	19	-	108.051.917	108.051.917	-
II	**Other payables**		-	**877.988.592**	**877.988.592**	-
1	Surcharge	31				
2	Fees	32		877.988.592	877.988.592	
3	Others	33				
	Total	**40**	**25.657.081.357**	**65.783.901.268**	**71.014.514.638**	**20.426.467.987**

PART III - VALUE ADDED TAX,VALUE ADDED TAX REFUND
VALUE ADDED TAX IS REDUCED, VALUE ADDED TAX OF DOMESTIC GOODS
At 30/06/2026

No.	Items	Code	Quality
			Current period
	1	2	3
I	**Value added tax**		
1	Opening balance of V.A.T	10	
2	V.A.T is deducted in year	11	144.031.503.097
3	V.A.T was deducted , V.A.T was refunded (12=13+14+15+16)	12	144.031.503.097
	In which:		
a.	*V.A.T was deducted*	*13*	*124.553.180.299*
b.	*V.A.T was refunded*	*14*	
c.	*VAT on returned goods and purchase discounts*	*15*	*10.323.531.799*
d.	*Non-deductible VAT amount (allocated to non-taxable business activities)*	*16*	*9.154.790.999*
4	Closing balance of V.A.T is deducted , V.A.T is refunded(17=10+11-12)	17	0
II	**Value Added Tax refund**		
1	Opening balance of V.A.T Refund	20	
2	V.A.T is refunded in year	21	
3	V.A.T was refunded	22	
4	Closinging balance of V.A.T Refund (23=20+21-22)	23	0
III	**Value Added Tax is reduced**		
1	Opening balance of V.A.T is reduced	30	
2	V.A.T is reduced in year	31	
3	V.A.T was reduced	32	
4	Closing balance of V.A.T is reduced(33=30+31-32)	33	0
III	**Value Added Tax on Domestic Sales**		
1	Opening balance of V.A.T of Domestic goods	40	3.054.888.838
2	V.A.T Thuế GTGT output in year	41	154.357.590.089
3	V.A.T INPUT is deducted	42	124.136.724.776
4	V.A.T of sales rebtes, sale returns	43	430.669.749
5	V.A.T of Domestic goods is deducted in the payable tax	44	
6	V.A.T of Domestic goods was paid	45	26.229.223.906
7	Closing balance of V.A.T of Domestic goods (46=40+41-42-43-44-45)	46	6.615.860.496

Prepared, October 28, 2026

Prepared by	Chief Accountant	Chairman
HUYNH THI NGOC LINH	LE THI THU HUYEN	PHAM MINH THUAN

CÔNG TY CỔ PHẦN PHÁT HÀNH SÁCH THÀNH PHỐ HỒ CHÍ MINH FAHASA

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

30/09/2026

Unit: VND

Item	Code	Current period	Same period
I. Cash flow from business activities			
Profit before taxes	01	**58.176.915.263**	**49.486.014.506**
Adjustments for		**(20.423.057.136)**	**(15.493.627.938)**
- Depreciation of fixed asset and investment property	02	3.114.156.811	4.132.552.224
- Provisions	03		
- Gains (losses) on exchange rate differences from revaluation of monetary items denominated in foreign currencies	04		
- Gains (losses) on investing activities	05	(23.537.213.947)	(19.626.180.162)
- Interest expense	06		
- Other adjustments	07		
Operating profit before changes in working capital	08	**37.753.858.127**	**33.992.386.568**
- Increase/decrease in accounts receivable	09	(217.664.406.339)	(180.989.015.222)
- Increase/decrease in inventories	10	(220.409.946.334)	(87.373.087.636)
- Increase/decrease in accounts payable (excluding payable loan interest and enterprise income tax)	11	575.971.245.680	444.681.771.876
- Increase/decrease in prepaid exprenses	12	(5.598.333.118)	(2.369.142.824)
- Increase/ decrease in trading securities	13		
- Interest paid	14		
-Enterprise Income tax paid	15	(15.291.853.569)	(14.741.013.269)
- Other receipts from operating activities	16	201.914.369	2.002.374.703
- Other payment for operating activities	17	29.855.573.648	(32.671.821.881)
Net cash flow from operating activities	20	**184.818.052.464**	**162.532.452.315**
II. Cash flow from investment activities			
Purchase or construction of fixed assets and other long-term assets	21	(1.861.477.130)	(5.424.785.744)
Proceeds from disposals of fixed assets and other long-term assets	22		527.703.912
Loans and purchase of debt instruments from other entities	23	(943.400.000.000)	(687.749.000.000)
Collection of loans and repurchase of debt instruments of other entities	24	730.675.000.000	548.730.000.000
Equity investments in other entities	25		
Proceeds from equity investment in other entities	26		
Interest and dividend received	27	23.335.299.578	17.623.805.459
Net cash flows from investing activities	**30**	**(191.251.177.552)**	**(126.292.276.373)**
III. Cash flows from financial activities			
Proceeds from issuance of shares and receipt of contributed capital	31		
Repayments of contributed capital and repurchase of stock issued	32		
Proceeds from borrowings	33		
Repayment of principal	34		

Item	Code	Current period	Same period
Repayment of financial principal	35		
Dividends or profits paid to owners	36	(22.952.631.600)	(25.502.924.000)
Net cash flows from financial activities	40	**(22.952.631.600)**	**(25.502.924.000)**
Net cash flows during the fiscal year (50= 20+30+40)	**50**	(29.385.756.688)	10.737.251.942
Cash and cash equivaluents at the beginning of period	**60**	**109.073.001.181**	**97.992.429.613**
Effect of exchange rate fluctuations	61		
Cash and cash equivaluents at the end of period (70=50+60+61)	**70**	**79.687.244.493**	**108.729.681.555**

Prepared, October 28, 2026

Prepared by	Chief Accountant	Chairman
HUYNH THI NGOC LINH	LE THI THU HUYEN	PHAM MINH THUAN

NOTES TO FINANCIAL STATEMENTS

3th Quarter 2026

I. THE COMPANY'S INFORMATION

1. **Form of ownership:** Joint stock company
2. **Business fields:** books, newspapers, cultural products, stationery
3. **Business lines**

Trading in products under industry codes: 4761, 4773, 1811, 1812, 4641, 4721, 4669, 1079, 2023, 2817, 3290, 2013, 7420,

4610, 5610, 7310, 7410, 4933, 4741, 4759, 8230, 4690, 4651, 6810, 4632. (according to business registration certificate)

4. **Ordinary course of business:** 12 months
5. **Characteristics of the business activities in the fiscal year that affect the financial statements**
6. **Enterprise structure**

Name	Address	Ratio of benefit		Ratio of voting power	
		Closing balance	Opening balance	Closing balance	Opening balance
Subsidiaries company					
Binh Duong Cultural & Trading Joint Stock Company		100%	100%	100%	100%

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. **Accounting period**

Annual accounting period of Company is from 01 January to 30 September

2. **Accounting currency**

The financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. **Accounting system**

The Company applies Enterprise Accounting System issued under Circular no.200/2014/TT-BTC dated December 22, 2014 by Ministry of Finance as well as the circulars of the Ministry of Finance giving guidance on the implementation of the accounting standards and system.

2. **Declaration of adherence to Accounting Standards and Accounting system**

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES

1. **Cash and cash equivalents**

a. Cash

Cash includes: cash on hand, cash in bank under current account and cash in transit.

b. Cash equivalents

Cash equivalents are short term investments for a period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of financial statements.

c. Other currencies convert

Transactions in currencies other than Vietnam dong must be recorded in original currency and converted into Vietnam dong. Overdraft is recorded as a bank loan.

At the reporting date, the company is requested to revalue the balance of foreign currencies and monetary gold as belows:
- The balance of foreign currencies: using buying price quoted by commercial bank which is trading with the company at the reporting date;
- The monetary gold: re-evaluated according to the buying prices on the domestic market at the time in which the financial statement is prepared. The buying prices on the domestic market are prices announced by the State bank. In case the State bank does not announce gold buying-prices, the buying-prices announced by enterprise entitled to trade in gold as prescribed shall be chosen.

2. Financial investment

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures, cooperation, investment in securities and other financial investments ...

For the preparation of financial statements, the financial investment must be classified as belows:
- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

a. Trading securities

Trading securities are the investment in securities and other financial instruments for trading purposes (hold for increasing price to sell for profit.) Trading securities include:
- Stocks and listed bonds;
- The securities and other financial instruments such as commercial bill, forward contracts, swap contracts ...

Trading securities are recorded at original cost at the time when investors hold ownership.
The dividends paid in the period before investment date shall be recorded as a decrease in value of investment. When the investor receives additional shares without payment to issuser from capital surplus shares, capital expenditure funds or dividends in shares, the investors only monitor the quantity of additional shares.

In case shares are exchanged, its value must be determined according to fair value at the exchanging date.
The cost shall be determined in accordance with weighted average method when trading securities are liquidated or transferred.

Provisions for decline in value of trading securities: the value of loss may occur if there are reliable evidences showing the market value of the Company's trading securities are lower than book value. The provision shall be additionally created or reverted at the reporting date and shall be recorded in financial expense.

b. Held to maturity investments

These investments do not reflect bonds and debt instruments which are held for trading purpose. Held to maturity investments include term deposits (maturity over than 3 months), treasury bills, promissory notes, bonds, preference shares which the issuer is required to re-buy them in a certain time and held to maturity loans to earn profits periodically and other held to maturity investments.

Provision for decline in value of held to maturity investment: If the provision of held to maturity investment are not created under statutory regulations, the Company has to assess the recovery. In the case, there are reliable evidences showing a part or all of the investments may not be recoverable, the losses have recorded in financial expenses in the period. The provision shall be addtionally created or reverted at the reporting time. In case, the loss can not be determined reliably, investments are not decreased and the recovery of the investments are recorded in the Notes to the Financial Statements.

c. Investments in subsidiaries, joint ventures and associates

Investments in subsidiaries and associates are stated at original cost. Distributions from accumulated net profits from subsidiaries and associates arising after the date of acquisition are recognized in the financial income. Other distributions (except net profits) are considered a recovery of investments and are deducted to the cost of the investment.

The Company applies accounting regulations on jointly controlled operations and jointly controlled assets as on normal business activities. In which:

- Monitoring incomes, expenses of joint ventures separately and allocated to parties of joint ventures;
- Monitoring contributed assets, contributed capital, liabilities separetely in the joint ventures arising from operating joint venture.

Expenses directly related to investment activities in joint ventures and associates have been recorded as financial expense in the period.

Provision for investment losses in other units: losses of subsidiaries, joint ventures, associates have led to loss of capital or provision of investors by declining value of investments .The provision is created or reverted at the reporting date for each investment and are recorded in financial expenses in the period.

d. Investment in equity of other entities

Investment in equity of other entities are the investments in equity instruments of other entities but the Company does not control or influence significantly to the invested entities.

3. Trade and other receivables

All receivables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of receivables must be managed as belows:

- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependant branches;
- Other receivables: are non trade receivables and do not related to trading activities.

For the preparation of financial statements, the receivables must be classified as belows:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the company revaluates the receivables which have balance in foreign currency (except for advance to suppliers; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the company at the reporting date.

Provisions for bad debts: The bad debts are make provision at the balance sheet date. The provision or reversal is made at the reporting date and is recorded as management expense of the fiscal year. For the long-term bad debts in many years, the company tried to collect but cannot and there is evidence that the client has insolvency, the comapny may sell these long-term bad detbs to debt collection company or write off (according to regulations and charter of the company).

4. Inventories

a. Recognition basis

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The assets are purchased for the production, use or sale are not presented in this item but are presented in item "Long-term equipment, supplies, spare parts ", including:

- Costs of work in progress beyond a normal operating cycle (over 12 months);
- Supplies, equipments and spare parts for replacement which reserved period are more than 12 months or more than an ordinary cycle of business operation.

b. Cost determination of inventories

Cost of inventories are determined in accordance with method: weighted average.

c. Record method of inventories

Inventories are recorded in line with perpetual method.

d. Provisions for decline in value of inventories

In the end of accounting year, if inventories do recover enough at its historical value not because of damage, obsolescence, reduction of selling price. In this case, the provision for inventories is recognized. The provision for decline in inventories is the difference between the historical value of inventories and its net realizable value.

5. Tangible and intangible fixed assets, investment properties

Fixed assets are stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

Historical cost of finance lease fixed assets are recognized at the fair value of the leased property or the present value of the minimum lease payment (in case the fair value is higher than the present value of the minimum lease payment) plus the initial costs directly related to the initial operation of financial leasing.

During the operation, the depreciation is recorded to depreciation expense for using assets. Intangible fixed assets which ar termed land use rights are depreciated.

Investment properties are depreciated normally, except for investment property for waiting increase of price. The Company just only determine value of loss cause of decreasing value.

6. Business cooperation contract

BCC means a cooperation contract between two or more venturers in order to carry out specific business activities, but it does not require establishment of a new legal entity. In any cases, when receiving money or assets from other entities in the BCC, they should be recorded to liabilities, not be recorded to owner's equity. BCC in the forms as follows:

- BCC in the form of jointly controlled assets;
- BCC in the form of jointly controlled operations;
- BCC in the form of shares of post-tax profits.

7. Deferred corporate income tax expenses

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recoverd or the liabilities are settled based on the effective tax rates as of the balance sheet date.

8. Prepaid expenses

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistantly.

Prepaid expense is recorded separately: incurred, allocated amount to its cost center and carried amount.

Prepaid expense is classified as follows:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.
- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term.

9. Trade and other payables

All payables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of payables must be managed as belows:

- Trade payables: any payable having from trading activities from purchase, using service, import though consigner;
- Intra-company payables: payables between the company with its dependant branches;
- Other payables: are non trade payables and do not related to trading activities.

For the preparation of financial statements, the paybles must be classified as belows:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company revaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the Company at the reporting date.

10. Loans and finance lease liabilities

Loans in the form of issuance of bond or preference share with preferential terms required the issuer to repurchase at a certain time in the future shall not be reflected on this item.

Loans, debts should be monitored in detail for each entity, each contract and each type of loan assets. The financial lease liabilities are stated at present value of minimum lease payment or the fair value of the lease assets.

For the preparation of financial statements, the loans and finance lease liabilities must be classified as belows:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company revaluates the loans and finance lease liabilities which have balance in foreign currency at the selling price quoted by commercial bank which is trading with the Company at the reporting date.

11. Borrowings and capitalization of borrowing costs

Borrowing costs are recognized into financial expenses, except in case where the borrowings cost directly attribute to the acquisitionor work in progress is calculated to value of assets (capitalized), when all the conditions are in accordance with VAS no. 16 "Borrowing costs".

12. Accrued expenses

Paybles for purchase, using service from suppliers or providing already by supplier but not yet paid due to lack of supporting documnets and payables to employee are allowed to record to expense to match the matching concept between revenue and expense. The accrual must be calculated carefully and must have proper evidence. When these expenses arise, if there is any difference with the amount charged, accountants additionally record or make decrease to cost equivalent to the difference.

13. Provision for payables

Provision for payables is recognized when the following conditions are satisfied:
- The Company has current liabilities (legal obligation or joint obligation) as a result of occurred event;
- Decreasing in economic benefits that may occur resulting in the requirement to pay debt obligations;
- Giving a confident estimation on value of debt obligation.

Provision for payables is the most reasonably estimated value which will be paid for current debt obligation at the reporting date.

A provision for restructuring costs is only recognized when all the conditions are in accordance with VAS "Provisions, assets and potential liabilities".

The provision for payables shall be set up or reverse at the reporting date in accordance with the law. When setting up provision for payables, the cost are recorded in general administration expenses. Payable provisions for products /goods warranty shall be recorded in selling expenses; payable provisions for construction warranty shall be recorded in manufacturing overhead expenses and the reversal shall be recorded in other income.

Only costs related to the initial payables provision shall be offseted by that provision.

14. Unearned revenues

Unrealized revenues include: rental prepayment of customer, interest prepayment of borrower or debt instrument, the difference price on installment payment; corresponding to turnover of goods, services or discounts to customers in traditional client program.

The balance of the unearned revenue in foreign currency at the end of the fiscal year: if there is not reliable evidence lead to refund this amount, foreign exchange rate difference are not evaluated at the reporting date.

15. Convertible bonds

Convertible bonds are bonds that may be converted into common shares of the same issuer under the conditions identified in the issuance plan.

Convertible bonds to keep on the track of each type, maturity, interest rate and par value.
When issuing convertible bonds, principal debt of convertible bonds is recorded as a liabilities; capital component (Conversion options) of convertible bonds is recorded as an owner's equity.

At the initial recognition, the cost of issuing convertible bonds is reduced to the original value of the bond. Periodically, this cost are amortized in line with bond life under the straight line method or the actual interest rate method by increasing the principal and recognized in financial expenses or capitalized consistent with the recognition of accrued interest of the bond; bond interest is recognized in financial expenses.

Upon maturity of convertible bonds, the value of conversion options on convertible bonds are reflected in equity is transferred to capital surplus which does not depend on whether the bond holders have done the conversion option into shares or not. An decrease in the principal of convertible bonds in proportion to the amount refund in case the bond holders have not done the conversion option into shares. In the opposite, an increase in owner's capital in proportion to par value of stocks are issued additionally in case the bond holders have done the conversion option into shares. The higher difference between the value of the principal of the convertible bonds and the value of additional stocks is recorded as capital surplus.

16. Capital

a. Contributed capital, capital surplus , conversion options on convertible bonds, other capital

Capital contribution is stated at actually contributed capital of owners and recorded by each individual, organization.
When capital of the investment license is determined in foreign currency, the determination of the investors shall be based on the actual amount of foreign currencies which they contribute.

Contributed capital in assets must be recorded in revaluation of assets which share holders approved. Intangible assets such as brand, trademark, trade name, right of exploitation, development projects ... shall only be recorded as capital if relevant law allows.

For joint-stock company, contributed capital of the shareholders is recorded according to actual price of stock issuance, but it is reflected in two separate items:
- Contributions from owners are recorded at par value of the shares;
- Capital surplus is recognized by the greater than or less than difference between the actual price of issue of shares and par value.

In addition, the capital surplus was also recorded at the difference higher or lower between the actual price of stock issuance and the par value of shares as treasury shares.

The conversion options on convertible bonds arising from convertable shares issuance which prescribed in issuance plan. The value of capital component of convertible bonds is the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of the convertible bonds. At the time of initial recognition, the value of conversion options on convertible bonds are recorded separately in owner's capital. At the bond maturity, accountants shall record this option as capital surplus.

Other capital: to reflect operation capital which set up additionally from the result of the operating results or given as gifts, presents, asset revaluation (under the current regulations).

b. Differences upon asset revaluation

Differences upon asset revaluation reflect differences due to revaluation of existing assets and situation of settlement of such differences. Assets are revalued mainly fixed assets, property investment. In some cases it is possible and necessary to revaluate materials, equipments, tools, finished goods, goods, unfinished goods ...

Differences upon asset revaluation in the following cases:
- Decision of the State;
- Equitization of State enterprises;
- Other cases under law regulations.

Asset value shall be re-determined on the basis price list of State, asset valuation council professional valuation agency.

c. Foreign exchange rate difference

Exchange rate difference is the difference occurring from exchange or revaluating foreign currency monetary items in different exchange rate.

Exchange rate difference is recorded to financial income (if gain) or financial expense (if loss) at the incurred time. Particularly 100% State's capital company which has project implementation, major national projects, exchange rate differences from the previous period of the business activities are reflected on the Balance sheet and gradually allocate into financial income or financial expense.

d. Undistributed post-tax profits

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

Profit distribution must be complied with the current financial policies.
Parent Company distribute profit to owners which shall not exceed the undistributed post-tax profits on the consolidated financial statements, including the impact of any gain recognized from the transaction by cheap purchase. In case undistributed post-tax profits in the consolidated financial statements is higher than its financial statements of the the parent company, the parent company make distribution after transferring profits from subsidiary companies to the parent companies.

Profit distribution should take account of non-monetary items in undistributed post-tax profits that may affect cash flows and the dividend payment ability of the Company.

17. Revenues

a. Revenue from sale of goods

Revenue from sale of goods should be recognised when all the following conditions have been satisfied:
- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b. Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

c. Financial income

Financial income includes interest, gain on exchange rate difference, dividends... and other income of financial activities.
For interest earned from loans, deferred payment, installment payment: income is recognized when earned and and original loans, principal receivables are not classified as overdue that need provision. Dividend is recognized when the right to receive dividend is established.

d. Turnovers of construction contract

Revenue from construction contracts are recognized in one of the two following cases:
- The construction contract defines that the contractor shall be entitled to payment basing on the progress: when the result of construction contract are estimated reliably, turnover from the construction contract is recorded proportionally to part of finished volume which was determined by contractors at the reporting time;
- The construction contract defines that the contractor shall be entitled to payment basing on finished volume: when the result of construction contract are estimated reliably, turnover from the construction contract is recorded proportionally to part of finished volume which was approved by customer.

When the result of the construction contract can not be estimated reliably, turnover from the construction contract recognized corresponding to the incurred costs that the reimbursement is relatively certain.

e. Other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad detb which was write off, unknown payables, gift in cash or non cash form...

18. Revenue deductions

The decrease adjustment of revenue shall be as follows:
- The decrease adjustment of revenue in the incurring period if revenue deductions incurred in the same period of consumption of products, goods and services;
- The decrease adjustment of revenue as follows if revenue deductions incurred in the next period of consumption of products, goods and services:
  + Record a decrease in revenue on the current financial statements if the revenue deductions incurr before reporting date;
  + Record a decrease in revenue on the next financial statements if the revenue deductions incurr after reporting date;

Trade discount is the discount for customers whom bought large quantity of goods.
Sales rebate is the deduction to the buyer because products, goods are bad, degraded or improper as prescribed in contract.
Sales return are reflected the value of the products, goods which customer returns due to causes such as violations of economic contracts, bad, degraded , wrong category or improper goods.

19. Costs of goods sold

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).
For the used material over the normal production capacity, labor and general production cost is not allowed to record to production cost but allowed to record to cost of good sold after deduction of compensation (if any), even these finished goods are not sold.

20. Financial expenses

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency, ...

21. Selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods anf providing service.

Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemplyment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business licence tax; bad detb provision; outsourcing expense and other cash expenses...

22. Current and defferred income tax expense

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.
Deferred income tax expense is the corporate income tax will be paid in future resulted from:
- Record of deferred tax payable during the year;
- Revert of deferred tax assets was recorded in previous years.

NOTES TO FINANCIAL STATEMENTS
Quarter 3 - 2026

V . NOTES TO FINANCIAL STATEMENT

Unit: VND

1. CASH AND CASH EQUIVALENTS

Cash and cash equivalents	30/09/2026	01/01/2026
- Cash on hand	741.457.035	3.577.884.977
- Cash in banks	65.945.787.458	103.495.116.204
- Cash in transit		
Total	**66.687.244.493**	**109.073.001.181**

2. TRADE RECEIVABLES

2.1. Short-term trade receivables	30/09/2026	01/01/2026
Details of each object account for 10% of the total		
Others	312.674.340.275	105.085.496.670
Total	**312.674.340.275**	**105.085.496.670**

2.2. Long-term trade receivables	30/09/2026	01/01/2026
Details of each object account for 10% of the total		
Others		
Total		

2.3. Trade receivables from relevant entities

3. FINANCIAL INVESTMENTS
3.1. Trading securities

3.2. Held to maturity investments

a. Short-term held to maturity investments	30/09/2026		01/01/2026	
	Historical cost	**Book value**	**Historical cost**	**Book value**
- Term deposits	590.320.000.000		401.595.000.000	
- Bonds				
- Other investments				
Total	**590.320.000.000**		**401.595.000.000**	

b. Long-term held to maturity investments	30/06/2026		01/01/2026	
	Historical cost	**Book value**	**Historical cost**	**Book value**
- Term deposits				
- Bonds				
- Other investments				
Total				

3.3. Investments in equity of other entities

	30/09/2026		01/01/2026	
	Historical cost	**Book value**	**Historical cost**	**Book value**
a. Investments in subsidiaries				
b. Investments in joint ventures and associates				
c. Investments in equity of other entities				

4. OTHER RECEIVABLES

a. Other short-term receivables	30/09/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
- Receivables from equitization				
- Receivables from dividends and profits received				
- Receivables from employees				
- Deposits				
- Lendings				
- Expenditures on behalf of 3rd party				
- Other receivales	3.277.778.832		8.828.088.030	
Total	**3.277.778.832**		**8.828.088.030**	

b. Other long-term receivables	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
- Receivables from equitization				
- Receivables from dividends and profits received				
- Receivables from employees				
- Deposits				
- Lendings				
- Expenditures on behalf of 3rd party				
- Other receivales				
Total				

5. SHORTAGE OF ASSETS AWAITING RESOLUTION

	30/09/2026		01/01/2026	
	Quantity	Value	Quantity	Value
5.1. Cash			-	
5.2. Inventories				
5.3. Fixed assets				
5.4. Other assets				
Total			-	

6. BAD DEBTS

	30/09/2026		01/01/2026	
	Historical cost	Recoverable value	Historical cost	Recoverable value
- Total value of receivables, overdue debts or no overdue doubtful debts				
- Information about fines, deferred interest receivables, etc arising from overdue debts which are not recorded to revenues				
- Recoverability of overdue debts				
Total				

7. INVENTORIES

	30/09/2026		01/01/2026	
	Historical cost	**Provision**	**Historical cost**	**Provision**
- Goods in transit				
- Raw materials	4.012.047.681		3.232.223.720	
- Tools and supplies				
- Work in progress	5.421.556.394		3.794.730.605	
- Finished goods				
- Goods	1.077.882.045.045		860.321.338.857	
- Consignments				
- Goods in bonded warehouse				
Total	**1.087.315.649.120**		**867.348.293.182**	

8. LONG-TERM ASSETS IN PROGRESS

8.1. Long-term work in progress

8.2. Long-term construction in progress

9. INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Item	Buildings, structures	Machinery, equipment	Transportation equipments, transmitters	Office equipment and furniture	Other tangible fixed assets	Total
Historical cost						
Opening balance	38.374.367.278	52.224.553.083	35.071.054.970	27.420.409.608	96.194.200	153.186.579.139
Increase	-	840.367.273	551.014.667	672.462.463	-	1.861.477.130
Decrease		455.277.626				455.277.626
Closing balance	38.374.367.278	52.609.642.730	35.622.069.637	28.092.872.071	96.194.200	155.105.407.471
Accumulated depreciation						
Opening balance	27.209.771.882	47.199.570.887	28.154.085.662	22.910.108.682	96.194.200	125.569.731.313
Increase	356.316.870	879.754.023	873.994.171	788.558.581	-	3.478.634.437
Decrease		411.977.626				411.977.626
Closing balance	27.566.088.752	47.667.347.284	29.028.079.833	23.299.653.039	96.194.200	128.636.388.124
Net book value						
Opening balance	11.164.595.396	5.024.982.196	6.916.969.308	4.510.300.926	-	27.616.847.826
Closing balance	10.808.278.526	4.942.295.446	6.593.989.804	4.394.204.808	-	26.469.019.347

10. INCREASE OR DECREASE IN INTANGIBLE FIXED ASSETS

Item	Land use rights	Otherintangible fixed assets	Totai
Historical cost			
Opening balance	9.523.080.000	3.849.159.360	13.372.239.360
Increase	-	-	-
Decrease		-	
Closing balance	9.523.080.000	3.849.159.360	13.372.239.360
Accumulated depreciation			
Opening balance	-	3.801.659.360	3.801.659.360
Increase	-	47.500.000	47.500.000
Decrease	-	-	-
Closing balance	-	3.849.159.360	3.849.159.360
Net book value			
Opening balance	9.659.440.095	47.500.000	9.570.580.000
Closing balance	9.523.080.000		9.523.080.000

11. INCREASE OR DECREASE IN FINANCIAL LEASE FIXED ASSETS
12. INCREASE OR DECREASE IN INVESTMENT PROPERTIES

13. PREPAID EXPENSES

13.1. Short-term prepaid expenses	30/09/2026	01/01/2026
Others	820.934.299	7.143.440.618
Total	**820.934.299**	**7.143.440.618**

13.2. Long-term prepaid expenses	30/09/2026	01/01/2026
Others		
Total		

14. OTHER CURRENT ASSETS

15. BORROWINGS AND FINANCE LEASE LIABILITIES
16. TRADE PAYABLES

16.1. Short-term trade payables	30/09/2026		01/01/2026	
	Value	Recoverable value	Value	Recoverable value
Details of each object account for 10% of the total				
Others	1.675.239.300.098		1.187.457.146.786	
Total	**1.675.239.300.098**	-	**1.187.457.146.786**	-

16.2. Long-term trade payables	30/09/2026		01/01/2026	
	Value	Recoverable value	Value	Recoverable value
Details of each object account for 10% of the total				
Others				
Total				-

16.3. Overdue debts	30/09/2026		01/01/2026	
	Value	Recoverable value	Value	Recoverable value
Details of each object account for 10% of the total				
Others				
Total				-

16.4. Trade payables to relevant entities

17. TAXES AND OTHER PAYABLES TO THE STATE

17.1. Taxes and other payables to government budget	Beginning of period	Amount payable during the period	Amount paid during the period	End of period
Value added tax	3.054.888.838	29.493.162.543	25.932.190.885	6.615.860.496
Import VAT	-	9.456.794.951	9.562.066.639	(105.271.688)
Import tax	-	2.969.806.030	3.003.656.374	(33.850.344)
Corporate income tax	14.813.331.520	12.581.985.111	15.291.853.569	12.103.463.062
Personal income tax	7.504.954.582	8.134.359.850	14.293.334.511	1.345.979.921
Land rent, land tax	283.906.417	2.161.752.274	1.945.372.151	500.286.540
Other taxes	-	108.051.917	108.051.917	-
Other Fees		877.988.592	877.988.592	
Total	**25.657.081.357**	**64.905.912.676**	**70.136.526.046**	**20.426.467.987**

17.2. Taxes and other receivables from government budget	Beginning of period	Amount payable during the period	Amount paid during the period	End of period
Value added tax	-	-	-	-
Import VAT	-	-	-	-
Import tax	-	-	-	-
Corporate income tax	-	-	-	-
Personal income tax	-	-	-	-
Land rent, land tax				
Other taxes	-	-	-	-
Total	-	-	-	-

18. ACCRUED EXPENSES

19. OTHER PAYABLES

19.1. Short-term other payables	30/09/2026	01/01/2026
- Surplus of assets awaiting resolution	-	-
- Medical insurance	3.283.957.110	-
- Social insurance	578.718.192	
- Unemployment insurance	326.585.265	-
- Trade union fund	3.014.073.373	1.753.698.601
- Short-term deposits		
- Receive training deposit	319.800.000	340.600.000
- Others	150.550.000	553.569.280
Total	**7.673.683.940**	**2.647.867.881**

20. UNEARNED REVENUES

20.1. Short-term unearned revenues	30/09/2026	01/01/2026
- Unearned revenues	-	-
- Revenues from traditional client programs	-	-
- Others	-	-
Total	-	-

20.2. Long -term unearned revenues	30/09/2026	01/01/2026
- Unearned revenues	-	-
- Revenues from traditional client programs	-	-
- Others	-	-
Total	-	-

20.3. Non-performance of contract with clients

21. CONVERTIBLE BONDS
22. PREFERENCE SHARES CLASSIFIED AS LIABILITIES
23. PROVISIONS

23.1. Short-term provisions	30/09/2026	01/01/2026
- Provisions for product warranty	-	-
- Provision for construction warranty	-	-
- Provision for enterprise restructuring	-	-
- Others	-	-
Total	-	-

23.2. Long-term provisions	30/09/2026	01/01/2026
- Provisions for product warranty	-	-
- Provision for construction warranty	-	-
- Provision for enterprise restructuring	-	-
- Others	-	-
Total	-	-

24. DEFERRED INCOME TAX ASSETS AND DEFERRED INCOME TAX PAYABLES

a, Deferred tax assets

Item	End of Period	Beginning of Period
Unrealized profit in ending inventory of Fahasa sold to Fabico	973.092.336	727.249.279
Unrealized profit in ending inventory of Fabico sold to Fahasa	4.796.129.420	2.754.576.468
Total unrealized profit (1) + (2)	5.567.204.748	3.481.825.746
Corporate Income Tax rate used to calculate Deferred Income Tax Expense	20%	20%
Deferred income tax assets related to deductible temporary differences (3) * (4)	1.113.440.950	696.365.150

b, Deferred income tax liabilities

Item	End of Period	Beginning of Period
Taxable temporary differences (Gain from bargain purchase)	1.260.473.137	1.260.473.137
Corporate Income Tax rate used to calculate Deferred Income Tax Expense	20%	20%
Deferred income tax liabilities arising from taxable temporary differences	252.094.627	252.094.627

25. OWNER'S EQUIT

25.1. Change in owner's equity

	Contributed capital	Undistributed profit after tax and other funds	Other equity funds	Total
Previous opening balance	**127.514.620.000**	**51.538.889.049**	-	**179.053.509.049**
- Profits in previous year	-			
- Increase in capital in previous year				-
- Other increases	-	59.366.336.572	-	59.366.336.572
- Decrease in capital in previous year	-	-	-	-
- Funds distribution				
+ Bonus and welfare fund	-	-	-	-
+ Development and investment funds	-	-	-	-
+ Enterprise reorganization assistance fund	-	-	-	-
+ Other equity funds	-	-	-	-
- Dividends or profits distribution	-	-	-	-
- Other decreases	-	(60.270.897.146)	-	(60.270.897.146)
Previous closing balance (Current opening balance)	**127.514.620.000**	**50.634.328.475**	-	**178.148.948.475**
- Profits in present year	-	-		-
- Increase in capital in present year	51.004.650.000	-	-	51.004.650.000
- Other increases	-	36.121.501.199	-	36.121.501.199
- Decrease in capital in present year	-	-	-	-
- Funds distribution				
+ Bonus and welfare fund	-	-	-	-
+ Development and investment funds	-	-	-	-
+ Enterprise reorganization assistance fund	-	-	-	-
+ Other equity funds	-			
- Dividends or profits distribution	-	(50.412.924.112)	-	(49.914.456.283)
- Other decreases	-	-	-	-
Current closing balance	**178.519.270.000**	**36.342.905.532**	-	**214.600.020.388**

25.2. Details of contributed capital

- Contributed state capital	30,5%
- Contributed capital of other entities	69,5%

25.3. Capital transactions with owners and distribution of dividends or profits

- Owner's invested equity	30/09/2026	01/01/2026
+ Opening capital	127.514.620.000	127.514.620.000
+ Increase in capital during the fiscal year	51.004.650.000	-
+ Decrease in capital during the fiscal year	-	-
+ Closing capital	**178.519.270.000**	**127.514.620.000**

- Dividends or distributed profits

25.4. Shares

Shares	30/09/2026	01/01/2026
- Number of shares registered issuance		
- Number of shares sold to public market		
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares repurchased (treasury shares)		
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares outstanding	**17.851.927**	**12.751.462**
+ Common shares	17.851.927	12.751.462
+ Preference shares	-	-

25.5. Funds

Funds	30/09/2026	01/01/2026
- Development and investment funds	23.135.921.900	56.133.546.252
- Fund for support of arrangement of enterprises		
- Bonus and welfare fund	46.875.055.573	44.330.159.699
Total	**70.010.977.473**	**100.463.705.951**

26. DIFFERENCES UPON ASSET REVALUATION
27. EXCHANGE RATE DIFFERENCES

Term	30/09/2026	01/01/2026
- Exchange rate differences due to change from financial statements prepared in foreign currency to VND		
- Exchange differences due to other reasons		

28. FUNDING SOURCES

29. OFF-BALANCE SHEET ACCOUNTS

29.1. Operating leased assets
29.2. Assets held under a trust
29.3. Foreign currency
29.4. Precious metal, jewels
29.5. Doubtful debts written-offs
29.6. Other information

VI. NOTES TO INCOME STATEMENT

1. REVENUES FROM SALES AND SERVICES RENDERED	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Revenues from goods sold	3.987.967.425.648	3.512.026.356.506
- Revenues from services rendered		
Total	**3.987.967.425.648**	**3.512.026.356.506**

2. REVENUE DEDUCTIONS	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Commercial discounts	571.014.380	325.861.215
- Sales rebates	58.254.411	167.459.430
- Sales returns	1.149.435.717	756.374.644
Total	**1.720.450.097**	**1.115.283.379**

3. COST OF GOODS SOLD

	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Costs of goods sold	2.941.590.397.151	2.616.564.142.724
- Cost price of services rendered		

- Costs of investment properties		
- Net book value, expenses incurred from transfer or disposal of investment properties		
- Value of inventories lost during the fiscal year		
- Other expenses exceeding ordinary standards which are included in cost of goods sold		
- Refund of provisions for decline in inventories		
Total	**2.941.590.397.151**	**2.616.564.142.724**

4. FINANCIAL INCOME	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Interest income	23.335.299.578	17.623.805.459
- Gains on depososal of financial investments		
- Dividends or distributed profits		
- Realized gain from foreign exchange difference		
- Interests of sale under deferred payment or payment discounts		
- Others		
Total	**23.335.299.578**	**17.623.805.459**

5. FINANCIAL EXPENSES	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Interest expenses		
- Payment discounts or interests of sale under deferred payment	-	-
- Losses due to disposal of financial investments	-	-
- Realized loss from foreign exchange difference	-	-
- Unrealized loss from foreign exchange difference	-	-
- Provisions for decline in value of trading securities and investment impairment	-	-
- Others	311.108.884	214.087.590
Total	**311.108.884**	**214.087.590**

6. OTHER INCOME	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Proceeds from disposals of fixed assets		
- Gains from revaluation of assets		
- Penalties		
- Deductible taxes		
- Others	201.914.369	2.002.374.703
Total	**201.914.369**	**2.002.374.703**

7. OTHER EXPENSES	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Losses due to revaluation of assets		
- Penalties		
- Others	1.054.087.409	1.318.036.745
Total	**1.054.087.409**	**1.318.036.745**

8. SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES

8.1. Selling expenses	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Others	883.515.223.705	762.795.563.134
Total	**883.515.223.705**	**762.795.563.134**

8.2 General administration expenses	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Others	125.136.457.086	100.159.408.590
Total	**125.136.457.086**	**100.159.408.590**

9. PRODUCTION AND BUSINESS COSTS BY ELEMENT	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Packing material costs	2.840.803.327.724	2.694.403.251.298
- Labour costs and staff costs	596.137.095.126	556.398.400.634
- Depreciation	3.021.668.098	4.132.552.224
- External services	312.872.476.990	293.982.586.699
- Others	74.423.675.559	59.912.768.789
Total	**3.827.258.243.497**	**3.608.829.559.644**

10. CURRENT INCOME TAX EXPENSES

	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
- Tax expenses in respect of the current year taxable profit	12.147.301.062	10.695.986.602
- Adjustment of tax expenses in the previous years to the current year	-	-
Total	**12.147.301.062**	**10.695.986.602**

11. DEFERRED CORPORATE INCOME TAX EXPENSES

Item	Cumulative for the first 9 months of 2026	Cumulative for the first 9 months of 2025
Deferred corporate income tax expenses incurred from taxable temporary differences	696.365.150	595.069.417
Income from deferred corporate income tax expenses come from deductible temporary differences	(1.113.440.950)	(766.457.958)
Total deferred corporate income tax expense incurred during the period	**(417.075.800)**	**(171.388.541)**

VII. NOTES TO CASH FLOW STATEMENT

1. Non-monetary transactions affecting cash flows statement in the future
2. Cash and cash equivalents held by the Company without use
3. Proceeds from borrowings during the fiscal year
4. Payments on principla during the fiscal year

VIII. OTHER INFORMATION

Prepared, October 28, 2026

PREPARE BY	CHIEF ACCOUNTANT	CHAIRMAN
HUYNH THI NGOC LINH	LE THI THU HUYEN	TRAM MINH THUAN