



THIEN NAM TRADING IMPORT EXPORT JSC
Add: 111-121 Ngo Gia Tu street, Vuon Lai Ward, Ho Chi Minh City, Vietnam
Tax code: 0301172041
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FINANCIAL STATEMENTS

QUARTER I/2026

THIEN NAM TRADING - IMPORT EXPORT JOINT STOCK COMPANY

Address: No. 111-121 Ngo Gia Tu, Vuon Lai Ward, Ho Chi Minh City

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INTERIM STATEMENT OF FINANCIAL POSITION

(Full version)
As of March 31, 2026

ITEMS	Code	Note	Unit: VND	
			Balance at the end of the period	Balance at the beginning of the year
A - CURRENT ASSETS	100		1.937.231.649.983	1.739.233.580.690
I. Cash and cash equivalents	110	V.1	12.211.240.835	8.647.833.918
1. Cash	111		12.211.240.835	8.647.833.918
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		-	-
4. Provision for short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments (*)	126		-	-
III. Short-term receivables	130		840.750.342.841	646.011.549.888
1. Short-term trade receivables	131	V.3	459.045.873.271	451.668.524.683
2. Short-term advances to suppliers	132	V.4	1.142.724.150	1.058.497.830
3. Short-term intercompany receivables	133		-	-
4. Receivables according to construction contract progress	134		-	-
5. Other short-term receivables	135	V.5a	380.561.745.420	193.284.527.375
6. Provision for doubtful short-term receivables (*)	136		-	-
7. Assets awaiting resolution	137		-	-
IV. Inventories	140	V.6	1.084.270.066.307	1.084.525.434.387
1. Inventories	141		1.084.521.841.837	1.084.777.209.917
2. Provision for decline in value of inventories (*)	142		(251.775.530)	(251.775.530)
V. Short-term biological assets	150		-	-
1. Short-term livestock for single product harvest	151		-	-
2. Seasonal crops or plants for single product harvest - short	152		-	-
3. Provision for losses of short-term biological assets (*)	153		-	-
VI. Other short-term assets	160		-	48.762.497
1. Short-term prepaid expenses	161	V.7a	-	48.762.497
2. Deductible value-added tax	162		-	-
3. Taxes and other receivables from the State Budget	163		-	-
4. Government bond repurchase transactions	164		-	-
5. Other short-term assets	165		-	-

Quarter 1 of the fiscal year ending December 31, 2026

Interim Statement of Financial Position (Cont)

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
B - NON-CURRENT ASSETS	200		404.312.629.903	405.556.696.244
I. Long-term receivables	210		1.751.952.937	1.751.951.973
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215	V.5b	1.751.952.937	1.751.951.973
6. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		30.113.429.659	30.251.601.796
1. Tangible fixed assets	221	V.8	3.198.667.847	3.336.839.984
- Historical cost	222		34.770.172.139	34.770.172.139
- Accumulated depreciation (*)	223		(31.571.504.292)	(31.433.332.155)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.9	26.914.761.812	26.914.761.812
- Historical cost	228		28.194.999.917	28.194.999.917
- Accumulated depreciation (*)	229		(1.280.238.105)	(1.280.238.105)
III. Long-term biological assets	230			
1. Livestock for perennial products	231		-	-
a) Livestock not yet productive	232		-	-
b) Livestock in production	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term livestock for single product harvest	236		-	-
3. Long-term seasonal crops or plants for single product har	237		-	-
4. Provision for losses of long-term biological assets (*)	238		-	-
IV. Investment properties	240	V.10	51.764.293.911	52.798.770.513
- Historical cost	241		105.976.978.489	105.976.978.489
- Accumulated depreciation (*)	242		(54.212.684.578)	(53.178.207.976)
V. Long-term assets in progress	250		-	-
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
VI. Long-term financial investments	260	V.2	320.544.959.440	320.544.959.440
1. Investments in subsidiaries	261		73.648.025.842	73.648.025.842
2. Investments in associates and joint ventures	262		202.000.000.000	202.000.000.000
3. Investments in other entities	263		120.000.000.000	120.000.000.000
4. Provision for long-term financial investments (*)	264		(87.503.066.402)	(87.503.066.402)
5. Long-term held-to-maturity investments	265		12.400.000.000	12.400.000.000
6. Provision for long-term held-to-maturity investments (*)	266		-	-
VII. Other long-term assets	270		137.993.956	209.412.522
1. Long-term prepaid expenses	271	V.7b	137.993.956	209.412.522
2. Deferred tax assets	272		-	-
3. Long-term equipment, materials, and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		2.341.544.279.886	2.144.790.276.934

Quarter 1 of the fiscal year ending December 31, 2026

Interim Statement of Financial Position (Cont)

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
C - LIABILITIES	300		1.868.604.730.662	1.667.089.478.645
I. Current liabilities	310		1.855.695.457.577	1.653.146.869.008
1. Short-term trade payables	311	V.11	504.750.759.608	506.386.192.238
2. Short-term advances from customers	312	V.12	195.945.381.381	195.616.477.149
3. Dividends and profits payable	313		-	-
4. Taxes and other obligations to the State Budget	314	V.13	23.298.255.376	21.914.193.019
5. Payables to employees	315	V.14	431.668.533	422.721.000
6. Short-term accrued expenses	316	V.15	139.241.886.418	125.444.563.585
7. Short-term intercompany payables	317		-	-
8. Payables according to construction contract progress	318		-	-
9. Short-term unearned revenue	319	V.16	16.272.729	94.916.364
10. Other short-term payables	320	V.17a	541.519.802.816	352.726.374.937
11. Short-term borrowings and finance lease liabilities	321	V.18	450.491.430.716	450.541.430.716
12. Provision for short-term liabilities	322		-	-
13. Bonus and welfare fund	323	V.19	-	-
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Non-current liabilities	330		12.909.273.085	13.942.609.637
1. Long-term trade payables	331		-	-
2. Long-term prepayment from customers	332		-	-
3. Long-term taxes and other obligations to the State Budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Inter-company payables on business capital	335		-	-
6. Long-term inter-company payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338	V.17b	12.909.273.085	13.942.609.637
9. Long-term borrowings and financial lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Provisions for long-term payables	343		-	-
14. Science and technology development funds	344		-	-

Quarter 1 of the fiscal year ending December 31, 2026

Interim Statement of Financial Position (Cont)

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
D - OWNER'S EQUITY	400	V.21	472.939.549.224	477.700.798.289
1. Capital	411		495.762.640.000	495.762.640.000
- Common shares carrying voting rights	411a		495.762.640.000	495.762.640.000
- Preferred shares	411b		-	-
2. Share premiums	412		4.034.353.637	4.034.353.637
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury shares (*)	415		(11.978.525.300)	(11.978.525.300)
6. Asset revaluation differences	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment development fund	418		31.763.082.105	31.763.082.105
9. Other funds belonging to owner's equity	419		-	-
10. Undistributed profit after tax	420		(46.642.001.218)	(41.880.752.153)
- Accumulated undistributed PAT until the end of last period	420a		(41.880.752.153)	1.532.604.956
- Undistributed PAT for the current period	420b		(4.761.249.065)	(43.413.357.109)
TOTAL LIABILITIES AND OWNER'S EQUITY	440		2.341.544.279.886	2.144.790.276.934

Ho Chi Minh City, April 25, 2026



Nguyen Thi Thu Hien
Preparer



Le Thi Thanh Thao
Chief Accountant



Trinh Lan Xuan
General Director

INTERIM INCOME STATEMENT
(Full version)
QUARTER 1/2026

Unit: VND

ITEMS	Co de	Note	QUATER 1		Year-to-date (YTD)	
			Current year	Previous year	Current year	Previous year
1. Revenue from sales of goods and provision of services	01	VI.1	46.147.721.579	40.145.042.906	46.147.721.579	40.145.042.906
2. Revenue deductions	02	VI.2				
3. Net revenue from sales of goods and provision of services	10		46.147.721.579	40.145.042.906	46.147.721.579	40.145.042.906
4. Cost of goods sold	11	VI.3	35.244.152.324	29.510.408.977	35.244.152.324	29.510.408.977
5. Gross profit (20 = 10 - 11)	20		10.903.569.255	10.634.633.929	10.903.569.255	10.634.633.929
6. Gain/loss from disposals of investment property	21					
7. Financial income	22	VI.4	1.780.447	275.025.620	1.780.447	275.025.620
8. Financial expenses	23	VI.5	10.497.591.631	11.163.637.375	10.497.591.631	11.163.637.375
In which: loan interest expenses	24		10.497.591.631	11.163.637.375	10.497.591.631	11.163.637.375
9. Selling expenses	25	VI.6	1.011.737.267	1.169.954.717	1.011.737.267	1.169.954.717
10. General and administration expenses	26	VI.7	4.397.078.018	4.987.803.995	4.397.078.018	4.987.803.995
11. Net operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		(5.001.057.214)	(6.411.736.538)	(5.001.057.214)	(6.411.736.538)
12. Other income	31	VI.8	247.500.000	34.600.000	247.500.000	34.600.000
13. Other expenses	32	VI.9	7.691.851	3.901.855.285	7.691.851	3.901.855.285
14. Other profit (40 = 31 - 32)	40		239.808.149	(3.867.255.285)	239.808.149	(3.867.255.285)
15. Total accounting profit before tax (50 = 30 + 40)	50		(4.761.249.065)	(10.278.991.823)	(4.761.249.065)	(10.278.991.823)
16. Current corporate income tax	51	V.11		12.885.355.233		12.885.355.233
17. Deferred corporate income tax	52				-	-
18. Profit after tax (60 = 50 - 51 - 52)	60	V.12	(4.761.249.065)	(23.164.347.056)	(4.761.249.065)	(23.164.347.056)
19. Basic earnings per share (*)	70				-	-
20. Diluted earnings per share (*)	71				-	-

Ho Chi Minh City, April 25, 2026



Nguyen Thi Thu Hien
Preparer

Le Thi Thanh Thao
Chief Accountant

Trinh Lan Xuan
General Director

INTERIM CASH FLOW STATEMENT
(Full version)
(Indirect method)
The first 3 months of 2025

				Unit: VND
ITEMS	Code	Current year	Previous year	
I. Cash flows from operating activities				
1. <i>Profit before tax</i>	01	(4.761.249.065)	(10.278.991.823)	
2. <i>Adjustments</i>		-	-	
- Depreciation of fixed assets and investment properties	02	1.172.648.739	1.211.295.876	
- Provisions	03	-	-	
- Foreign exchange gains/losses arising from revaluation of monetary items denominated in foreign currencies	04	-	-	
- Gains/losses from investing activities	05	(1.780.447)	(275.025.620)	
- Interest expenses	06	10.497.591.631	11.163.637.375	
- Other adjustments	07	-	-	
3. <i>Operating profit before changes of working capital</i>	08	6.907.210.858	1.820.915.808	
- Increase/(decrease) of receivables	09	(194.664.733.546)	18.680.086.865	
- Increase/(decrease) of inventories	10	255.368.080	183.205.000	
- Increase/(decrease) of payables	11	191.067.660.386	(20.464.883.921)	
- Increase/(decrease) of prepaid expenses	12	120.181.063	324.991.240	
- Increase/(decrease) of trading securities	13	-	-	
- Interest paid	14	-	-	
- Corporate income tax paid	15	-	-	
- Other cash inflows	16	-	-	
- Other cash outflows	17	(74.060.371)	101.734.900	
<i>Net cash flows from operating activities</i>	20	3.611.626.470	646.049.892	
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	-	128.730.000	
2. Proceeds from disposals of fixed assets and other non-current assets	22	-	-	
3. Cash outflow for lending, buying debt instruments of other entities	23	-	-	
4. Cash recovered from lending, selling debt instruments of other entities	24	-	-	
5. Investments into other entities	25	-	-	
6. Withdrawals of investments in other entities	26	-	-	
7. Interest earned, dividends and profits received	27	1.780.447	1.647.538	
<i>Net cash flows from investing activities</i>	30	1.780.447	130.377.538	

Quarter 1 for the fiscal year ended December 31, 2026

Interim cash flow statement (cont.)

ITEMS	Code	Current year	Previous year
III. Cash flows from financing activities			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-
2. Repayment for capital contribution and re-purchases of stocks already issued	32	-	-
3. Proceeds from borrowings	33	-	-
4. Repayment for loan principal	34	(50.000.000)	(934.015.834)
5. Payments for financial leased assets	35	-	-
6. Dividends and profit paid to the owners	36	-	-
<i>Net cash flows from financing activities</i>	40	(50.000.000)	(934.015.834)
Net cash flows during the year	50	3.563.406.917	(157.588.404)
Beginning cash and cash equivalents	60	8.647.833.918	8.082.054.803
Effect of fluctuations in foreign exchange rates	61	-	-
Ending cash and cash equivalents	70	12.211.240.835	7.924.466.399



Nguyen Thi Thu Hien
Preparer



Le Thi Thanh Thao
Chief Accountant



Hồ Chí Minh City, April 25, 2026

Trinh Lan Xuan
General Director

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1/2026

I. GENERAL INFORMATION

1. Ownership Form

Thien Nam Trading- Import Export Joint Stock Company (hereinafter referred to as 'the Company') is a joint stock company.

The Company operates under Business Registration Certificate No. 0301172041 dated November 1, 2000, and the 27th amendment dated July 23, 2024, issued by the Department of Planning and Investment of Ho Chi Minh City.

The Company's Charter Capital: 495,762,640,000 VND.

2. Operating field

The Company's business sectors include trading, services, and manufacturing.

3. Principal business activities

Principal business activities of the Company are to trade, act as an agent for consignment of technology products, food, foodstuffs, materials and equipment, vehicles, alcohol, agricultural products, aquatic products, electromechanical equipment, construction materials, interior decoration, fertilizers, pesticides, supplies, machinery and equipment, cosmetics; act as an agent for goods consignment; purchase and process agricultural, aquatic and marine products for export (not operating at the head office); lease travel vehicles; trade iron and steel, metal scrap and provide service of dismantling old ships and cars (not operating at the head office); trade cars; provide customs declaration service; provide freight forwarding services; trade real estate.

4. Normal operating cycle

The Company's normal operating cycle is within 12 months.

5. Structure of the Company

Subsidiaries

Company name	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting Rate
Thien Nam Foodstuff Technology Company Limited	Thien Nam Building, 111-112 Ngo Gia Tu, Vuon Lai Ward, Ho Chi Minh City	Wholesale of foodstuff and technological products	98%	98%	98%
Thien Nam Education Investment Corporation	Thien Nam Building, 111-112 Ngo Gia Tu, Vuon Lai Ward, Ho Chi Minh City	Development of services related to education	68%	68%	68%
Nahaviwel Joint Stock Company	Thien Nam Building, 111-112 Ngo Gia Tu, Vuon Lai Ward, Ho Chi Minh City	Manufacturing and trading of welding materials.	94,5%	94,5%	94,5%

Affiliates which are not legal entities and do the accounts recording dependently

Affiliates	Address
Branch of Thien Nam Trading – Import Export Joint Stock Company - Thien Nam Long An Steel Trading Center	56A National Highway 1A, Hamlet 2, My Yen Commune, Tay Ninh Province

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Interim Financial Statements (cont.)

Afiliates

According to the Enterprise Registration Certificate No. 0314760724, with the 6th amendment registered on December 24, 2022, issued by the Department of Planning and Investment of Ho Chi Minh City, the company has invested VND 202,000,000,000, equivalent to 47.53% of the charter capital, in Saigon 168 Business Development Corporation.

According to the Enterprise Registration Certificate No. 3502401667, dated July 26, 2019, issued by the Department of Planning and Investment of Ba Ria – Vung Tau Province, the company has invested VND 120,000,000,000, equivalent to 20% of the charter capital, in Vung Tau Housing Development Joint Stock Company.

6. Statement of information comparability on the Financial Statements

The corresponding figures in the previous year can be comparable with those in the current year.

7. Employees

As of the balance sheet date, the Company's employee is 28 (employee at the beginning of the year: 28).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The currency used in accounting is Vietnamese Dong (VND) as most transactions are conducted in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Company applies the Vietnamese Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Minister of Finance.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management ensures compliance with the requirements of the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Minister of Finance providing guidance on the corporate accounting system, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance for the preparation and presentation of the Financial Statements.

IV. ACCOUNTING POLICIES

1. Foreign exchange rates:

The recognition, evaluation, and treatment of foreign exchange differences during the period are carried out in accordance with Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Minister of Finance providing guidance on the corporate accounting system.

2. Cash and cash equivalents:

Cash includes cash on hand, demand and time deposits at banks, money in transit, and monetary gold. Cash equivalents are short-term investments with a maturity or due date of no more than 3 months from the purchase date, easily convertible to cash and with minimal risk in converting to cash.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Interim Financial Statements (cont.)

3. Financial investments:

3.1 Held-to-maturity investments:

Investments are classified as held-to-maturity investments that the Company intends and is able to hold to maturity. These held-to-maturity investments include term deposits with banks (including bills of exchange, promissory notes), bonds, preferred shares with mandatory redemption at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost including the purchase cost and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Company's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss are reliably determined, the loss is recognized as financial expenses during the year while the investment value is derecognized.

3.2 Loans:

Loans are recognized at their cost, less any allowance for doubtful debts. The allowance for doubtful debts on loans is established based on the estimated level of losses that may occur.

3.3 Investments in subsidiaries, joint ventures, and associates:

Subsidiaries

A subsidiary is an entity that is controlled by the Company. Control is the Company's power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Joint ventures

A joint venture is a business entity established based on an agreement between the Company and other parties, in which the participants undertake economic activities on the basis of joint control. Joint control is understood as the requirement for consensus among the participants in making strategic decisions related to the operational and financial policies of the joint venture.

Associates

An associate company is a business in which the Company has significant influence but does not have control over financial and operational policies. Significant influence is evidenced by the right to participate in decisions regarding financial and operational policies of the investee company but without controlling those policies.

Investments in subsidiaries, joint ventures, and associates are initially recognized at cost, which includes the purchase price or the capital contribution along with any directly attributable investment costs. In the case of investments made through non-monetary assets, the investment is recognized at the fair value of the non-monetary assets at the time the investment is made.

Dividends and profits from periods before the investment was acquired are recognized as a reduction in the value of the investment itself. Dividends and profits from periods after the investment is acquired are recognized as revenue. Dividends received in the form of additional shares are only recorded as an increase in the number of shares, without recognizing the value of the shares received or at their fair value.

A provision for impairment of investments in subsidiaries, joint ventures, and associates is made when the subsidiary, joint venture, or associate incurs losses. The provision is calculated as the difference between the actual contribution of the parties to the subsidiary, joint venture, or associate and the actual equity value, multiplied by the Company's ownership percentage in relation to the total actual contributions of the parties

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Interim Financial Statements (cont.)

involved. If the subsidiary, joint venture, or associate is preparing consolidated financial statements, the basis for determining the provision for impairment is the consolidated financial statements.

The increase or decrease in the provision for impairment of investments in subsidiaries, joint ventures, and associates that needs to be recognized at the end of the financial year is recorded as a financial expense.

4. Receivables:

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables or other receivables is made according to the following principles:

- Trade receivables reflect amounts due from commercial transactions arising from buy-sell agreements between the Company and independent buyers. This includes receivables from the sale of goods that have been exported and entrusted to another entity for sale.
- Inter-company Receivables reflect amounts due from subsidiaries or units without legal personality and dependent accounting, which are part of the Company's internal transactions.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Provision for doubtful debts is established for each receivable based on the aging of overdue debts or anticipated losses. Specifically:

- For overdue receivables:
 - 30% of the value for receivables overdue between 6 months and less than 1 year.
 - 50% of the value for receivables overdue between 1 year and less than 2 years.
 - 70% of the value for receivables overdue between 2 years and less than 3 years.
 - 100% of the value for receivables overdue 3 years or more.
- For doubtful debts but not yet overdue: provision is based on the estimated level of potential loss.

5. Inventories:

5.1 Inventories accounting:

Inventory is valued at cost. If the net realizable value is lower than the cost, the inventory must be valued at its net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its present location and condition.

The cost of inventory purchased from external suppliers includes the purchase price, non-refundable taxes, transportation, handling, and storage costs incurred during the purchase process, as well as other costs directly related to purchasing the inventory.

The cost of inventory produced internally includes direct material costs, direct labor costs, fixed production overhead, and variable production overhead incurred during the transformation of raw materials into finished goods.

5.2 Method for Determining the Value of Ending Inventory:

The value of ending inventory is determined using the specific identification method.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Interim Financial Statements (cont.)

5.3 Inventory Accounting Method: The company applies the periodic inventory system.

5.4 Allowances for inventories:

Allowances for inventories are made for each inventory item whose cost exceeds its net realizable value. For unfinished services, the provision for the decline in value is determined based on the individual service with a distinct price. Increases or decreases in the balance of the provision for inventory decline at the end of the financial year are recognized in the cost of goods sold.

6. Depreciation accounting of fixed assets:

6.1 Fixed assets:

- Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses incurred by the Company to acquire the asset and bring it to a state of readiness for use.
- Subsequent costs are capitalized to increase the asset's carrying amount only if these costs are expected to provide future economic benefits through the use of the asset. Costs that do not meet this condition are recognized as expenses in the period incurred.
- Depreciation is charged on a straight-line basis and complies with the depreciation rates determined in accordance with the regulations of Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Minister of Finance.

6.2 Finance leased fixed assets:

A finance lease is classified as an operating lease if the majority of the risks and rewards associated with the ownership of the asset lie with the lessor. Finance lease expenses are recognized as an expense over the lease term using the straight-line method, regardless of the payment method of the lease.

6.3 Investment Property:

Investment property refers to land use rights, buildings, part of a building, or infrastructure owned by the Company or held under a finance lease, intended to generate rental income or for capital appreciation. Investment property is stated at cost less accumulated depreciation. The cost of investment property includes all expenses incurred by the Company or the fair value of assets exchanged to acquire the investment property up to the point of purchase or completion of construction.

Subsequent costs related to investment property are expensed unless these costs are expected to provide additional future economic benefits, in which case they are capitalized to increase the cost of the property.

When investment property is sold, the original cost and accumulated depreciation are written off, and any resulting gains or losses are recognized in the income or expenses for the year.

The transfer from property held for use or inventory to investment property occurs only when the owner ceases using the asset and begins leasing it to another party or when construction is completed. Conversely, the transfer from investment property to property held for use or inventory occurs when the owner starts using the asset or changes the original cost or carrying value of the asset at the transfer date.

7. Business cooperation contracts:

7.1 Jointly Controlled Assets:

The Company recognizes in its financial statements, under joint venture agreements, the following jointly controlled assets:

- The Company's share of the jointly controlled assets, classified according to the nature of the asset.
- Liabilities incurred exclusively by the Company.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Interim Financial Statements (cont.)

- The Company's share of liabilities that must be borne jointly with other joint venture participants arising from joint venture operations.
- Income from the sale or use of the products or services shared from the joint venture, along with the corresponding expenses incurred, shared from joint venture activities.
- The Company's costs incurred related to the joint venture's capital contribution.

Fixed assets and investment properties contributed to a joint venture contract, where ownership rights are not transferred to joint ownership of the joint venture participants, are not written off the assets. If the Company receives assets contributed by the joint venture, they are tracked as assets held in custody, without recording them as an increase in assets or business capital.

Fixed assets and investment properties contributed to a joint venture contract, where ownership is transferred and the assets are under construction as jointly controlled assets, are written off the assets in the accounting records and recognized as part of the construction in progress. After the jointly controlled asset is completed and handed over for use, based on the value of the shared asset, the Company recognizes an increase in its assets in accordance with the intended use.

7.2 Jointly Controlled Business Operations:

The Company recognizes in its financial statements for joint venture agreements the following:

- The value of assets currently owned by the Company.
- Liabilities the Company is responsible for.
- Revenue derived from the sale of goods or provision of services by the joint venture.
- Accrued expenses.

8. Prepaid expenses:

Prepaid expenses related only to the current fiscal year are recognized as operating expenses.

The allocation of long-term prepaid expenses to operating costs for each account considers the nature and degree of each type of expense, in order to select appropriate methods.

9. Payables and accrued expenses:

Payables and accrued expenses are recognized for amounts owed in the future related to goods and services already received. Accrued expenses are recognized based on reasonable estimates of the amounts owed.

The classification of payables into accounts payable to vendors, accrued expenses, internal payables, and other payables is carried out according to the following principles:

- Accounts payable to vendors reflect amounts owed from commercial transactions related to the purchase of goods, services, or assets, where the seller is an independent entity to the Company, including amounts payable for imports via agents.
- Accrued expenses reflect amounts owed for goods or services received from vendors or provided to buyers but not yet paid, due to the absence of invoices or incomplete accounting documents, as well as payables for employee wages, vacation pay, and accrued production and business expenses.
- Internal payables reflect amounts owed between the parent company and its subsidiaries without legal entity status for accounting purposes.
- Other payables reflect amounts owed that are non-commercial and unrelated to the purchase, sale, or provision of goods or services.

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Notes to Interim Financial Statements (cont.)

10. *Loans and Financial Lease Liabilities:*

Loans, financial lease liabilities, and the payment status of loans and financial lease liabilities of the company are reflected. The company does not reflect loans in the form of bond issues or the issuance of preferred shares with a mandatory redemption clause requiring the issuer to repurchase them at a specific point in the future.

Loans or financial lease liabilities with repayment terms exceeding 12 months from the date of the financial statements are classified as long-term loans and financial lease liabilities. Liabilities due for repayment within the next 12 months from the date of the financial statements are presented as short-term loans and financial lease liabilities in order to plan for payment.

Loan-related costs (excluding interest payable), such as appraisal, auditing, and loan documentation costs, are accounted for as financial expenses. If these costs are incurred from loans specifically for investment, construction, or the production of construction-in-progress assets, they are capitalized.

For financial lease liabilities, the total amount of lease liabilities recorded in the credit side of account 341 is the total amount payable, calculated by the present value of the minimum lease payments or the fair value of the leased asset.

For loans and liabilities denominated in foreign currency, they must be tracked in the original currency and treated as follows:

- Foreign currency loans and liabilities must be converted into the accounting currency at the actual exchange rate at the transaction date;
- When repaying loans or foreign currency liabilities, the amounts are converted using the actual exchange rate at the time of each specific transaction;
- **When preparing the financial statements, the balances of foreign currency loans and financial lease liabilities must be revalued at the exchange rate in effect at the date of preparing the financial statements.**
- The exchange rate differences arising from settlement and revaluation of foreign currency loans and lease liabilities at the end of the period are recognized in financial income or expenses.

11. *Payable Provisions:*

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, and it is probable that settling the obligation will result in an outflow of economic benefits and the amount of the obligation can be reliably estimated.

If the time value of money is material, provisions will be determined by discounting the future outflows required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the specific risks of the obligation. The increase in the provision due to the passage of time is recognized as a financial expense.

12. *Owner's equity:*

12.1 *Capital:*

Owner's contributions are recorded according to the actual capital contributed by the shareholders or owners.

12.2 *Share premiums:*

Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury stocks and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of stocks and the re-issuance of treasury stocks are recorded as a decrease in share premiums.

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Notes to Interim Financial Statements (cont.)

12.3 Other Owner's Equity:

Other equity is formed from the results of business operations, asset revaluation, and the remaining value after deducting taxes payable (if any) related to donated, gifted, or sponsored assets.

12.4 Treasury shares:

When a share capital in the owner's equity is re-purchased, the amount payable including the expenses related to the transaction is recorded as treasury shares and a corresponding decrease in owner's equity then is recognized. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in share premiums.

13. Sales and income:

13.1 Revenue from sales of merchandise and finished goods:

Revenue from sales of merchandise and finished goods are recognized when the following conditions are satisfied:

- The majority of risks and benefits associated with the ownership of the product or goods have been transferred to the buyer;
- The Company no longer retains control over the goods or the management rights of the goods as the owner;
- Revenue is reasonably certain;
- The Company has received or will receive economic benefits from the transaction;
- The costs related to the transaction can be determined.

13.2 Revenue from service provision:

Revenue is recognized when the results of the transaction can be reliably determined. In cases where the service involves multiple periods, revenue is recognized for the portion of work completed as of the balance sheet date of the respective period. The results of the service transaction are determined when the following conditions are satisfied:

- Revenue is reasonably certain;
- It is probable that economic benefits will flow from the transaction;
- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

13.3 Financial income:

Revenue from interest, royalties, dividends, profits, and other financial activity income is recognized when both of the following conditions are satisfied:

- It is probable that economic benefits will flow from the transaction;
- The revenue is reasonably certain.

Dividends and profit are recognized when the Company is entitled to receive dividends or profits from its investments.

- 14. Sales deductions:** Revenue reductions, which are adjusted against sales and service revenues in the period, include: trade discounts, sales price reductions, and returns of goods. Taxes that are reduced from revenue, such as output VAT payable under the direct method, are not reflected in revenue.

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Notes to Interim Financial Statements (cont.)

The adjustments for revenue reductions are made as follows:

- Trade discounts, sales price reductions, and returns of goods occurring in the same period of product, goods, or service sales will be adjusted against revenue for the period in which they arise;
- In cases where products, goods, or services have been sold in prior periods, but trade discounts, sales price reductions, or returns occur in subsequent periods, the company may adjust revenue as follows:
- + If the products, goods, or services were sold in previous periods, and the discount, reduction, or return occurs before the issuance of the financial statements, the company must treat this as an event that requires adjustment after the balance sheet date and reduce the revenue in the financial statements of the period when the report is issued (the previous period).
- + If the products, goods, or services must be reduced, discounted, or returned after the financial statements have been issued, the company records the revenue reduction in the period in which the event occurs (the following period).

Trade Discounts: A trade discount payable is an amount that a company offers to customers for purchasing large quantities of goods. The seller accounts for trade discounts based on the following principles.

If the trade discount is shown on the VAT invoice or sales invoice as a reduction in the amount payable by the buyer (i.e., the sale price reflected on the invoice is the price after the trade discount), the company (the seller) does not use this account, and the sales revenue is reflected as the net sales price (net revenue).

The accountant must separately track the trade discount that the company pays to the buyer but has not yet been reflected as a reduction in the payable amount on the invoice. In this case, the seller records the initial revenue at the full price, without the trade discount (gross revenue). The trade discount to be separately tracked on this account typically arises in situations such as:

The trade discount that the buyer is entitled to is greater than the amount reflected on the final sales invoice. This situation may arise when the buyer purchases multiple times to reach the required quantity to qualify for the discount, and the trade discount is determined only on the final purchase;

At the end of the period, the manufacturer determines the quantity of goods that the distributor (such as supermarkets) has sold, and only then can the company determine the trade discount payable based on sales volume or the number of products sold.

Sales price reductions are the discount given to the buyer due to the product or goods being defective, of inferior quality, or not conforming to the specifications stated in the economic contract. The seller accounts for sales price reductions based on the following principles:

If the sales invoice or VAT invoice reflects a sales price reduction as a deduction from the amount payable by the buyer (i.e., the sale price reflected on the invoice is the discounted price), the company (the seller) does not use this account, and the sales revenue is reflected as the reduced price (net revenue).

Only reductions agreed upon after the sale has occurred (after revenue has been recognized) and after the invoice has been issued (outside of the invoice) due to defective or poor-quality goods, etc., are recorded in this account.

For returned goods: To reflect the value of products or goods returned by customers due to reasons such as breach of commitment, violation of the economic contract, poor quality, deterioration, or non-compliance with the specified type, quality, or standard.

15. *Cost of goods sold:*

The cost of goods sold includes the cost of products, goods, services, investment real estate, and construction products (for construction enterprises) sold during the period. Additionally, it reflects costs related to investment real estate activities, such as depreciation, repair costs, leasing expenses for investment properties

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Notes to Interim Financial Statements (cont.)

under operating leases (in cases of minor costs), and the cost of disposing or liquidating investment properties, etc.

For real estate business, if complete documentation on costs directly related to investment or construction of real estate is not available but revenue from the sale of real estate has been recognized, a portion of the costs is temporarily estimated and included in the cost of goods sold. Once full documentation is collected or when the real estate is fully completed, the temporarily estimated costs should be adjusted and accounted for in the cost of goods sold for the period of the settlement. The temporary estimation of real estate costs must adhere to the following principles:

- Only costs already included in the investment or construction budget, but lacking sufficient documentation for verification, may be temporarily included in the cost of goods sold, with detailed explanations provided for the reasons and items for which these costs are estimated during the period.
- Costs can only be temporarily estimated for real estate that has been completed and is considered sold during the period, meeting the revenue recognition criteria.
- The temporarily estimated costs and actual costs incurred must correspond to the cost rate calculated based on the total estimated costs for the real estate property considered sold (determined by the area).

The provision for inventory write-down is included in the cost of goods sold based on the inventory quantity and the difference between the net realizable value and the original cost of the inventory. When determining the volume of inventory that needs a provision for write-down, the accountant must exclude the inventory that has a signed sales contract (with a net realizable value not lower than the carrying amount) but has not yet been transferred to the customer, if there is reliable evidence that the customer will not forfeit the contract.

For products, goods, and accessories sold as a bundle, the value of the accessories is included in the cost of goods sold.

For inventory losses or damages, the value is immediately recognized in the cost of goods sold (after deducting any compensation, if any).

For direct material consumption exceeding normal levels, labor costs, and fixed manufacturing overhead costs that are not allocated to the inventory product, they must be immediately recognized in the cost of goods sold (after deducting any compensation, if applicable), even if the product or goods have not yet been recognized as sold.

Import duties, excise taxes, and environmental protection taxes included in the cost of purchases, if refunded upon the sale of the goods, will reduce the cost of goods sold.

- 16. Financial expenses:** Financial expenses include costs related to financial investment activities, borrowing and lending, investments in other entities, losses from short-term securities transfers, securities transaction costs, provisions for devaluation of trading securities, investments in other entities, losses from foreign currency sales, exchange rate losses, etc.

The following items should not be recorded as financial expenses:

- Expenses related to product manufacturing, service provision;
- Selling expenses;;
- Administrative expenses;;
- Real estate business expenses;;
- Investment and construction expenses;;
- Expenses covered by other funding sources;;
- Other expenses..

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Notes to Interim Financial Statements (cont.)

Costs related to bond issuance are gradually allocated based on the bond term and recognized as financial expenses if the bond issuance is for regular production and business purposes.

Interest on convertible bonds is calculated as a financial expense for the period, determined by multiplying the initial bond principal at the beginning of the period by the market interest rate for similar bonds without conversion rights or by the general borrowing rate on the market at the time of the convertible bond issuance.

If preferred shares are classified as debt, the related dividends are considered as interest expenses and should be recorded as financial expenses.

17. Selling Expenses and Administrative Expenses:

a. Selling Expenses:

Selling expenses include the actual costs incurred during the sale of products, goods, and services, such as promotional costs, product introductions, advertising, sales commissions, warranty costs (excluding construction activities), storage, packaging, and transportation costs, etc.

Selling expenses are not considered deductible for corporate income tax purposes under the tax laws, but if they have proper invoices and have been accounted for correctly according to accounting regulations, they will not be deducted from accounting expenses. Instead, they will be adjusted during the corporate income tax settlement to increase the income tax payable.

Selling expenses are detailed by individual expense categories, such as: employee costs, materials, packaging, tools, fixed asset depreciation, external services, and other monetary expenses.

b. General and administration expenses:

General and administration expenses refer to general business management costs, including employee salaries in the management department (wages, salaries, allowances, etc.); social insurance, health insurance, union funds, unemployment insurance for business management employees; office materials, labor tools, depreciation of fixed assets used for management; land rental, business license tax; provisions for bad debts; external services (electricity, water, phone, fax, property insurance, fire insurance, etc.); and other monetary expenses (customer reception, client conferences, etc.).

General and administration expenses are not deductible for corporate income tax purposes under the tax laws, but if they have proper invoices and have been accounted for correctly according to accounting regulations, they will not be deducted from accounting expenses. Instead, they will be adjusted during the corporate income tax settlement to increase the income tax payable.

18. Corporate income tax:

18.1 Current corporate income tax:

Current income tax is the tax calculated based on taxable income. The difference between taxable income and accounting profit is due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

18.2 Deferred corporate income tax:

Deferred income tax is the corporate income tax that will be payable or refunded due to temporary differences between the book value of assets and liabilities for financial statement purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are only recognized when it is probable that taxable income will be available in the future to utilize the deductible temporary differences.

The book value of deferred tax assets is reviewed at the end of each financial year and adjusted to ensure that sufficient taxable profits will be available to allow for the utilization of all or part of the deferred tax asset.

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Notes to Interim Financial Statements (cont.)

Deferred tax assets that have not been previously recognized are reviewed at the end of the financial year and recognized when it is certain that sufficient taxable profits will be available to use these previously unrecognized deferred tax assets.

Deferred tax assets and liabilities are determined based on the tax rates expected to be applied in the year in financial year. Deferred income tax is recognized in the income statement and is only recognized directly in equity when the tax is related to items directly recorded in equity.

Deferred tax assets and deferred tax liabilities are offset when:

- The company has a legal right to offset current income tax assets against current income tax liabilities;
- The deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority;
- They relate to the same tax entity;

The company intends to settle the current income tax payable and current income tax assets on a net basis or recover assets simultaneously with the payment of liabilities in each future period when the significant portions of deferred tax liabilities or deferred tax assets are settled or recovered.

19. Related Parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other in making decisions related to financial and operational policies. Parties are also considered related if they are subject to joint control or significant joint influence.

When considering the relationship between related parties, the substance of the relationship is emphasized more than the legal form.

20. Segment Reporting

A business segment is a component that can be clearly identified, participates in the production or provision of goods or services, and has risks and economic benefits distinct from those of other business segments.

A geographical segment is a component that can be clearly identified, participates in the production or provision of goods or services within a specific economic environment, and has risks and economic benefits distinct from those of other segments in different economic environments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Company's financial statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET

1. Cash and cash equivalents

	Balance at the end of the period	Balance at the beginning of the year
Cash and cash equivalents held by the enterprise that are not subject to use restrictions		
Cash on hand	2.084.398.456	1.677.732.099
Term deposits at banks	10.126.842.379	6.970.101.819
Cash in transit	-	-
Cash equivalents (*)	-	-
<i>In which, bank deposits of which the principal maturity is within 3 months</i>	-	-
<i>- Vietinbank</i>	-	-
Total	12.211.240.835	8.647.833.918

2. Financial investments

The Company's financial investments include held-to-maturity investments and equity investments in other entities. Information regarding the Company's financial investments is as follows:

2a. Held-to-maturity investments

	Balance at the end of the period		Balance at the beginning of the year	
	Original cost	Book value	Original cost	Book value
Term deposits	12.400.000.000	12.400.000.000	12.400.000.000	12.400.000.000
Bonds	-	-	-	-
Total	12.400.000.000	12.400.000.000	12.400.000.000	12.400.000.000

2b. Investments in other entities

	Balance at the end of the period		Balance at the beginning of the year	
	Original cost	Provisions	Original cost	Provisions
Investments in subsidiaries	73.648.025.842	(50.511.600.000)	73.648.025.842	(50.511.600.000)
Thien Nam Foodstuff Technology Company Lim	14.700.000.000	(14.700.000.000)	14.700.000.000	(14.700.000.000)
Thien Nam Education Investment Corporation	21.750.000.000	(16.911.600.000)	21.750.000.000	(16.911.600.000)
Nahaviwel Joint Stock Company (iii)	18.900.000.000	(18.900.000.000)	18.900.000.000	(18.900.000.000)
Nahaviwel Joint Stock Company (iii)	18.298.025.842	-	18.298.025.842	-
Investments in joint ventures, associates	202.000.000.000	(36.991.466.402)	202.000.000.000	(36.991.466.402)
Sai Gon 168 Trading Business Development Corporation ^(iv)	202.000.000.000	(36.991.466.402)	202.000.000.000	(36.991.466.402)
Investments in other entities	120.000.000.000	-	120.000.000.000	-
Vung Tau Housing Development Corporation ^(v)	120.000.000.000	-	120.000.000.000	-
Total	395.648.025.842	(87.503.066.402)	395.648.025.842	(87.503.066.402)

(i) According to Business Registration Certificate No. 0306489067, registered for the 12th change on April 6, 2022, issued by the Department of Planning and Investment of Ho Chi Minh City, the charter capital of Thien Nam Foodstuff Technology Company Limited is 15,000,000,000 VND, of which the company contributed 14,700,000,000 VND, accounting for 98% of the charter capital. As of the end of the reporting period, the company has fully invested the required charter capital.

(ii) According to Business Registration Certificate No. 0315160896, registered for the 3rd change on January 6, 2022, issued by the Department of Planning and Investment of Ho Chi Minh City, the charter capital of Thien Nam Education Investment Corporation is 80,000,000,000 VND, of which the company must contribute 54,400,000,000 VND, accounting for 68% of the charter capital. As of the end of the reporting period, the company has invested 21,750,000,000 VND in Thien Nam Education Investment Corporation, and the remaining charter capital to be invested is 32,650,000,000 VND.

(iii) According to Business Registration Certificate No. 0314191659 issued on September 13, 2019, by the Department of Planning and Investment of Ho Chi Minh City, the charter capital of Nahaviwel Joint Stock Company is 20,000,000,000 VND. Of this, the company has contributed a total of 18,900,000,000 VND, accounting for 94.5% of the charter capital. As of the end of the reporting period, the company has fully invested the required charter capital.

(iv) According to Business Registration Certificate No. 0314760724, registered for the 6th change on December 24, 2022, issued by the Department of Planning and Investment of Ho Chi Minh City, the charter capital of Sai Gon 168 Trading Business Development Corporation is 425,000,000,000 VND, of which the company contributed 202,000,000,000 VND, accounting for 47.53% of the charter capital. As of the end of the reporting period, the company has fully invested the required charter capital.

(v) According to the Business Registration Certificate No. 3502401667 dated 26 July 2019, granted by Department of Planning and Investment of Ba Ria — Vung Tau Province, the Group invests an amount of VND 120.000.000.000 in Vung Tau Housing Development Corporation, equivalent to 20% of charter capital.

Fair value

The group has not identified the fair value of the investments because there was no instruction given on identification method

Operational status of subsidiaries

Thien Nam Education Investment Corporation operates normally

Nahaviwel Joint Stock Company operates normally, no changes comparing to the previous period

Thien Nam Foodstuff Technology Company Limited is restructuring main business products, no changes comparing to the previous period

Provisions for investments in other entities

Statement of fluctuation in provisions for investments in other entities as follows

Balance at the beginning of the year	87.503.066.402
Balance at the end of the period	87.503.066.402

3. Short-term trade receivables

	Balance at the end of the period	Balance at the beginning of the year
Receivables from related parties	32.569.633.602	32.569.633.602
Thien Nam Foodstuff Technology Company Limited	1.695.837.832	1.695.837.832
Nahaviwel Joint Stock Company	5.847.007.770	5.847.007.770
Thien Nam Hoa Service Trading Joint Stock Company	25.026.788.000	25.026.788.000
Receivables from customers that account for more than 10% of the total trade receivables	164.954.574.333	164.954.574.333
Nguyen Minh Steel Group Joint Stock Company	164.954.574.333	164.954.574.333
Receivables from other customers	261.521.665.336	254.144.316.748
Total	459.045.873.271	451.668.524.683

4. Short-term prepayments to suppliers

	Balance at the end of the period	Balance at the beginning of the year
Visa Steel Manufacturing Trading And Import Export Co., Ltd	688.709.830	688.709.830
Tri Viet Investment Service Trading Joint Stock Company	359.788.000	359.788.000
Other suppliers	94.226.320	10.000.000
Total	1.142.724.150	1.058.497.830

5. Other receivables

5a. Other short-term receivables

	Balance at the end of the period		Balance at the beginning of the year	
	Value	Provisions	Value	Provisions
Receivables form related parties	79.590.261.987	-	80.440.261.987	-
Mr Nguyen Quang Hoa	2.014.403.124	-	2.884.403.124	-
Thien Nam Foodstuff Technology Company Limi	345.000.000	-	345.000.000	-
Thien Nam Education Investment Corporation	2.045.000.000	-	2.075.000.000	-
Nahaviwel Joint Stock Company	2.552.000.000	-	2.502.000.000	-
Sai Gon 168 Trading Business Development Corporation	66.563.858.863	-	66.563.858.863	-
Thien Nam Hoa Service Trading Joint Stock Con	6.070.000.000	-	6.070.000.000	-
Receivables from other organizations and indiv.	300.971.483.433	-	112.844.265.388	-
Receivables from employees	84.809.387	-	64.401.787	-
Short-term deposits, collateral	155.600.000	-	155.600.000	-
The Board of Directors' fund exceeds the allocate	9.479.533.074	-	9.405.472.703	-
Tinh Phat Vina Trading Service Company Limite	290.529.850.000	-	102.497.100.000	-
Other current receivables	721.690.972	-	721.690.898	-
Total	380.561.745.420		193.284.527.375	

5b. Other long-term receivables

	Balance at the end of the period		Balance at the beginning of the year	
	Value	Provisions	Value	Provisions
Deposits and pledges	1.751.952.937	-	1.751.951.973	-
Total	1.751.952.937	-	1.751.951.973	-

6. Inventories

	Balance at the end of the period		Balance at the beginning of the year	
	Original cost	Provisions	Original cost	Provisions
Merchandises	1.084.521.841.837	(251.775.530)	1.084.777.209.917	(251.775.530)
In which				
- Cost of goods	1.043.300.421.825	(251.775.530)	1.043.555.789.905	(251.775.530)
- Gifts	156.000.000	-	156.000.000	-
- Real estate	41.065.420.012	-	41.065.420.012	-
Total	1.084.521.841.837	(251.775.530)	1.084.777.209.917	(251.775.530)

7. Prepaid expenses

7a. Short-term prepaid expenses

	Balance at the end of the period	Balance at the beginning of the
Constructing and repairing expenses	-	48.762.497
Total	-	48.762.497

7b. Long-term prepaid expenses

	Balance at the end of the period	Balance at the beginning of the
Repairing expenses	137.993.956	162.345.832
Fee on transfer of premises lease right	-	41.666.690
Other long-term prepaid expenses	-	5.400.000
Total	137.993.956	209.412.522

8. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical cost					
Balance at the beginning of the year	14.778.328.727	18.766.718.105	1.169.347.307	55.778.000	34.770.172.139
Balance at the end of the period	14.778.328.727	18.766.718.105	1.169.347.307	55.778.000	34.770.172.139
In which: Assets fully depreciated but still in use	8.042.687.409	18.206.422.855	30.065.250	55.778.000	26.334.953.514
Depreciation					
Balance at the beginning of the year	12.042.008.675	18.604.703.405	730.842.075	55.778.000	31.433.332.155
Depreciation during the period	67.356.414	22.092.918	48.722.805	-	138.172.137
Balance at the end of the period	12.109.365.089	18.626.796.323	779.564.880	55.778.000	31.571.504.292
Net book values					
Balance at the beginning of the year	2.736.320.052	162.014.700	438.505.232	-	3.336.839.984
Balance at the end of the period	2.668.963.638	139.921.782	389.782.427	-	3.198.667.847

Some tangible fixed assets, of which the net book values are 2.668.963.638 VND have been mortgaged to secure the loans from banks (see Note No. V.18).



9. Intangible fixed assets

	Land use right	Ground leveling	Computer software	Total
Historical cost				
Balance at the beginning of the year	25.255.147.500	2.620.320.917	319.531.500	28.194.999.917
Balance at the end of the period	25.255.147.500	2.620.320.917	319.531.500	28.194.999.917
<i>In which: assets fully amortized but still in use</i>			319.531.500	319.531.500
Depreciation				
Balance at the beginning of the year	-	960.706.605	319.531.500	1.280.238.105
Balance at the end of the period	-	960.706.605	319.531.500	1.280.238.105
Net book value				
Balance at the beginning of the year	25.255.147.500	1.659.614.312	-	26.914.761.812
Balance at the end of the period	25.255.147.500	1.659.614.312	-	26.914.761.812

- Some intangible fixed assets, of which the net book values are 25.255.147.500 VND have been mortgaged to secure the loans from BIDV - Ho Chi Minh City Branch (see Note No. V.18).

10. Investment property

Investment property of the Group only includes infrastructure and land use right. Details are as follows:

	Historical costs	Accumulated depreciation	Net book values
Balance at the beginning of the year	105.976.978.489	53.178.207.976	52.798.770.513
Depreciation during the period		1.034.476.602	
Balance at the end of the period	105.976.978.489	54.212.684.578	51.764.293.911

- Cost of investment properties which have been fully depreciated but are still being leased out or held for capital appreciation: 2.529.317.949 VND

- The entire investment properties with a total net book value of 51.764.293.911 VND have been pledged as collateral for bank loans (see Note V.18).

List of investment properties as at the balance sheet date as follows:

	Historical costs	Accumulated depreciation	Net book values
House, No. 451-453 Nguyen Tri Phuong Street	141.035.215	141.035.215	-
House, No. 355-365 Ngo Gia Tu Street	1.090.075.017	966.775.443	123.299.574
House, No. 192-198 Ngo Gia Tu Street	523.520.568	523.520.568	-
House, No. 07-09 Ly Thai To Street	59.117.794	59.117.794	-
Office, No. 355 Ngo Gia Tu Street	291.231.724	258.290.085	32.941.639
Office, No. 192-198 Ngo Gia Tu Street	1.627.213.182	1.627.213.182	-
Office, No. 451-453 Nguyen Tri Phuong Street	178.431.190	178.431.190	-
Office Building, No.111-121 Ngo Gia Tu Street	22.794.709.320	14.127.951.436	8.666.757.884
Store and Office, No.277B Cach Mang Thang 8 Street	79.271.644.479	36.330.349.665	42.941.294.814
Total	105.976.978.489	54.212.684.578	51.764.293.911

11. Short-term trade payables

	Balance at the end of the period	Balance at the beginning of the
Trade payables to suppliers whose balance accounts for more than 10% of total trade payables	267.252.987.627	286.323.750.072
International Logistics Goods Joint Stock Company	114.768.168.103	125.021.930.548
Hanwa Vietnam Company Limited	82.106.602.042	82.136.602.042
SoHo NewYork Trading Investment Corporation	70.378.217.482	79.165.217.482
Other suppliers	237.497.771.981	220.062.442.166
Total	504.750.759.608	506.386.192.238

12. Short-term advances from customers

	Balance at the end of the period	Balance at the beginning of the
Long Hoang Import Export Trading Co., Ltd.	121.548.048.014	121.548.048.014
United Nations International Investment Joint Stock Company	37.370.147.194	36.870.147.194
Tinh Phat Vina Trading Service Company Limited	18.519.279.237	18.519.279.237
Trieu Hai Tires Trading Co.,Ltd	18.341.860.465	18.648.837.209
Other customers	166.046.471	30.165.495
Total	195.945.381.381	195.616.477.149

13. Tax and other obligations to the State Budget

	Balance at the beginning of the	Payables during the period	Amount paid	Balance at the end of the period
VAT on domestic sales	4.693.598.526	1.357.005.452	-	6.050.603.978
Corporate income tax	12.885.355.233	-	-	12.885.355.233
Personal income tax	448.739.452	27.056.905	-	475.796.357
License tax	-	-	-	-
Other taxes	3.886.499.808	-	-	3.886.499.808
Total	21.914.193.019	1.384.062.357	-	23.298.255.376

Value added tax (VAT)

The Company have paid VAT in accordance with the deduction method. The tax rates applied are as follows

- Export goods	0%
- Local sales	5%
- Goods for domestic consumption and other services	10%

Export-import tax

The company declares and pays according to the notice from Customs

Special Consumption Tax

The company declares and pays according to the notice from Customs

Corporate income tax

The Company have to pay corporate income tax on taxable income at the rate of 20%.

The company's tax finalization will be subject to inspection by the tax authorities. Due to the fact that the application of laws and tax regulations for various types of transactions can be interpreted in different ways, the amount of tax presented in the financial statements may be adjusted according to the decision of the tax authorities.

14. Payables to employees

	Balance at the end of the period	Balance at the beginning of the
Salary	431.668.533	422.721.000
Total	431.668.533	422.721.000

15. Short-term accrued expenses

	Balance at the end of the period	Balance at the beginning of the
Loan interest expenses	85.371.356.838	74.873.765.207
Personal income tax paid on other's behalf	692.344.444	508.200.000
Accruals for land rental expenses	509.987.892	229.263.716
Accruals for UPAS L/C expenses	52.667.268.244	49.767.794.770
Other short-term accrued expenses	929.000	65.539.892
Total	139.241.886.418	125.444.563.585

16. Short-term unearned revenue

	Balance at the end of the period	Balance at the beginning of the
Advance investment properties leases	16.272.729	94.916.364
Total	16.272.729	94.916.364

17. Other payables

17a. Other short-term payables

	Balance at the end of the period	Balance at the beginning of the
Payables to other entities and individuals	541.519.802.816	352.726.374.937
Trade union fees	109.454.000	94.410.000
Social insurance	124.913.999	446.505.000
Health insurance	75.732.750	78.795.000
Unemployment insurance	958.130	19.852.000
Short-term deposits received	1.873.520.000	1.801.350.000
Long Hoang Import Export Trading Co., Ltd.	189.030.000.000	-
Saigon J.S. Commercial Bank - Payment guarantee	147.253.598.838	147.253.598.838
Tri Viet Investment Service Trading J.S.C - Deposits received for asset transfer	200.541.000.000	200.541.000.000
Other short-term payables	2.510.625.099	2.490.864.099
Total	541.519.802.816	352.726.374.937

17b. Other long-term payables

	Balance at the end of the period	Balance at the beginning of the
Others - Long-term deposits received	12.909.273.085	13.942.609.637
Total	12.909.273.085	13.942.609.637

18. Borrowings and financial lease

Details of movements in short-term borrowings and financial lease liabilities during the period are as follows:

	Balance at the beginning of the year	Arising during the period	Balance at the end of the period
		Increasing during the period	Amount paid during the period
Short-term loans from banks	440.041.430.716	-	(50.000.000)
- BIDV - HCMC Branch	305.357.754.152	-	305.357.754.152
- VPBank - HCMC Branch	117.831.784.369	-	117.831.784.369
- Sinopac - HCMC Branch	16.851.892.195	-	(50.000.000)
Other short-term borrowings	10.500.000.000		10.500.000.000
Total	450.541.430.716	-	(50.000.000)

Summary of movements in short-term borrowings and financial lease liabilities during the period are as follows:

	Balance at the beginning of the year	Arising during the period	Balance at the end of the period
		Proceeds from borrowings	Repayments of borrowings
Short-term loans from banks	440.041.430.716	-	(50.000.000)
Other short-term borrowings	10.500.000.000	-	-
Total	450.541.430.716	-	(50.000.000)

19. Bonus and welfare funds

	Balance at the beginning of the	Increases during the period	Decreases during the period	Balance at the end of the period
Bonus fund	125.995.987	-	(2.000.000)	123.995.987
Welfare fund	249.772.625	-	(54.000.000)	195.772.625
Executive Officers	(9.781.241.315)	-	(18.060.371)	(9.799.301.686)
Total	(9.405.472.703)	-	(74.060.371)	(9.479.533.074)

20. Off-consolidated balance sheet items

	Balance at the end of the period	Balance at the beginning of the
* Foreign currencies		
- USD	908,86	908,86
Total	908,86	908,86

21. Owner's equity

21a. Details of owner's equity

	Rate	Balance at the end of the period	Balance at the beginning of the
- Capital contributed by other parties	100%	495.762.640.000	495.762.640.000
Total	100%	495.762.640.000	495.762.640.000

21b. Capital transactions, dividend and profit distribution

	Current period	Previous period
- Capital		
+ Balance at the beginning of the year	495.762.640.000	495.762.640.000
+ Increases during the period		
+ Decreases during the period		
+ Balance at the end of the period	495.762.640.000	495.762.640.000
- Dividend, profit distributed		

	Balance at the end of the period	Balance at the beginning of the
21c. Shares		
- Number of shares registered to be issued	49.576.264	49.576.264
- Number of shares sold to the public	49.576.264	49.576.264
+ Common shares	49.576.264	49.576.264
+ Preferred shares		
- Number of shares repurchased	344.954	344.954
+ Common shares	344.954	344.954
+ Preferred shares		
- Number of outstanding shares	49.231.310	49.231.310
+ Common shares	49.231.310	49.231.310
+ Preferred shares		

* Face value of outstanding shares: 10.000 VND per share

21d. Dividends

- Dividends disclosed after the end of fiscal year	
+ Dividends on common shares	
+ Dividends on preferred shares	
- Accumulated unrealized dividends on preferred stock	

21d.	31.763.082.105	31.763.082.105
- Investment and Development Fund	31.763.082.105	31.763.082.105

22e/ Statement of fluctuation in owner's equity

	Capital	Share premiums	Treasury shares	Investment and development fund	Undistributed profit after tax	Total
Beginning balance of the previous period	495.762.640.000	4.034.353.637	(11.978.525.300)	31.763.082.105	1.532.604.956	521.114.155.398
Profit/(loss) in the previous period	-	-	-		(23.164.347.056)	(23.164.347.056)
Balance at the end of the previous period	<u>495.762.640.000</u>	<u>4.034.353.637</u>	<u>(11.978.525.300)</u>	<u>31.763.082.105</u>	<u>(21.631.742.100)</u>	<u>497.949.808.342</u>
Balance at the beginning of the current year	495.762.640.000	4.034.353.637	(11.978.525.300)	31.763.082.105	(41.880.752.153)	477.700.798.289
Profit/(loss) in the current year	-	-			(4.761.249.065)	(4.761.249.065)
Balance at the end of the current period	<u>495.762.640.000</u>	<u>4.034.353.637</u>	<u>(11.978.525.300)</u>	<u>31.763.082.105</u>	<u>(46.642.001.218)</u>	<u>472.939.549.224</u>

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT

1. Revenue from sales of goods and provision of services

	Quarter 1/2026	Quarter 1/2025
Revenue from sales of goods	32.047.394.075	26.161.403.181
Revenue from real estate business	13.419.047.891	12.600.036.597
Revenue from other services	681.279.613	1.383.603.128
Total	46.147.721.579	40.145.042.906

2. Sales deductions

3. Cost of goods sold

	Quarter 1/2026	Quarter 1/2025
Cost of goods sold	32.095.987.605	26.203.307.650
Costs of real estate business	2.734.388.169	2.727.252.489
Cost of other services provision	413.776.550	579.848.838
Total	35.244.152.324	29.510.408.977

4. Financial income

	Quarter 1/2026	Quarter 1/2025
Term deposit interest	-	193.019.177
Demand deposit interest	1.780.447	1.253.018
Foreign exchange gains arising from revaluation of monetary items denominated in foreign currency	627.113	-
Total	1.780.447	275.025.620

5. Financial expenses

	Quarter 1/2026	Quarter 1/2025
Loan interest expenses	10.497.591.631	11.163.637.375
Total	10.497.591.631	11.163.637.375

6. Selling expenses

	Quarter 1/2026	Quarter 1/2025
Staff expenses	690.570.905	544.832.944
Depreciation/amortization of fixed assets	22.092.918	50.259.585
External services expenses	218.490.791	461.446.098
- <i>Utility expenses</i>	97.803.291	48.371.097
- <i>Warehouse rental and maintenance expenses</i>	50.000.000	413.075.001
- <i>Other external services expenses</i>	70.687.500	-
Other expenses	80.582.653	113.416.090
Total	1.011.737.267	1.169.954.717

7. General and administration expenses

	Quarter 1/2026	Quarter 1/2025
Staff expenses	1.194.030.500	1.813.198.000
Materials, packages expenses	25.658.976	20.346.226
Depreciation/amortization of fixed assets	48.722.805	48.722.805
Provision for / (Reversal of provision for) doubtful debts	-	-
External services expenses	3.032.760.296	3.029.966.916
Other expenses	95.905.441	75.570.048
Total	4.397.078.018	4.987.803.995

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8. Other income

	Quarter 1/2026	Quarter 1/2025
Other income	247.500.000	34.600.000
Total	247.500.000	34.600.000

9. Other expenses

	Quarter 1/2026	Quarter 1/2025
Administrative penalties	-	2.615.242.142
Tax penalties, and tax arrears	7.691.851	1.271.257.666
Other expenses	-	15.355.477
Total	7.691.851	3.901.855.285

10. Operating expenses by factors

	Quarter 1/2026	Quarter 1/2025
Materials expenses	25.658.976	20.346.226
Staff expenses	1.884.601.405	2.358.030.944
Depreciation/amortization of fixed assets	1.172.648.739	1.211.295.876
External services expenses	4.413.551.087	4.634.863.014
Other expenses	1.060.519.797	1.240.323.979
Total	8.556.980.004	9.464.860.039

11. Current corporate income tax expenses

	Quarter 1/2026	Quarter 1/2025
- Corporate income tax expenses calculated on current taxable income		
- Adjustment of corporate income tax expenses from previous years into the current period's tax expenses	-	12.885.355.233
Total		12.885.355.233

12. Corporate income tax payable and Profit after tax for the period

	Quarter 1/2026	Quarter 1/2025
Total accounting profit before tax	(4.761.249.065)	(10.278.991.823)
- Upward adjustments	-	-
- Downward adjustments	-	-
Taxable income	(4.761.249.065)	(10.278.991.823)
Corporate income tax rate	20%	20%
Corporate income tax payable at the standard tax rate	-	-
Adjustment of corporate income tax payable from previous years	-	12.885.355.233
Corporate income tax payable	- #	12.885.355.233
Profit after tax	(4.761.249.065)	(23.164.347.056)

13. Earning per share

Information about earning per shares was shown in the Combined Financial Statements

VII. ADDITIONAL INFORMATION

1. Transactions with related parties

a. Related parties

Organizations	Relationship
Thien Nam Foodstuff Technology Company Limited	Subsidiary
Thien Nam Education Investment Corporation	Subsidiary
Nahaviwel Joint Stock Company	Subsidiary
Sai Gon 168 Trading Business Development Corporation	Affiliated company
Thien Nam Hoa Service Trading Joint Stock Company	Company having the same members of the Board of Management
Ba Ria - Vung Tau House Development Joint Stock Company	Related party
Tinh Phat Vina Trading Service Company Limited	Related party
Board of Management, Institute of Internal Auditors, Board of Supervisors, Board of Directors, Chief Accountant	Board of Management and Key Personnel
- Mr. Nguyen Quang Hoa	Chairman of the BOD

b. In the Quarter 1/2026, the Company had transactions with related parties. The primary transactions are as follows:

Related parties	Description of transactions	Transaction value
Mr. Nguyen Quang Hoa	Payment of project expense advances	230.000.000
	Collection of advances	1.100.000.000
Thien Nam Education Investment Corporation	Repayment of borrowed funds	30.000.000
Nahaviwel Joint Stock Company	Lending of funds	50.000.000

c. As at 31 March 2026, the balances of receivables and payables with related parties are as follows:

Related parties	Description of transacti	of the period	beginning of the
Mr. Nguyen Quang Hoa	Other receivables	2.014.403.124	2.884.403.124
Thien Nam Foodstuff Technology Company Limit	Short-term receivables	1.695.837.832	1.695.837.832
	Other receivables	345.000.000	345.000.000
Thien Nam Education Investment Corporation	Other receivables	2.045.000.000	2.075.000.000
Nahaviwel Joint Stock Company	Short-term receivables	5.847.007.770	5.847.007.770
	Other receivables	2.552.000.000	2.502.000.000
Sai Gon 168 Trading Business Development Corp	Other receivables	66.563.858.863	66.563.858.863
Thien Nam Hoa Service Trading Joint Stock Com	Short-term receivables	25.026.788.000	25.026.788.000
	Other receivables	6.070.000.000	6.070.000.000

d. Income of key managers during the period:

	Quarter 1/2026	Quarter 1/2025
Mr. Nguyen Van Nghia - General Director	160.200.000	173.000.000
Mr. Nguyen Minh Thu - Deputy General Director	107.400.000	119.000.000
Mrs. Le Thi Thanh Thao – Chief Accountant	123.600.000	92.600.000
Total	391.200.000	384.600.000

2. Segment information

- Segment reporting by geographical area: territory of Vietnam.
- Segment reporting by business sector: Since the Company's primary activities are commercial trading and the purchase and sale of iron and steel, segment reporting is not presented.

3. Events after the reporting period

There have been no other significant events occurring after the end of the fiscal year that would require adjustments to the figures or disclosures in the Financial Statements.

Ho Chi Minh City, April 25, 2026



Nguyen Thi Thu Hien
Preparer



Le Thi Thanh Thao
Chief Accountant



Trinh Lan Xuan
General Director