

XUAN HOA VIET NAM JOINT STOCK COMPANY

FINANCIAL STATEMENTS

QUARTER 3/2026
(01/07/2026 to 30/09/2026)

FINANCIAL STATUS REPORT

As at 30/09/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

ASSETS	Code	Explan ation	Closing	Opening
1	2	3	4	5
A. SHORT-TERM ASSETS	100		430,546,664,496	344,695,291,285
I. CASH AND CASH EQUIVALENT VALUE	110	V.1	41,187,625,576	26,782,989,796
1. Cash	111		41,187,625,576	26,782,989,796
2. Cash equivalents	112			
III. Short-term receivables	130		196,611,831,331	144,923,320,405
1. Short-term receivables from customers	131	V.2a	95,981,498,125	75,053,185,943
2. Short-term advance payments to sellers	132	V.4	73,536,524,984	21,446,509,761
3. Short-term internal receivables	133			
4. Receivables according to construction contract	134			
5. Other short-term receivables	135	V.3a	38,558,645,645	56,159,364,876
6. Provision for short-term bad debts (*)	136	V.2c	-11,464,837,423	-7,735,740,175
7. Missing assets awaiting resolution	137			
IV. Inventory	140	V.5	160,619,969,552	166,240,362,742
1. Inventory	141		162,627,622,516	168,248,015,706
2. Provision for devaluation of inventory (*)	142		-2,007,652,964	(2,007,652,964)
VI. Other short-term assets	160		32,127,238,037	6,748,618,342
1. Costs waiting for short-term allocation	161	V.6a	338,991,325	379,965,107
2. VAT is deductible	162		5,527,753,721	6,051,941,018
3. Taxes and other amounts receivable from the State	163	V.7a	492,991	316,712,217
4. Repurchase transactions of Government bonds	164			
5. Other short-term assets	165	V.8.1	26,260,000,000	
B. LONG-TERM ASSETS	200		300,107,266,774	318,635,400,466
I. LONG-TERM RECEIVABLE	210		42,366,799,500	147,667,876,751
1. Long-term receivables from customers	211	V.2b		15,623,247,251
2. Long-term advances to supplies	212			
3. Working capital in subsidiaries	213			
4. Long-term inter-company receivables	214			
5. Receivables of long-term loans	215	V.3b	42,366,799,500	133,544,629,500
6. Other long-term receivables	216	V.2c		-1,500,000,000
7. Provisions for long-term bad debts (*)	219			
I. FIXED ASSETS	220		126,748,803,122	135,055,334,302
1. Tangible fixed assets	221		126,221,589,251	134,410,441,919
- Historical Cost	222	V.8	419,887,383,441	416,063,919,398

FINANCIAL STATUS REPORT

As at 30/09/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

- Accumulated depreciation (*)	223		(293,665,794,190)	(281,653,477,479)
2. Financial lease assets	224			
- Historical Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible assets	227	V.9	527,213,871	644,892,383
- Historical Cost	228		4,701,133,998	4,639,933,998
- Accumulated amortization (*)	229		(4,173,920,127)	(3,995,041,615)
III. INVESTMENT PROPERTIES	230			
- Historical Cost	231			
- Accumulated amortization (*)	232			
IV. UNFINISHED LONG-TERM ASSETS	240			
1. Long-term work in progress	241			
2. Capital construction in progress	242			
V. LONG-TERM FINANCIAL INVESTMENTS	250			456,467,675
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252			456,467,675
VI. OTHER NON-CURRENT ASSETS	260	V10	119,883,641,068	31,036,701,068
1. Long-term prepayment	261			2,000,000,000
2. Deferred tax assets	262		31,536,701,068	29,036,701,068
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
VII. Other long-term assets	270		11,108,023,084	4,419,020,670
1. Costs awaiting long-term allocation	271	V.6b	11,108,023,084	4,419,020,670
TOTAL ASSETS (280 = 100 + 200)	280		730,653,931,270	663,330,691,751

RESOURCES	Code	Explana tion	Closing	Opening
1	2	3	4	5
C. LIABILITIES	300		339,572,209,995	258,233,171,549
I. CURRENT LIABILITIES	310		330,771,952,300	242,862,913,854
1. Short-term payables to suppliers	311		69,677,891,129	66,503,407,060
2. Buyer pays short-term in advance	312		22,945,994,538	9,427,497,179
3. Must pay dividends and profits	313	V11	42,424,316,000	121,926,000
4. Taxes and other amounts payable to the state	314	V.7a	1,208,058,067	217,484,675
5. Payable to employees	315		5,358,673,196	11,358,594,307
6. Short-term payable expenses	316		720,000,000	255,956,103
7. Short-term internal payables	317			

FINANCIAL STATUS REPORT

As at 30/09/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

8. Payable according to the progress of short-term	318			
9. Revenue waiting for short-term allocation	319			
10. Other short-term payables	320	V11	3,907,990,932	3,649,047,525
11. Short-term financial lease loans and debt	321	V.13a,b	181,217,104,099	150,278,021,370
12. Provision for short-term payables	322			
13. Bonus and welfare fund	323		3,311,924,339	1,050,979,635
14. Price stabilization fund	324			
15. Resale transactions of Government bonds	325			
II. LONG-TERM LIABILITIES	330		8,800,257,695	15,370,257,695
1. Long-term payables to suppliers	331			
2. Buyer pays in advance long term	332			
3. Taxes and long-term state payables	333			
4. Long-term expenses	334			
5. Internal payables for business capital	335			
8. Other long-term payables	338			
9. Long-term financial lease loans and debt	339	V.13c	8,800,257,695	15,370,257,695
10. Convertible bonds	340			
11. Preferred shares	341			
12. Deferred income tax payable	342			
D. OWNER'S EQUITY	400		391,081,721,275	405,097,520,202
1. Owner's capital contribution	411		210,965,000,000	210,965,000,000
- Ordinary shares have voting rights	411a		210,965,000,000	210,965,000,000
- Preference shares	411b			
2. Capital surplus	412			
3. Bond conversion option	413			
4. Other capital of the owner	414			
5. Own repurchased shares (*)	415		(100,000,000)	(100,000,000)
6. Differences in asset revaluation	416			
7. Exchange rate differences	417			
8. Development investment fund	418			
9. Other funds belonging to equity	419			
10. Undistributed after-tax profits	420		180,216,721,275	194,232,520,202
- Undistributed PAT until the end of the previous	420a		104,886,520,202	129,265,401,380
- Undistributed NPAT this period	420b	V.12	75,330,201,073	64,967,118,822
TOTAL RESOURCES (440=300+400)	440		730,653,931,270	663,330,691,751

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B01-DN

Issued by No. 99/2025/TT-BTC of the Minister of Finance on 27/10/2025

FINANCIAL STATUS REPORT

As at 30/09/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Phu Tho, October 20th, 2026

General Director



Nguyen Anh Tuan

Profit and Loss Statement interim

(Full form)

Quarter 3 of 2026

Unit: VND

Description	Code	Note	Quarter 3/2026		Accumulation	
			Current period	Previous period	Current year	Previous year
1	2	3	4	5	6	7
1. Gross sales of merchandise	01	V.15	128,623,437,672	117,979,759,559	367,098,608,183	366,559,481,726
2. Deductions	02	V.16	2,348,913,000	2,418,181,283	6,077,083,000	7,326,377,672
3. Net sales of merchandise (10 = 01 - 02)	10		126,274,524,672	115,561,578,276	361,021,525,183	359,233,104,054
4. Cost of goods sold	11	V.17	106,069,956,566	95,757,687,640	305,335,386,792	304,402,476,217
5. Gross profit from sales of merchandise (20 = 10 - 11)	20		20,204,568,106	19,803,890,636	55,686,138,391	54,830,627,837
6. Profit/loss from sale and liquidation of investment real estate	21					
7. Revenue from financial activities	22	V.18	72,632,516,517	63,780,833,734	73,762,580,308	64,219,371,520
8. Financial costs	23	V.19	3,264,001,011	2,802,410,940	8,992,708,320	7,820,758,349
In which: Loan interest payable	24		3,162,651,810	2,802,410,940	8,322,929,124	7,820,758,349
9. Selling expenses	25		6,253,241,202	5,535,996,022	18,213,895,818	16,513,387,280
10. Business management costs	26		8,027,431,124	10,666,456,012	26,567,565,573	28,089,721,995
11. Net profit from business activities {30=20+21+22-(23+25+26)}	30		75,292,411,286	64,579,861,396	75,674,548,988	66,626,131,733
12. Other income	31		-405,682,473	2,319,069	525,855,982	13,199,163
13. Other expenses	32					2,670,316
14. Other profits (40=31-32)	40		-405,682,473	2,319,069	525,855,982	10,528,847
15. Total accounting profit before tax (50 = 30 + 40)	50		74,886,728,813	64,582,180,465	76,200,404,970	66,636,660,580
16. Current corporate income tax expenses	51	V.20	555,557,457	235,673,512	870,203,897	235,673,512
17. Deferred corporate income tax expenses	52					
Profit after corporate income tax (60 = 50 - 51 - 52)	60		74,331,171,356	64,346,506,953	75,330,201,073	66,400,987,068
19. Basic earnings per share (*)	70	V.21	3,525	3,052	3,572	3,149
20. Diluted earnings per share (*)	71					

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B02a-DN

Issued by No.99/2015/TT-BTC of the Ministe
Finance on 27/10/2025

Profit and Loss Statement interim

(Full form)

Quarter 3 of 2026

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu



STATEMENT OF CASH FLOWS INTERIM

(Full form)

Quarter 3 of 2026

Unit: VND

Description	Code	Explanat ion	Accumulated from opening to the end of this quarter	
			This year	Prior year
1	2	3	4	5
I. Cash flows from operating activities				
1. Sales receipts	01		388,218,075,364	399,157,267,277
2. Cash paid to suppliers	02		-350,354,211,632	-288,244,544,361
3. Cash paid to employees	03		-54,411,212,297	-59,381,501,677
4. Borrowing costs paid	04		-8,517,244,683	-7,567,599,897
5. Corporate income tax paid	05			-124,400,000
6. Receipts from other items	06		187,763,034,796	4,572,669,918
7. Expenses on other items	07		-17,298,381,221	-9,366,449,893
Net cash flows from operating activities	20		145,400,060,327	39,045,441,367
II. Cash flows from investing activities				
1. Acquisition of fixed assets and other long-term	21			-3,352,033,236
2. Proceeds from sale of fixed assets	22			
3. Payments for borrowings	23		-187,555,000,000	
4. Recovery from borrowings	24			
5. Payments for investment in other entities	25		-500,000,000	-700,000,000
6. Recovery of investment in other entities	26			
7. Proceeds from investments	27		72,392,715,957	62,967,056,759
Net cash flows from investing activities	30		-115,662,284,043	58,915,023,523
III. Cash flows from financing activities				
1. Receipts from capital contribution	31			
2. Fund returned to equity owners	32			
3. Proceeds from borrowing	33		278,633,977,806	293,160,231,810
4. Debt payments	34		-254,264,895,077	-357,048,689,957
5. Payments for debt from finance leasing	35			
6. Share income paid to investors	36		-40,747,970,000	-21,086,500,000
Net cash flows from financing activities	40		-16,378,887,271	-84,974,958,147
Net cash flows in the period (50=20+30+40)	50		13,358,889,013	12,985,506,743
Cash at the beginning of the period	60		26,782,989,796	32,823,739,526
Effect of foreign exchange difference on cash	61		1,045,746,767	774,756,874
Cash at the end of the period (70=50+60+61)	70		41,187,625,576	46,584,003,143

XUAN HOA VIETNAM JSC

Form B03-DN

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Province, Vietnam (Issued by No. 99/2015/TT-BTC of the Minister of Finance on 27/10/2025)

STATEMENT OF CASH FLOWS INTERIM

(Full form)

Quarter 3 of 2026

Preparer



Dang Thi Hoa

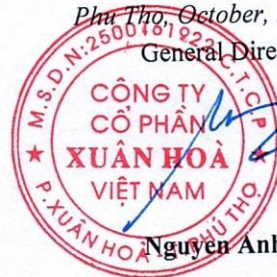
Chief Accountant



Nguyen Thi Hieu

Phu Tho, October, 20th, 2026

General Director



Nguyen Anh Tuan

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

I. Particular of operate enterprise

1. Form of capital ownership: Joint stock company
2. Business field: Industrial production and commercial business
3. Business lines: + Manufacturing and trading tables, chairs and interior furniture
+ Manufacturing and trading bicycles, motorbikes and bicycle and motorbike spare parts, auto spare parts.
+ Joint ventures, association in production and trading of related products
4. Characteristics of business operations during the fiscal year that affect financial statements:

Xuan Hoa Company conducts production and business in difficult conditions due to the impact of economic recession, the Russia-Ukraine war, declining export and domestic markets, many small orders; reduced consumption prices, increased costs for new products put into production due to new product technology, etc.

II. Financial year, unit of currency using

1. Financial year (the first date 1/01 the last date 31/12)
2. Unit of currency used the year: VND dong

III. Accounting standard and system using

1. Accounting system using: Enterprise accounting regime (according to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance)
2. Proclaim obeying accounting standard system: The company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.
3. Applicable accounting form: Apply computerized accounting form.

IV . The accounting policies applied (in the case of continuous business operations)

1. The principle of converting financial statements prepared in foreign currencies into Vietnam dong (School of bookkeeping currency other than Vietnam Dong) ; The impact (if any) resulting from the conversion of financial statements of foreign curren
2. The type of exchange rate applied in accounting .
 - Principle of inventory recording: According to original cost method
 - Method of calculating inventory value: According to the weighted average method
 - Inventory accounting method: According to the perpetual inventory method
 - Method of setting up inventory price reduction
 - Provision for inventory devaluation is established based on the larger difference between the original price and the net realizable value of the inventory.
 - The amount of additional provision (or reversal) this year is calculated as the difference between the amount required to be set aside this year and the unused balance of provision made last year.

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

3. The principles for determining the actual interest rate (effective rate) used to discount cash flows .
 - Principles of recording fixed assets (tangible, intangible): Fixed assets are recorded at original cost. In the Balance Sheet, fixed assets are reflected
 - Principle of recording fixed assets (financial lease): Recorded at the lower of the fair value of the leased asset and the present value of the minimum lease
 - Fixed asset depreciation method (tangible, intangible, financial lease): Straight-line method
4. The principle of posting cash and cash equivalents
 - Principle of recording investment real estate: Record at original cost.
 - Investment real estate depreciation method: Straight-line method
5. Accounting Principles financial investments
 - Investments in subsidiaries, associated companies, capital contributions to jointly controlled businesses: Investments in subsidiaries and associated
 - In the consolidated financial statements: Investments in subsidiaries are prepared on a consolidated basis; investments in associates are presented using
 - Short-term securities investments: Recorded using the cost method
 - Other short-term and long-term investments: Recorded using the cost method
 - Method of making provision for short-term and long-term investment depreciation: + Provision is made based on the larger difference between the original price and the net realizable value of short-term and long-term investments.
6. Accounting Principles debts
 - Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.
 - Capitalization rate used to determine the amount of borrowing costs capitalized during the period:
7. Principle of posting inventories
 - Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.
 - Other expenses: Some expenses for training, advertising, exhibitions, etc. must be allocated to many periods.
 - Prepaid expense allocation method: Allocation by straight-line method
 - For used labor Tools: Value is gradually allocated to costs over time of use.
 - Method and time of allocating commercial advantage: Not yet arisen
8. Principles for recording payable expenses: Product warranty costs according to product supply contracts, warranty period according to contract and estimated percentage of warranty cost value / Product sales revenue.
9. Principles and methods of recording provisions for payables:
10. Principle and method of posting the expenses of deferred corporate income tax
 - Principles for recording owner's capital investment, equity surplus, and other owner's capital:
 - + Owner's equity is recorded according to the owner's actual capital contribution.
 - + Share capital surplus: None

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

+ Other owner's capital: Recorded according to the remaining value of assets given, donated, gifted... After deducting taxes payable related to these assets.

Principles for recording asset revaluation differences:

- Principle of recording exchange rate differences: Recorded according to the difference (if any) of the exchange rate arising or the end-of-period revaluation of foreign currency items of unfinished construction investment activities.

- Principle of recording undistributed profits: Undistributed profits after tax reflected on the balance sheet are profits from the business's operations minus current year's corporate income tax expenses and adjustments due to retroactive application (due to changes in accounting policies or retroactive material errors of previous years).

11. Accounting Principles upfront costs .

D. Sales revenue: Comply with 5 conditions for recording sales revenue according to Accounting Standard No. 14.

- Revenue from providing services: Comply with 4 conditions for recognizing revenue from services according to Accounting Standard No. 14.

- D. Financial revenue: Comply with 2 conditions for recognizing Financial Revenue according to Accounting Standard No. 14.

- D. Construction contract collection:

12. Principles and methods of recording financial expenses: Total financial expenses incurred during the period.

13. Principles and methods of recording current corporate income tax expenses and deferred income tax expenses:

14. Foreign exchange risk hedging transactions: Monetary items with foreign currency at the end of the period are revalued at the average interbank exchange rate announced by the State Bank of Vietnam at the end of the accounting period.

15. Other accounting principles and methods

V. Supplementary informations of categories posted in the balance sheet**01- Cash and cash equivalent:****Cash**

- Cash on hand

- Cash and short-term bank deposits

- Money in transit

Total

	(Unit: VND)
<u>Ending balance</u>	<u>Beginning balance</u>
113,983,302	13,373,492
67,333,642,274	26,769,616,304
67,447,625,576	26,782,989,796

2. Receivables from customers**a) Customer receivables short - term**

Hung Phat DT Company Limited

MITSUCO Equipment and Parts Manufacturing Joint Stock Company

KSH Consulting and Investment Co., Ltd.

Phong Hao Furniture Co., Ltd

Greatstar Industrial Vietnam Co., Ltd.

Receivables from other customers

Total

<u>Ending balance</u>	<u>Beginning balance</u>
2,593,573,806	3,392,573,806
3,268,536,884	1,963,109,445
4,319,534,184	1,762,840,080
5,033,510,236	1,809,021,351
1,209,377,400	4,992,609,600
79,557,208,246	61,133,031,661
95,981,740,756	75,053,185,943

b) Customer receivables long - term

Hanoi Furniture and Technical Equipment Joint Stock Company

Total

15,623,247,251
15,623,247,251

XUAN HOA VIETNAM JSC**Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam**

For the accounting period of Quarter 3/2026 (From July 1, 2026 to September 30, 2026)

Form No. B09-DN*Issued by No. 99/2025/TT-BTC of the
Minister of Finance on 27/10/2025***NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2026

c) Provisions for short-term bad debts		
Sort term		
Nguyen Duc Cultural & Commercial One-Member Limited Liability Company	1,367,032,288	1,367,032,288
Mr Phạm Hoàng Hiệp	1,500,800,000	1,500,800,000
Contrexim Hồng Hà JSC	584,991,799	584,991,799
Receivables from other customers	8,012,013,336	4,282,916,088
Total	11,464,837,423	7,735,740,175
Long term		
Hanoi Furniture and Technical Equipment Joint Stock Company		1,500,000,000
Total		1,500,000,000
d) Receivables from customers are related parties	Ending balance	Beganning balance
TOYOTA BOSHOKU HA NOI Limited liability	522,960,677	2,475,739,718
Xuan Hoa Elevator Joint Stock Company	572,009,905	572,009,905
Xuan Hoa Vietnam Joint Stock Company - Southern Region	2,922,116,211	1,424,154,472
NETT Vietnam Joint Stock Company	7,477,119,657	
Xuan Hoa Power Joint Stock Company	140,940,000	140,940,000
Total	11,635,146,450	4,612,844,095
3. Other receipts		
a) Sort term	Ending balance	Beganning balance
- Receipt of employees;	727,702,100	498,360,000
- Collateral ,collateral;	10,969,749	211,004,876
- Other receivables.	37,819,973,796	55,450,000,000
Total	38,558,645,645	56,159,364,876
b) Long term		
Shinhan Bank Vietnam Limited -		46,677,830,000
- Collateral , collateral ;	2,366,799,500	2,366,799,500
Receivable advances to sellers (i)	40,000,000,000	84,500,000,000
Total	42,366,799,500	133,534,629,500
4. Payable		
	Ending balance	Beganning balance
Advance payments to sellers- short term		
Dai Viet Wood Manufacturing Joint Stock Company	1,987,688,900	1,486,797,436
Cuu Long Packaging Engineering Joint Stock Company	975,639,202	1,957,512,732
TVT Vietnam Investment Joint Stock Company	2,120,753,108	934,913,108
Mitsuco Equipment and Parts Manufacturing Joint Stock Company	3,632,822,290	1,582,418,640
Zhongshan Guanglong Gas & Electrical Appliances Co., Ltd.	2,064,858,600	3,803,563,400
China Steel & Nippon Steel Vietnam Joint Stock Company	5,625,173,209	5,570,865,231
Đối tượng khác	57,129,589,675	6,110,439,214
Total	73,536,524,984	21,446,509,761
5. Inventories:		
	Ending balance	Beganning balance
Original price	162,627,622,516	168,248,015,706

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

For the accounting period of Quarter 3/2026 (From July 1, 2026 to September 30, 2026)

Form No. B09-DN

*Issued by No. 99/2025/TT-BTC of the
Minister of Finance on 27/10/2025*

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

Materials and supplies	76,075,524,312	107,327,632,049
Tools and instruments ;	1,148,891,006	942,855,976
Production costs of unfinished	15,067,546,275	20,354,922,983
Finished products	61,153,205,821	34,977,498,008
Merchandise	9,182,455,102	4,645,106,690
Provision for devaluation of	-2,007,652,964	-2,007,652,964
Finished products	-1,723,262,405	-1,723,262,405
Materials and supplies	-284,390,559	-284,390,559
Total	160,619,969,552	166,240,362,742

6. Prepaid expenses	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short - term		
Tools, instruments and consumables ;	12,433,328	47,894,983
Others ;	326,557,997	332,070,124
Total	338,991,325	379,965,107
b) Long-term		
Tools, instruments and consumables ;	725,051,416	1,412,352,321
Others ;	10,382,971,668	3,006,668,349
Total	11,108,023,084	4,419,020,670

7. Taxes and other amounts payable to the State

	<u>Opening</u>	<u>Total payable in</u>	<u>The number was actually paid</u>	<u>Closing</u>
a, Payable				
VAT on lacial sales		9,611,689,835	9,611,689,835	
VAT on imports		251,779,698	251,779,698	
- Import, export tax		150,456,834	150,456,834	
- Income tax from enterprise	-1,572,786	555,557,457		553,984,671
- Personal income tax	1,656,367,758	1,864,147,425	1,656,367,758	412,900,470
- Land and house tax, land lease	41,553,814	199,619,112		241,172,926
- Environmental protection and other				
Total	1,696,348,786	12,633,250,361	11,670,294,125	1,208,058,067
b, Receivable				
VAT on imports				492,991
- Income tax from enterprise				
Total				492,991

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

8. Increase or decrease in tangible fixed assets :

Description	Buildings and Architecture	Machinery and equipment	Transportation and transmit instrument	Instruments, tools for management	Total
Cost of fixed assets					
Opening	127,400,602,344	253,143,982,591	18,755,888,939	16,763,445,524	416,063,919,398
Increases in year		6,260,111,675			6,260,111,675
- New purchase		5,769,039,675			5,769,039,675
- Finished construction		491,072,000			491,072,000
- Others					
- Switch to real estate investment			2,436,647,632		2,436,647,632
- Liquidation					
- Others					
Closing	127,400,602,344	259,404,094,266	16,319,241,307	16,763,445,524	419,887,383,441
Accumulated depreciation					
Opening	74,731,244,553	183,256,486,737	14,060,899,047	9,604,847,142	281,653,477,479
- Charge for the year	2,709,829,746	10,127,723,684	599,637,510	1,011,773,403	14,448,964,343
- Accumulated depreciation increased					
- Switch to real estate investment			2,436,647,632		2,436,647,632
- Liquidation					
- Others					
Closing	77,441,074,299	193,384,210,421	12,223,888,925	10,616,620,545	293,665,794,190
Net book value					
- Opening	52,669,357,791	69,887,495,854	4,694,989,892	7,158,598,382	134,410,441,919
- Closing	49,959,528,045	66,019,883,845	4,095,352,382	6,146,824,979	126,221,589,251

- Original cost of fixed assets at end of year and still in use: 163,844,261,985 VND

8.1 Other current assets

Demand deposits (i)

TotalEnding balanceBeginning balance26,260,000,000**26,260,000,000**

(i) The Company has pledged its cash deposit balance at the Joint Stock Commercial Bank for Investment and Development of Vietnam – Hanoi Branch (equivalent to USD 1,000,000) as collateral for a loan from the bank.

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

9. Increase or decrease in intangible fixed assets :

Description	Computer software	Other intangible fixed assets	Copyrights, patents	Trademarks	Total
Cost of fixed assets					
Opening	4,505,881,498	134,052,500			4,639,933,998
- New purchase	61,200,000				61,200,000
- Others					
Closing	4,567,081,498	134,052,500			4,701,133,998
Accumulated depreciation					
Opening	3,860,989,115	134,052,500			3,995,041,615
- Charge for the year	178,878,512				178,878,512
- Accumulated depreciation increased					
- Liquidation					
- Others					
Closing	4,039,867,627	134,052,500			4,173,920,127
Net book value					
- Opening	644,892,383				644,892,383
- Closing	527,213,871				527,213,871

10. Investments in joint ventures, associates

	<u>Ending balance</u>	<u>Beginning balance</u>
Invest in joint venture companies	31,536,701,068	31,536,701,068
TOYOTA BOSHOKU HA NOI Limited liability	16,336,701,068	16,336,701,068
Xuan Hoa Elevator Joint Stock Company	3,800,000,000	3,800,000,000
Demy furniture joint stock company	3,800,000,000	3,800,000,000
Xuan Hoa Power Joint Stock Company	3,400,000,000	3,400,000,000
Xuan Hoa Vietnam Joint Stock Company - Southern Region	1,700,000,000	1,700,000,000
NETT Vietnam Joint Stock Company	2,500,000,000	2,000,000,000
Investment held to maturity	88,346,940,000	47,051,940,000
Shinhan Bank Vietnam Co., Ltd. – Pham Hung Branch (ii)	47,051,940,000	47,051,940,000
MB Securities Joint Stock Company	41,295,000,000	
Total	119,883,641,068	78,588,641,068
11. Other payables	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short - term		
Social insurance	68,701,308	68,701,824
Union fees	160,216,745	168,919,100
Sales discount	2,114,730,115	1,154,654,524
Agent year target bonus	10,000,000	887,221,223
Other payables and payables	1,554,342,764	1,369,550,854
Total	3,907,990,932	3,649,047,525

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

11.1 Payment of dividends and profits

Dividends payable to shareholders

TotalEnding balance

42,424,316,000

Beginning balance

121,926,000

42,424,316,000**121,926,000****12. Equity**

a) The table of comparison volatility of equity

Note	The item under equity			
	Invested by owners	Profit after tax distribution	Treasury shares	Total
Date 1/1/ 2025	210,965,000,000	154,351,901,380	- 100,000,000	365,216,901,380
- Profits of the year		66,400,987,068		66,400,987,068
Dividends payable to shareholders according to the	-	21,086,500,000	-	21,086,500,000
- Setting aside reward and welfare funds	-	4,000,000,000	-	4,000,000,000
Date 30/09/ 2025	210,965,000,000	195,666,388,448	- 100,000,000	406,531,388,448
Date 1/1/ 2026	210,965,000,000	194,232,520,202	- 100,000,000	405,097,520,202
- Profits of the year		75,330,201,073		75,330,201,073
- Setting aside reward and welfare funds	-	5,000,000,000	-	5,000,000,000
Dividends payable to shareholders according to the Resolution of the General Meeting (*)	-	84,346,000,000	-	84,346,000,000
Date 30/09/ 2026	210,965,000,000	180,216,721,275	- 100,000,000	391,081,721,275

b) Details of the owner's investment capital

Proportion (%)

1/1/ 2026

Proportion (%)

30/09/ 2026

VAC Viet Nam JSC	25.73	54,270,000,000	25.73	54,270,000,000
Bao Viet Fund Managerment LLC	11.37	24,000,000,000	11.37	24,000,000,000
Mr Nguyễn Việt Anh	8.36	17,630,430,000	8.36	17,630,430,000
Mr Nguyễn Hoàng Hải	11.33	23,902,820,000	11.33	23,902,820,000
Mr Lê Tú Anh	6.21	13,100,110,000	6.21	13,100,110,000
Mrs Trần Thị Thu Hà	8.13	17,153,960,000	8.13	17,153,960,000
Mrs Nguyễn Thị Minh Hiền	5.89	12,430,230,000	5.89	12,430,230,000
Other shareholders	22.93	48,377,450,000	22.93	48,377,450,000

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

Treasury shares	0.05	100,000,000	0.05	100,000,000
Total	100.00	210,965,000,000	100.00	210,965,000,000

c) Shares	<u>Ending balance</u>	<u>Beginning balance</u>
- The number of registered shares issued	21,096,500	21,096,500
- Number of shares sold to the public	21,096,500	21,096,500
+ Common Stock	21,096,500	21,096,500
+ Preferred stock (type classified as equity)		
- Number of shares acquired (treasury shares)	10,000	10,000
+ Common Stock	10,000	10,000
+ Preferred stock (type classified as equity)		
- Number of shares in issue	21,086,500	21,086,500
+ Common Stock	21,086,500	21,086,500
+ Preferred stock (type classified as equity)		
* Par value of shares outstanding : (VND/shares)	10,000	10,000

13. Loans

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short-term loans	176,473,419,316	141,518,021,370
Shinhan Bank	38,026,208,071	29,258,236,537
Viettinbank	92,508,852,224	49,746,281,438
Vietcombank	9,471,718,646	9,324,030,583
Agri bank	12,326,198,455	38,050,625,635
BIDV bank	24,140,441,920	13,618,583,606
Commercial Bank MB bank		1,520,263,571
b) Current portion of long-	8,760,000,000	8,760,000,000
Viettinbank	8,760,000,000	8,760,000,000
c) Long-term loans	8,800,257,695	15,370,257,695
Viettinbank	8,800,257,695	15,370,257,695
Total	194,033,677,011	165,648,279,065

VII . Additional information for items presented in the report on results of operations

14. Total revenue from sales and services	<u>Ending balance</u>	<u>Beginning balance</u>
a) Revenue		
- Sales of goods ;	367,098,608,183	366,559,481,726

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Province, Vietnam

For the accounting period of Quarter 3/2026 (From July 1, 2026 to September 30, 2026)

Form No. B09-DN*Issued by No. 99/2025/TT-BTC of the
Minister of Finance on 27/10/2025***NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2026

Total	367,098,608,183	366,559,481,726
15. The deduction from revenue	<u>Ending balance</u>	<u>Beginning balance</u>
Among them :		
- Commercial discounts ;	6,077,083,000	7,326,377,672
- Goods sold are returned ;		
Total	6,077,083,000	7,326,377,672
16. Cost of goods sold	<u>Ending balance</u>	<u>Beginning balance</u>
- Cost of products, goods sold ;	361,021,525,183	359,233,104,054
Total	361,021,525,183	359,233,104,054
17. Revenue from financing activities	<u>Ending balance</u>	<u>Beginning balance</u>
- Interest on deposits , loans	284,087,614	68,270,131
- Dividends and profits are distributed	72,109,183,566	62,898,786,628
- Interest, exchange rate differences	1,369,309,128	1,252,314,761
Total	73,762,580,308	64,219,371,520
18. Financial expenses	<u>Ending balance</u>	<u>Beginning balance</u>
- Loan interest ;	8,319,609,286	7,330,053,958
- Payment discount , deferred sales rate ;	278,389,049	268,747,135
- Loss from disposal of financial investments ;		
- Loss of exchange rate differences ;	394,709,985	221,957,256
- Other financial expenses .		
Total	8,992,708,320	7,820,758,349
19. Income tax expense Current	<u>Ending balance</u>	<u>Beginning balance</u>
- The cost of corporate income tax calculated on the taxable income of the current year	870,203,897	235,673,512
- Total income tax expense Current	870,203,897	235,673,512
20. Basic earnings per share	<u>Ending balance</u>	<u>Beginning balance</u>
Net profit after tax		
Number of shares sold to the public	21,086,500	21,086,500
Profit from basic shares	3,572	3,149

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

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Form No. B09-DN

Issued by No. 99/2025/TT-BTC of the
Minister of Finance on 27/10/2025

NOTES TO THE FINANCIAL STATEMENT

Quarter 3 of 2026

21. Comparative data

Comparative figures of the Balance Table sheet are figures on the financial statements for the end in 31st-Dec-2025, comparative figures of the Income Statement and Cash Flow Statement are figures on the financial statements for the same period of the previous year. Some comparative figures on the financial statements have been restated to ensure comparability with figures of this period, in accordance with the provisions on preparing financial statements in Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance guiding the Enterprise Accounting Regime

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Phu Tho, October 20th, 2026

General Director



Nguyen Anh Tuan