UTXI AQUATIC PRODUCTS PROCESSING CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM**
----------oOo----------	**Independence - Freedom - Happiness**
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No. 25/CBTT-UXC.26	*Can Tho, October 20, 2026*

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 which was issued by the Ministry of Finance in ofder to provide the guidelines for public information dusclosure on the securities market, Utxi Aquatic Products Processing Corporation (Stock code: UXC) hereby submits the Financial statement information (FS) for the 3rd quarter of 2026 to the Hanoi Stock Exchange as following:

1. Name of organization: Utxi Aquatic Products Processing Corporation

- Stock Code: UXC
- Address: 24 Provincial Road 934, Ha Bo Hamlet, Tai Van Commune, Can Tho City, Viet Nam.
- Phone/Tel: (02993) 852671 – 852959
- Fax: (02993) 852670 – 852958
- Email: quyenlb@utxi.com.vn Website: https://www.utxi.com.vn

2. Contents of disclosure:

- **The Financial statements for the 3rd quarter of 2026**

☒ Separate financial statements (For Organizations without subsidiaries and no higher-level accounting units with subordinate units);

☐ Consolidated financial statements (For Organizations with subsidiaries);

☐ Consolidated financial statements (For Organizations with internal accounting unit that operate a separate accounting system).

- **Cases Requiring Explanation:**

+ The audit organization gives an opinion that is not a fully accepted opinion on the financial statements (for the financial statements that have been reviewed/audited .....):

☐ Yes ☒ No

Explanation document in case of a " Yes" reponse:

CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI
Digitally signed by CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI
DN: C=VN, S=CẦN THƠ, L=XÃ TÀI VĂN, CN=CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI, OID.0.9.2342.19200300.100.1.1=MST:2200203836
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☐ Yes ☒ No

+ The net profit after corporate income tax for the reporting period shows a variance of 5% or more before and after audit, reflecting a change from a loss to profit or vice versa (as per the year's audited financial statements):

☐ Yes ☒ No

Explanation document in case of a " Yes" reponse:

☐ Yes ☒ No

+ The net profit after corporate income tax in the income statements for the reporting period has changed by 10% or more compared to the same period last year:

☒ Yes ☐ No

Explanation document in case of a " Yes" reponse

☒ Yes ☐ No

+ The net profit after corporate income tax for the reporting period is a loss, having changed from a profit in the same period lass year to loss in this period or vice versa:

☒ Yes ☐ No

Explanation document in case of a " Yes" reponse

☒ Yes ☐ No

This information was published on the company's website on: *October* 20, 2026 at the following link: *http://utxi.com.vn/vi/news/co-dong/*

We would like to commit that the information published above is true and fully responsible before the law for the content of the disclosed information.

Organizative Representative
Person authorzed to disclose information

M.S.D.N: 2200203836 - C.T.C.P ★ CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI ★ X. TÀI VĂN - TP. CẦN THƠ

CHIEM HAI HOA

Attachments:
- Financial statements for the 3rd quarter of 2026
- Explanatory documents No. 34-GT/UX.26

(Re: Explanation of Q3/2026 profit loss and difference of more than 10% compared to the same period last year)

UTXI AQUATIC PRODUCTS PROCESSING CORPORATION

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No:34-GT/UX.26

(Regarding the explanation of Q3/2026 net profit after tax incurring a loss and a difference of more than 10% compared to the same period last year)

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Tai Van, Oct 20th 2026

To: HA NOI STOCK EXCHANGE

- Name of the company: **Ut Xi Aquatic Products Processing Corporation (UTXICO)**
- Address of head office: No. 24, Street 934, Ha Bo Village, Tai Van commune, Can Tho City
- Tel: (0299) 3852955
- Stock Symbol: UXC
- Based on Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market.
- Based on the Regulations on Information Disclosure of the Hanoi Stock Exchange.

Ut Xi Aquatic Products Processing Corporation (UTXICO) hereby provides an explanation regarding the loss in profit after tax for the third quarter of 2026, as well as the variance of more than 10% compared to the same period of the previous year, as follows:

SUMMARY OF INCOME STATEMENT

Unit: VND

ITEM	The Third quarter of 2026	The Third quarter of 2025	Variance	
			Amount	Rate
Net revenues from sales and services rendered	**105,593,378,852**	**98,910,730,644**	**6,682,648,208**	**6.76%**
Costs of goods sold	94,968,404,537	94,823,354,920	145,049,617	0.15%
Gross revenues from sales and services rendered	**10,624,974,315**	**4,087,375,724**	**6,537,598,591**	**159.95%**
Financial income	203,859,860	734,491,624	(530,631,764)	(72.24%)
Financial expenses	5,796,902,997	8,439,886,767	(2,642,983,770)	(31.32%)
Selling expenses	3,933,038,857	3,002,388,014	930,650,843	31.00%
General administration expenses	2,043,989,529	1,375,950,794	668,038,735	48.55%
Net profits from operating activities	**(945,097,208)**	**(7,996,358,227)**	**7,051,261,019**	**88.18%**
Other income	190,439,737	78,620,857	111,818,880	142.23%
Profits after enterprise income tax	**(754,657,471)**	**(7,917,737,370)**	**7,163,079,899**	**90.47%**

Despite the company's significant efforts in its production and business operations, it recorded a loss of VND 754,657,471 in profit after tax for the third quarter of 2026, as total costs exceeded the gross profit margin. Specifically, the high cost of goods sold (VND 94.96 billion), combined with mandatory operating expenses including financial costs (VND 5.79 billion), selling expenses (VND 3.93 billion), and general and administrative expenses (VND 2.04 billion) placed a substantial financial burden on the company. As the sum of these expenses surpassed the gross profit (VND 10.62 billion), the company incurred a loss of VND 945,097,208 from its core business activities, ultimately resulting in a loss for the quarter.

However, when compared to the third quarter of 2025, the business results for the third quarter of 2026 show a positive and significant improvement, with the loss narrowing by VND 7,163,079,899 (an improvement of 90.47%). This substantial difference stems from a 6.76% increase in net revenue reaching VND 105.59 billion coupled with tight control over the cost of goods sold, which rose by only 0.15%. Consequently, gross profit surged by 159.95% (an increase of over VND 6.53 billion compared to the same period last year). Furthermore, the company's successful reduction in financial expenses down by 31.32%, or more than VND 2.64 billion played a crucial role in offsetting the pressure from rising operating costs, thereby significantly reducing the loss compared to the previous year.

The above is the explanation from UTXICO regarding its business results in the third quarter of 2026, which showed a loss and a difference of more than 10% compared to the same period in 2025. We respectfully submit this to the Hanoi Stock Exchange for consideration.

Best regards!

GENERAL DIRECTOR
(Sign, write full name and seal)

M.S.D.N: 2200203836 - C.T.C.P
CÔNG TY CỔ PHẦN CHẾ BIẾN THỦY SẢN ÚT XI
X. TÂN VĂN - TP CẦN THƠ

Lý Bich Quyen

Recipients:
- As above
- Archived: Finance and Acc Dept

Ut Xi Aquatic Products Processing Corporation

Financial statements

Third Quarter of 2026

Prepared, 10/2026

STATEMENT OF FINANCIAL POSITION

As of 30 Sep 2026

Unit: VND

ITEMS	Code	Note	30/09/2026	01/01/2026
A. CURRENT ASSETS	**100**		**726,668,816,136**	**743,104,652,105**
I. Cash and cash equivalents	**110**	**V.1**	**243,204,336**	**999,955,576**
Cash	111		243,204,336	999,955,576
Cash equivalents	112		-	-
II. Short-term financial investments	**120**		14,567,741,848	
Trading securities	121		-	-
Provisions for devaluation of trading securities	122		-	-
Held-to-maturity investments	123	V.2.1	-	-
Provision for short-term investments held to maturity.	124		-	-
Other short-term investments	125		14,567,741,848	-
Provision for losses on other short-term investments	126		-	-
III. Short-term receivables	**130**		**191,602,073,981**	**184,310,610,208**
Short-term trade receivables	131	V.3	259,359,343,032	267,196,705,308
Short-term prepayments to suppliers	132		124,115,072,859	68,226,416,113
Short-term inter-company receivables	133		-	-
Receivables according to the progress of construction contract	134		-	-
Other short-term receivables	135	V.4	445,371,848	41,205,202,545
Allowance for short-term doubtful debts	136		(192,317,713,758)	(192,317,713,758)
Deficit assets for treatment	137		-	-
IV. Inventories	**140**	V.6	**517,093,794,589**	**556,202,329,538**
Inventories	141		517,093,794,589	556,202,329,538
Allowance for inventories	149		-	-
V. Short-term biological assets	150		-	-
Livestock raised for short-term, one-time production	151		-	-
Short-term Crops grown seasonally or for single-harvest production	152		-	-
Provision for short-term losses on biological assets.	153		-	-
VI. Other current assets	**160**		**3,162,001,382**	**1,591,756,783**
Short-term prepaid expenses	161		6,173,921	61,739,210
Deductible VAT	162		3,155,827,461	1,530,017,573
Taxes and other receivables from the State	163			
Trading Government bonds	164		-	-
Other current assets	165		-	-

STATEMENT OF FINANCIAL POSITION

As of 30 Sep 2026

Unit: VND

ITEMS	Code	Note	30/09/2026	01/01/2026
B. NON-CURRENT ASSETS	**200**		**85,444,017,872**	**90,262,993,135**
I. Long-term receivables	**210**		-	-
Long-term trade receivables	211		-	-
Long-term prepayments to suppliers	212		-	-
Working capital in affiliates	213		-	-
Long-term inter-company receivables	214		-	-
Other long-term receivables	215		-	-
Allowance for long-term doubtful debts	216		-	-
II. Fixed assets	**220**		**71,121,693,880**	**75,940,669,143**
Tangible fixed assets	221	V.8	44,683,510,342	49,502,485,605
- Historical cost	222		351,234,051,529	350,403,661,529
- Accumulated depreciation	223		(306,550,541,187)	(300,901,175,924)
Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
Intangible fixed assets	227	V.9	26,438,183,538	26,438,183,538
- Historical cost	228		26,690,541,990	26,690,541,990
- Accumulated depreciation	229		(252,358,452)	(252,358,452)
III. Long-term biological assets	230		-	-
Livestock raised for regular production	231		-	-
a) Livestock raised for periodic production that have not yet reached maturity	232		-	-
b) Livestock raised for periodic production until they	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation	235		-	-
Livestock raised for one-time, long-term production.	236		-	-
Long-term Crops grown seasonally or for single-product harvesting	237		-	-
Provision for long-term losses of biological assets	238		-	-
IV. Investment property	**240**		-	-
- Historical cost	241		-	-
- Accumulated depreciation	242		-	-

STATEMENT OF FINANCIAL POSITION

As of 30 Sep 2026

Unit: VND

ITEMS	Code	Note	30/09/2026	01/01/2026
V. Long-term assets in process	**250**	**V.7**	**14,322,323,992**	**14,322,323,992**
Long-term work in process	251		-	-
Construction-in-progress	252		14,322,323,992	14,322,323,992
VI. Long-term financial investments	**260**		-	
Investments in subsidiaries	261		-	-
Investments in joint ventures and associates	262		-	-
Investments in other entities	263	V.2.2	-	-
Provisions for devaluation of long-term financial investments	264		-	-
Held-to-maturity investments	265		-	-
Provision for investments held to maturity in the long te	266		-	-
VII. Other non-current assets	**270**			
Long-term prepaid expenses	271	V.10		
Deferred income tax assets	272		-	-
Long-term components and spare parts	273		-	-
Other non-current assets	274		-	-
TOTAL ASSETS (280=100+200)	**280**		**812,112,834,008**	**833,367,645,240**
C. LIABILITIES	**300**		**905,243,860,917**	**923,713,712,231**
I. Current liabilities	**310**		**642,539,860,917**	**916,195,712,231**
Short-term trade payables	311	V.12	89,160,380,109	109,509,400,409
Short-term advances from customers	312		357,897,791	3,212,862,668
Dividends and profits must be paid.	313		3,789,824,395	-
Taxes and other obligations to the State	314	V.13	2,935,085,587	2,965,583,067
Payables to employees	315		1,031,209,000	2,793,707,000
Short-term accrued expenses	316	V.14	236,859,697,054	268,172,992,743
Short-term inter-company payables	317		-	-
Payables according to the progress of	318		-	-
Short-term unearned revenue	319		-	-

STATEMENT OF FINANCIAL POSITION

As of 30 Sep 2026

Unit: VND

ITEMS	Code	Note	30/09/2026	01/01/2026
Other short-term payables	320	V.15	6,225,208,631	172,668,979,106
Short-term borrowings and financial leases	321	V.11.1	299,695,904,223	354,387,533,111
Provisions for short-term payables	322		-	-
Bonus and welfare funds	323		2,484,654,127	2,484,654,127
Price stabilization fund	324		-	-
Trading Government bonds	325		-	-
II. Non-current liabilities	**330**		**262,704,000,000**	**7,518,000,000**
Long-term trade payables	331		-	-
Long-term advances from customers	332		-	-
Taxes and long-term payments to the	333			
Long-term accrued expenses	334		-	-
Inter-company payables for working	335		-	-
Long-term inter-company payables	336		-	-
Long-term unearned revenue	337		-	-
Other long-term payables	338		-	-
Long-term borrowings and financial leases	339	V.11.2	262,704,000,000	7,518,000,000
Convertible bonds	340		-	-
Preferred shares	341		-	-
Deferred income tax liability	342	V.16	-	-
Provisions for long-term payables	343		-	-
Science and technology development fund	344		-	-
D. OWNER'S EQUITY	**400**		**(93,131,026,909)**	**(90,346,066,991)**
Capital	411		354,000,000,000	354,000,000,000
- Ordinary shares carrying voting	*411a*		*354,000,000,000*	*354,000,000,000*
- Preferred shares	*411b*		-	-
Share premiums	412		484,047,273	484,047,273
Bond conversion options	413		-	-
Other sources of capital	414		-	-
Shares repurchased from oneself	415		(320,000)	(320,000)
Differences on asset revaluation	416		-	-
Foreign exchange differences	417		-	-

STATEMENT OF FINANCIAL POSITION

As of 30 Sep 2026

Unit: VND

ITEMS	Code	Note	30/09/2026	01/01/2026
Investment and development fund	418		8,023,610,850	8,023,610,850
Other funds belonging to equity capital	419		-	-
Retained earnings	420		(455,638,365,032)	(452,853,405,114)
- Retained earnings accumulated to the end of the previous period	*420a*		*(452,853,405,114)*	*(451,188,793,428)*
- Retained earnings of the current	*420b*		*(2,784,959,918)*	*(1,664,611,686)*
TOTAL LIABILITIES AND OWNER'S EQUITY (440=300+400)	**440**		**812,112,834,008**	**833,367,645,240**

Prepared, Oct 16th 2026

Preparer	Chief Accountant	General Director
Luu Thi Ngoc Tuyen	Do Thanh Nhon	Ly Bich Quyen

INCOME STATEMENT

Accounting period from 01/07/2026 to 30/09/2026

Unit: VND

Items	Code	Note	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
			Current Quarter	previous Quarter	Current year	Previous year
Sale	**01**	VI.1	**105,593,378,852**	**98,910,730,644**	**275,429,551,534**	**291,702,104,172**
Sale dedustions	02	VI.2	-	-	1,663,155,840	4,452,064,344
Net sales (10=01-02)	**10**		**105,593,378,852**	**98,910,730,644**	**273,766,395,694**	**287,250,039,828**
Cost of sales	11	VI.3	94,968,404,537	94,823,354,920	241,405,725,131	253,692,204,111
Gross profit (20=10-11)	**20**		**10,624,974,315**	**4,087,375,724**	**32,360,670,563**	**33,557,835,717**
Profit/loss from the sale and liquidation of investment properties	21		-	-	-	-
Financial income	22	VI.4	203,859,860	734,491,624	1,912,427,260	1,741,501,841
Financial expenses	23	VI.5	5,796,902,997	8,439,886,767	19,267,988,483	32,706,187,222
- In which: Loan interest expenses	*24*		5,366,166,566	8,259,859,713	*18,732,275,457*	24,644,843,911
Selling expenses	25	VI.8	3,933,038,857	3,002,388,014	12,114,258,107	13,266,993,094
General and administration expenses	26	VI.8	2,043,989,529	1,375,950,794	6,122,167,128	5,091,901,415
Net operating profit {30=20+21+22-(23+25+26)}	**30**		**(945,097,208)**	**(7,996,358,227)**	**(3,231,315,895)**	**(15,765,744,173)**
Other income	31	VI.6	201,237,611	144,785,611	461,271,528	401,828,291
Other expenses	32	VI.7	10,797,874	66,164,754	14,915,551	93,038,589
Other profit/(loss) (40=31-32)	**40**		**190,439,737**	**78,620,857**	**446,355,977**	**308,789,702**

INCOME STATEMENT

Accounting period from 01/07/2026 to 30/09/2026

Unit: VND

Items	Code	Note	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
			Current Quarter	previous Quarter	Current year	Previous year
Total accounting profit before tax (50=30+40)	**50**		**(754,657,471)**	**(7,917,737,370)**	**(2,784,959,918)**	**(15,456,954,471)**
Current income tax	51	VI.10	-	-	-	-
Deferred income tax	52	VI.11	-	-	-	-
Profit after tax (60=50-51-52)	**60**		**(754,657,471)**	**(7,917,737,370)**	**(2,784,959,918)**	**(15,456,954,471)**
Basic earnings per share	70		(21)	(224)	(79)	(437)
Diluted earnings per share	71	VI.12	(21)	(224)	(79)	(437)

Prepared, Oct 16th 2026

Preparer	Chief Accountant	General Director
Luu Thi Ngoc Tuyen	Do Thanh Nhon	Ly Bich Quyen

CASH FLOW STATEMENT

(Direct Method)

Accounting period from 01/07/2026 to 30/09/2026

Unit: VND

Items	Code	Note	Cumulative figure from the beginning of the year to the end of the period	
			Current year	**Previous year**
I. Cash flows from operating activities				
Receipt from sales, supplying services and other revenue	01		204,853,292,950	158,408,752,574
Payment for suppliers	02		(186,171,580,973)	(78,427,380,359)
Payment for employees	03		(38,092,524,000)	(28,372,131,000)
Payment for loan interest	04		(1,314,045,142)	(564,217,413)
Payment for income tax	05		(30,665,480)	-
Other receipt from operating activities	06		10,211,783,795	84,528,485,849
Other payment for operating activities	07		(7,203,543,783)	(125,977,092,392)
Net cash flow from operating activities	**20**		**(17,747,282,633)**	**9,596,417,259**
II. Cash flow from investment activities				
Payment for buying, building FAs and other assets	21		(935,945,529)	(1,189,674,217)
Receipt from liquidating, selling FAs and others	22		-	261,200,000
Payment for loaning, buying securities from other entities	23		-	-
Receipt from loaning, selling securities	24		-	-
Payment for investing in the other entities	25		-	-
Receipt from investment in other entities	26		-	-
Receipt from loan interest, dividend, divided profits	27		224,802	28,129,933
Net cash flow from investment activities	**30**		**(935,720,727)**	**(900,344,284)**

CASH FLOW STATEMENT

(Direct Method)

Accounting period from 01/07/2026 to 30/09/2026

Unit: VND

Items	Code	Note	Cumulative figure from the beginning of the year to the end of the period	
			Current year	Previous year
III. Cash flow from financial activities				
Receipt from issuing stocks, receiving owner's equity	31		-	-
Payment for owners' equities, buying back issued stocks	32		-	-
Receipt from short-term, long-term loans	33		76,033,343,000	-
Payment for original debt	34		(58,084,769,220)	(8,566,520,400)
Payment for debt (financial leasing)	35		-	-
Paid dividends, profits	36		-	-
Net cash flow from financial activities	**40**		**17,948,573,780**	**(8,566,520,400)**
Net cash flow in the period (50=20+30+40)	**50**		**(734,429,580)**	**129,552,575**
Cash on hand and beginning amount	**60**		**999,955,576**	**61,555,544**
The effect of changes in exchange rate	61		(22,321,660)	(12,244,663)
Cash on hand and closing amount (70=50+60+61)	**70**		**243,204,336**	**178,863,456**

Prepared, Oct 16th 2026

Preparer	Chief Accountant	General Director
Luu Thi Ngoc Tuyen	Do Thanh Nhon	Ly Bich Quyen

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

I. GENERAL INFORMATION

1. Ownership form

Ut Xi Aquatic Products Processing Corporation was established and operated under Business Registration Certificate No. 2200203836 first issued on June 15, 2006, registered for the 19th change on September 10, 2025 issued by the Business Registration Office - Department of Finance of Can Tho City.

The charter capital of the Company, as stated in the Enterprise Registration Certificat	354,000,000,000 VND
The actual contributed capital of the Company as of December 31, 2024 :	354,000,000,000 VND

The headquarters of the Company is located at No. 24, Provincial Road 934, Ha Bo Hamlet, Tai Van Commune, Can Tho city.

2. Operating field

Processing and exporting seafood

3. Principal business activities

- Processing and preserving aquatic products and products made from aquatic resources
- Construction of various types of buildings
- Inland aquaculture
- Aquatic seed production
- Trading aquatic products
- Real estate business, land use rights owned, used, or leased
- Warehousing and storage of goods
- Trading agricultural machinery, equipment, and spare parts
- Trading other machinery, equipment, and spare parts
- Road construction
- Construction of other civil engineering projects
- Renting motor vehicles
- Processing and preserving fruits and vegetables
- Trading fruits and vegetables
- Trading feed and raw materials for livestock, poultry, and aquaculture feed

4. Normal operating cycle: 12 months

5. Operating characteristics of the Company during the year that affect consolidated financial statements: None

6. Operating Model

Dependent units without legal status

Name	Location
- Hoang Phuong Seafood Processing Enterprise	No. 24, Provincial Road 934, Ha Bo Hamlet, Tai Van Commune, Can Tho city
- Hoang Phong Seafood Processing Enterprise	No. 24, Provincial Road 934, Ha Bo Hamlet, Tai Van Commune, Can Tho city
- Hoang Nha cold storage	No. 24, Provincial Road 934, Ha Bo Hamlet, Tai Van Commune, Can Tho city

II. ACCOUNTING PERIOD AND RECORDING CURRENCY

1. Accounting period

Annual accounting period of Company is from January 01 to December 31

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

2. Accounting currency

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

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Company applies Enterprise Accounting System issued under Circular No. 99/2025/TT/BTC dated October 27th, 2025

2. Declaration of adherence to Accounting Standards and Accounting system

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

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

a. Cash

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

b. Cash equivalents

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

c. Principle and method of converting other currencies

Transactions in foreign currencies must be monitored in detail in the original currency and converted into Vietnamese Dong. Bank overdrafts are accounted for in the same manner as bank loans.

2. Accounting principles of investments

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

Classification of investments when the financial statements are prepared in accordance with:

- The investments have recovered the remaining term not exceeding 12 months or in a cycle business is classified as short term;

- The investments have recovered the remaining term over 12 months or more than a cycle business are classified as long-term.

a. Trading securities

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

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

Trading securities are recorded at original cost at the time when investors hold ownership.

The dividends paid in the period before investment date shall be recorded as a decrease in value of investment. When the investor receives additional shares without payment to issuer from capital surplus shares, capital expenditure funds or dividends in shares, the investors only monitor the quantity of additional shares.

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

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

b. Held to maturity investments

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

Provision for Impairment of Held-to-Maturity Investments: For held-to-maturity investments not yet provisioned as required by law, the Company must assess their recoverability. If there is conclusive evidence that a portion or the entirety of the investment may not be recoverable, the loss must be recognized as a financial expense during the period. The provisioning or reversal of this provision is carried out at the time of preparing the financial statements. If the loss amount cannot be reliably determined, the investment value will not be reduced, and the recoverability of the investment will be disclosed in the Notes to the Financial Statements.

c. Investments in joint ventures, associates

Investments in subsidiaries and associates are accounted for using the cost method. Net profit distributed by subsidiaries and associates arising after the investment date is recognized as financial income during the period. Other distributions (apart from net profit) are considered a recovery of the investment and are recorded as a deduction from the investment's cost.

Joint venture operations under joint control and jointly controlled assets are accounted for using general accounting principles, similar to other normal business activities. Specifically:

- The Company separately tracks income and expenses related to joint venture activities and allocates them to the parties involved in the joint venture as per the joint venture agreement.;

- The Company separately tracks assets contributed to the joint venture, shares in jointly controlled assets, and common or individual liabilities arising from joint venture activities.

Direct costs related to investments in joint ventures and associates are recognized as financial expenses during the period.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

Provision for Impairment of Investments in Other Entities: This provision accounts for losses incurred by subsidiaries, joint ventures, or associates that may result in the investor potentially losing capital, or due to a decline in the value of these investments. The recognition or reversal of this provision is performed at the time of preparing the financial statements for each individual investment and is recorded as a financial expense during the period.

d. Other investments

As investments in equity of other entities, but not control or joint control, no significant influence on the investment.

3. Accounting principles of recording receivables

The receivables shall be kept records in details according to period receivables, entities receivables, types of currency receivable and other factors according to requirements for management.

Receivables are classified based on the following principles:
- Customer Receivables: These are commercial receivables arising from sales transactions between the Company and buyers, such as sales of goods, provision of services, liquidation/transfer of assets, and proceeds from export sales by an entrusting party through an entrusted agent.
- Internal Receivables: These are receivables between the parent unit and its subordinate units without legal entity status and dependent accounting.
- Other Receivables: These are non-commercial receivables unrelated to sales transactions.

Whenever preparing financial statements as prescribed, the receivables shall be classified:

- The amounts receivable from customer with the remaining recovery term within 12 months or within a normal operating cycle at the time of reporting is classified short-term receivables;

- The amounts receivable from customer with the remaining recovery term more than 12 months or more than one normal operating cycle at the time of reporting is classified long-term receivables.

At the time the financial statements are prepared in accordance with law, the Company revalued the balance of receivable denominated in foreign currencies (excluding prepayments to suppliers, if at the time of reporting there solid evidence about the seller cannot provide goods, services and company will have to take back the prepayments in foreign currency, these amounts are considered monetary denominated in foreign currencies) in proportion foreign currency purchase price of commercial banks where the company often traded at the time of making financial statements.

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

4. Accounting principles of inventory

a. Inventories

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

Assets purchased by the Company for production, use, or sale are not presented as inventory on the Balance Sheet but are classified as non-current assets. These include:

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

- Work-in-progress products with production and circulation periods exceeding one normal business cycle (over 12 months).;
- Materials, equipment, and spare parts held in reserve for over 12 months or longer than one normal production or business cycle.

b. The cost of inventory

The cost of inventory at the year-end is calculated by weighted average method.

c. The record of inventory

Inventory is recorded by the perpetual method.

d. Allowances for decline in value of inventories

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

5. Principles for Recognition and Depreciation of Fixed Assets, Finance-Leased Fixed Assets, and Investment

Fixed assets are recorded at their original cost. During their usage, fixed assets are monitored in detail for original cost, accumulated depreciation, and remaining value.

The original cost of finance-leased fixed assets is recorded at the fair value of the leased asset or the present value of the minimum lease payments (in cases where the fair value exceeds the present value of the minimum lease payments), plus any direct initial costs related to the finance lease.

During usage, the Company depreciates fixed assets into production and business expenses for those fixed assets related to production and business activities. Specifically, for intangible fixed assets such as land use rights, depreciation is only calculated for those intangible fixed assets with a limited duration.
Investment properties are depreciated like fixed assets, except for investment properties held for appreciation, which are not depreciated but are assessed for impairment due to a decrease in value.

Depreciation is calculated using the straight-line method. The depreciation period is estimated as follows:

- Buildings and structures	05-30 year
- Machinery and equipment	05-30 year
- Transportation & transmit instrument	05-10 year
- Office equipment	05-10 year
- Other intangible fixed assets	05-25 year

6. Principles of deferred CIT recognition

Deferred CIT assets and deferred CIT payable are determined at the estimated tax rate that will apply to the year the assets are recovered or liabilities are paid based on the tax rates in effect at the end of the year.

7. Accounting principles of prepaid expenses

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

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

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

Prepaid expense is classified as follows:

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

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

8. Accounting principles for liabilities

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

Payables are classified based on the following principles:

-Trade Payables: These are commercial payables arising from transactions involving the purchase of goods, services, or assets, as well as payables related to imports through an entrusted agent.

- Internal Payables: These are payables between the parent unit and subordinate units without legal entity status and dependent accounting.

- Other Payables: These are non-commercial payables unrelated to transactions involving the purchase, sale, or provision of goods and services.

The liabilities shall be classified:

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

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

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

9. Principles for Recognizing Loans and Finance Lease Liabilities

Loans in the form of bond issues or preference shares that require the issuer to repurchase at a certain time in the future are not reflected in this item.

Loans and debts should be tracked in detail for each object, each contract and each type of loaned asset. Leases are stated at the present value of minimum rental payments or the fair value of the leased property.

Classifications of borrowings and financial lease liabilities when preparing financial statements are as follows:

- Loans and financial lease liabilities with the remaining repayment term not exceeding 12 months are classified as

- Loans and financial leases with the remaining repayment term more than 12 months are classified as long-term.

At the time of preparing the Financial Statements in accordance with legal regulations, the Company re-evaluates the balances of loans and finance lease liabilities denominated in foreign currencies based on the foreign currency selling exchange rate of the commercial bank with which the Company frequently transacts, as of the date of the Financial Statements.

10. Recognition of loans and finance lease liabilities

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

Borrowing costs directly related to loans are recognized as financial expenses in the period, except in cases where borrowing costs directly related to the investment in construction or production of unfinished assets are capitalized into the value of those assets (capitalized) when all conditions specified in the Accounting Standard "Borrowing Costs" are met.

11. Principles of recognition of expenses payable

Accounts payable for goods and services received from the seller or provided to the buyer in the period but actually not paid due to lack of invoices or insufficient records, accounting documents and accounts payable to employees are recorded in production costs, business in the period to ensure that when costs are actually incurred, they do not cause a spike in production and business costs on the basis of ensuring the principle of conformity between revenue and costs. The advance deduction of payable costs must be calculated strictly and there must be reasonable and reliable evidence. When such costs arise, if there is a discrepancy with the deducted amount, the accountant shall proceed to write down additional or reduce costs corresponding to the difference.

12. Accounting principles of owner's equity

a. Principles for recognizing owner contributions, capital surplus, convertible bond options, and other owner equity

Equity of the owners is recorded according to the actual contributed capital of the owner.

When the investment license specifies that the company's charter capital is denominated in foreign currencies, the determination of the investor's contribution in foreign currency is based on the amount of foreign currency actually contributed

Contributions in the form of assets are recorded as an increase in shareholders' equity at the revalued value of the assets, as agreed upon by the contributing parties. For intangible assets such as trademarks, brand names, trade names, exploration and development rights, etc., contributions can only be increased if permitted by applicable laws.

For joint-stock companies, the share capital contributed by shareholders is recorded according to the actual price of share issuance, but is reflected in two separate indicators:
- The owner's contributed capital is recognized at the par value of the shares;
- The share capital surplus is recognized in the amount of the difference greater or smaller between the actual price of the share issuance and the par value.

In addition, the equity surplus is also recognized in the amount of the greater or smaller difference between the actual price of the issue and the par value of shares when reissuing treasury shares.

The convertible bond option arises when a company issues a type of bond that can be converted into a predetermined number of shares specified in the issuance plan. The equity component value of the convertible bond is the difference between the total proceeds from the issuance of the convertible bond and the debt component value of the convertible bond. At the time of initial recognition, the value of the stock option of the convertible bond is recorded separately in the equity section of the owner's investment. Upon maturity of the bond, this option is reclassified to additional paid-in capital.

Other Capital reflects business capital formed from additions through business results, gifts, donations, sponsorships, or asset revaluation (in accordance with current regulations).

b. Undistributed post-tax profits

Undistributed After-Tax Profit is the profit from the company's operations after adding (+) or deducting (-) adjustments resulting from the retrospective application of changes in accounting policies and the retrospective correction of material errors from prior years.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

The distribution of the company's business operation profits must comply with the current financial policies.

The parent company distributes profits to owners not exceeding the undistributed after-tax profit shown in the consolidated financial statements after excluding the effects of gains recognized from bargain purchase transactions. If the undistributed after-tax profit in the consolidated financial statements is higher than that in the parent company's separate financial statements, and if the amount decided for distribution exceeds the undistributed after-tax profit in the parent company's separate financial statements, the parent company shall only distribute profits after transferring profits from subsidiaries to the parent company.

When distributing profits, it is necessary to consider non-monetary items included in undistributed after-tax profits that may affect the company's cash flow and ability to pay dividends and profits.

13. Accounting principles of revenues

a. Revenue from sale of goods

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

b. Revenue from rendering of services

Revenue from service provision is recognized when the following conditions are simultaneously satisfied:
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

c. Financial income

Financial operating revenue includes revenue from interest, royalties, dividends, divided profits, and other financial operating revenues. For interest collected from loans, deferred sales, installments: revenue is recognized when it is definitely obtained and loan principal, receivable principal is not classified as overdue and needs to make provisions. Revenue from dividends is recognized when the right to receive dividends is established.

d. Revenue from contruction contracts

Construction contract revenue is recognized in one of the following two cases:
- The construction contract stipulates that the contractor shall be paid according to the planned schedule: when the contract performance results are reliably estimated, the revenue shall be recognized in proportion to the completed work determined by the contractor himself at the date of the report;
- The construction contract stipulates that the contractor is paid according to the value of the volume performed: when the contract performance results are reliably estimated and confirmed by the customer, the revenue is recognized corresponding to the completed work confirmed by the customer.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

When the performance of the contract cannot be reliably estimated, the revenue recognized as equivalent to the costs incurred for which reimbursement is made is relatively certain.

e. Other income

Other income includes other incomes outside production and business activities of the company: sale and liquidation of fixed assets; fines due to customer breach of contract; third-party compensation to compensate for lost property; revenues from disposed of disposed of; liabilities cannot identify the owner; income from gifts, gifts in money, in kind ...

14. Recognition of revenue deductions

The adjustment to reduce revenue is made as follows:
- Adjust to reduce revenue of the period in which the revenue deductions arise in the same period of consumption of products, goods and services;"
- Adjust revenue reduction as follows if revenue deductions arise after the period of consumption of products, goods or services:
  + Adjust the decrease in revenue on the financial statement of the reporting period if revenue deductions arise before the time of issuance of the financial statement;
  + Adjust the decrease in revenue on the financial statement of the period following the reporting period if revenue deductions arise after the time of issuance of the financial statement.

Trade discounts payable are amounts the company sells at a discount to the listed price to customers who purchase goods in large quantities.

Discount on sales price is a deduction given to the buyer due to poor quality products or goods that do not conform to specifications according to the provisions of the economic contract.

Returned goods reflect the value of products and goods returned by customers due to reasons such as breach of commitment, breach of economic contract, defective goods, loss of quality, incorrect type, etc. specifications.

15. Principles for recording cost of goods sold

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

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).

For direct material costs that exceed normal, labor costs, fixed general production costs not allocated to the value of warehousing products are included in the cost of goods sold after deducting compensation (if any) including when products, goods that have not been identified as consumable.

16. Accounting principles of financial expenses

Financial expenses include expenses of financial activities: expenses or losses related to financial investment activities; the cost of loans and borrowing funds; expenses for capital contribution to joint ventures and associations; securities transfer losses; provision for depreciation of business securities; provision for investment losses in other units; losses incurred when selling foreign currency, exchange rate losses...

17. Accounting principles of selling expenses, general and administrative expenses

Selling expenses record expenses actually incurred in process of selling products, goods, providing services.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

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

18. Accounting principles of current corporate income tax expenses

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

Deferred income tax expense is the corporate income tax will be paid in future resulted from:
- Record of deferred tax payable during the year;
- Revert of deferred tax assets was recorded in previous years.

19. Related parties

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In the review of related parties, nature of the relationship is considered more than legal form.

20. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

21. Financial Instruments

a. Financial Assets

According to Circular 210, the Company classifies financial assets into the following categories:
- Financial assets measured at fair value through profit or loss are financial assets held for trading or classified as fair value through profit or loss at the time of initial recognition;
- Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Company intends and is able to hold until maturity;
- Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not listed on the market;
- Assets held for sale are non-derivative financial assets identified as available for sale or not classified as financial assets measured at fair value through profit or loss, held-to-maturity investments, or loans and receivables.

The classification of these financial assets depends on the purpose and nature of the financial assets and is determined at the time of initial recognition.

The Company's financial assets include cash and short-term deposits, accounts receivable from customers, other receivables, loans, and both listed and unlisted financial instruments.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

Financial assets are recognized on the date of purchase and cease to be recognized on the date of sale. At the time of initial recognition, financial assets are recorded at cost plus any directly attributable transaction costs related to the purchase or issuance.

b. Financial liabilities and equity instruments

Financial instruments are classified as financial liabilities or equity instruments at the time of initial recognition in accordance with the nature and definition of financial liabilities and equity instruments.

According to Circular 210, the company classifies financial liabilities into the following categories:

- Financial liabilities recognized at fair value through the income statement are liabilities held for trading or classified as measured at fair value through the income statement at the time of initial recognition;
- Financial liabilities measured at amortized cost are determined by the initial carrying amount of the financial liability less any principal repayments, plus or minus the cumulative amortization calculated using the effective interest method of the difference between the initial carrying amount and the maturity value, less any reductions (either directly or through the use of a provision account) due to impairment or uncollectibility.

The classification of financial liabilities depends on the purpose and nature of the financial asset and is determined at the time of initial recognition.

The Company's financial liabilities include payables to suppliers, other payables, debts, and loans.

At the time of initial recognition, all financial liabilities are recognized at cost plus directly attributable transaction costs related to their issuance.

Equity instruments: These are contracts that evidence the residual interests in the assets of the Company after deducting all liabilities.

Offsetting financial instruments: Financial assets and financial liabilities are offset against each other and presented at their net value on the balance sheet when, and only when, the Company has a legal right to offset the recognized amounts; and intends to settle on a net basis or to realize the asset and settle the liability simultaneously.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

V. NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Unit: VND

1. CASH AND CASH EQUIVALENTS

	30/09/2026	*01/01/2026*
Cash on hand	**163,024,574**	**1,501,925**
Cash on hand VND	163,024,574	1,501,925
Cash at banks	**80,179,762**	**998,453,651**
VND Deposits	9,953,526	7,916,720
Foreign currency deposits	*70,226,236*	990,536,931
Total	**243,204,336**	**999,955,576**

Note

- Cash on hand as of Sep 30, 2026, on the balance sheet reconciles with the actual inventory report
- Cash at banks as of Sep 30, 2026, on the balance sheet match the bank balance confirmations

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

Unit: VND

3 . TRADE RECEIVABLES

	30/09/2026	01/01/2026
Short-term		
+ Limson Trading., Inc	2,992,661,100	*2,968,866,450*
+ Gelazur	5,740,747,703	4,595,614,903
+ Abramcyk Sp.zo.o		10,308,342,408
+ Dongxing City Tao Tian Trade Co.,Ltd	31,872,036,040	31,872,036,040
+ Fangchenggang City Fangcheng District Xun Chuang Import & Export Trade Co.,Ltd	12,335,273,440	12,335,273,440
+ Others	*206,418,624,749*	*205,116,572,067*
Total	**259,359,343,032**	**267,196,705,308**

4 . OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
Short-term	**445,371,848**	-	**41,205,202,545**	-
- Advances to employees	427,468,000	-	422,468,000	-
+ Trương Hoang Huy	4,000,000	-	4,500,000	-
+ Huynh Thanh Son	4,000,000	-	*2,500,000*	-
+ Pham Thanh Huy	*392,911,000*	-	*392,911,000*	-
+ Nguyen Van Luan	*7,000,000*	-	*7,000,000*	-
+ Others	*19,557,000*	-	*15,557,000*	-
-Other short-term receivables	17,903,848	-	40,782,734,545	-
Total	**445,371,848**		**41,205,202,545**	

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

Unit: VND

5 . DOUBFUL DEBT

	30/09/2026		01/01/2026	
	Historical cost	**Recoverable amount**	**Historical cost**	**Recoverable amount**
- The total value of receivables, loans that are overdue or not yet overdue but difficult to recover	192,317,713,758		192,317,713,758	
+ Dongxing City Tao Tian Trade Co.,Ltd	31,872,036,040		31,872,036,040	
+ Fangchenggang City Fangcheng District Xun Chuang Import & Export Trade Co.,Ltd	12,335,273,440		12,335,273,440	
+ Fang Cheng Gang Shi Li Shun Mao Yi You Xian Gong Si	10,575,171,240		10,575,171,240	
+ Others	137,535,233,038		137,535,233,038	
Total	**192,317,713,758**		**192,317,713,758**	

6 . INVENTORIES

	30/09/2026		01/01/2026	
	Historical cost	**Provision**	**Historical cost**	**Provision**
- Raw materials	1,928,320,905	-	1,896,292,517	-
- Tools and supplies	5,409,206,940	-	5,912,799,856	-
- Work in progress	1,742,041,900	-	375,543,600	-
- Product	508,014,224,844	-	548,017,693,565	-
Total	**517,093,794,589**		**556,202,329,538**	

7 . LONG-TERM ASSETS IN PROGRESS

Construction in progress

	30/09/2026	01/01/2026
- Construction in Progress for Company Office	14,322,323,992	14,322,323,992
Total	**14,322,323,992**	**14,322,323,992**

NOTES TO THE FINANCIAL STATEMENTS

Accouting period from 01/07/2026 to 30/09/2026

Unit: VND

8 . INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipments	Other fixed assets	Total
Cost						
Opening balance	**176,537,059,020**	**159,666,719,192**	**6,078,229,120**	**3,070,516,475**	**5,881,527,722**	**351,234,051,529**
Increase					-	
- Purchases	-	-	-	-	-	-
- Transfer from construction in progress	-	-	-	-	-	-
Decrease	-		-	-	-	-
- Transferred to Investment Properties	-	-	-	-	-	-
- Disposal	-	-	-	-	-	-
Closing balance	**176,537,059,020**	**159,666,719,192**	**6,078,229,120**	**3,070,516,475**	**5,881,527,722**	**351,234,051,529**
Accumulated depreciation						
Opening balance	**140,371,802,414**	**149,158,115,589**	**6,149,929,692**	**3,044,568,989**	**5,881,527,722**	**306,550,541,187**
Increase	**1,176,893,536**	**721,396,415**	**40,757,699**	**5,549,131**		**3,889,193,562**
- Depreciation for the year	1,176,893,536	721,396,415	40,757,699	5,549,131		1,944,596,781
Decrease	-			-	-	-
- Transferred to Investment Properties	-			-	-	-
- Disposal	-			-	-	-
Closing balance	**141,548,695,950**	**149,879,512,004**	**6,190,687,391**	**3,050,118,120**	**5,881,527,722**	**306,550,541,187**
Net book value						
Opening balance	**36,165,256,606**	**10,508,603,603**	**(71,700,572)**	**25,947,486**	-	**49,502,485,605**
Closing balance	**34,988,363,070**	**9,787,207,188**	**(112,458,271)**	**20,398,355**	-	**44,683,510,342**

NOTES TO THE FINANCIAL STATEMENTS

Accouting period from 01/07/2026 to 30/09/2026

Unit: VND

9 . INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

Items	Land use rights	Issuance rights Copyrights	Copyright, patent	Computer sofware	Intangible assets others	Total
Cost						
Opening balance	**26,438,183,538**		**144,358,452**	**108,000,000**		**26,690,541,990**
Increase	-	-	-	-	-	-
- Purchases	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Disposal	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Closing balance	**26,438,183,538**		**144,358,452**	**108,000,000**		**26,690,541,990**
Accumulated depreciation						
Opening balance		-	144,358,452	108,000,000	-	252,358,452
Increase	-	-	-	-	-	-
- Depreciation for the year	-	-		-	-	-
- Others	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Disposal	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Closing balance	-	-	**144,358,452**	**108,000,000**		**252,358,452**
Net book value						
Opening balance	**26,438,183,538**	-	-	-	-	**26,438,183,538**
Closing balance	**26,438,183,538**	-	-	-	-	**26,438,183,538**

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from 01/07/2026 to 30/09/2026

Unit: VND

10 . PREPAID EXPENSES

	30/09/2026	01/01/2026
10.1. Short-term		
- Insurance costs for vehicles, facilities, and goods	6,173,921	-
- Costs for anti-dumping services	-	61,739,210
- Others	-	-
Total	**6,173,921**	**61,739,210**
10.2. Long-term		
- Others	-	-
Total		

NOTES TO THE FINANCIAL STATEMENTS

Accouting period from 01/07/2026 to 30/09/2026

11 . BORROWINGS AND FINANCE LEASE LIABILITIES

11.1. Short-term

Borrowings and finance lease liabilities

	30/09/2026		Incurred		01/01/2026	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
- Loans from Foreign currency bank	***92,288,478,779***	***92,288,478,779***		***8,224,654,332***	***100,513,133,111***	***100,513,133,111***
Vietnam Bank for Agriculture and Rural Development (USD)	*92,288,478,779*	*92,288,478,779*	-	8,224,654,332	*100,513,133,111*	*100,513,133,111*
- Loans from Other Parties	***68,931,900,000***	***68,931,900,000***	-	**184,942,500,000**	**253,874,400,000**	**253,874,400,000**
- Borrowing temporarily	***138,475,525,444***	***138,475,525,444***	**235,290,859,964**	**96,815,334,520**	-	-
Total	**299,695,904,223**	**299,695,904,223**	**235,290,859,964**	**289,982,488,852**	**354,387,533,111**	**354,387,533,111**

Borrowings and finance lease liabilities

	30/09/2026		Incurred		01/01/2026	
	Value	Recoverable value	Increase	Decrease	Value	Recoverable value
Le Vo Bao Yen	*6,866,000,000*	*6,866,000,000*	-	*652,000,000*	7,518,000,000	7,518,000,000
Nguyen Truong Hai	*14,060,000,000*	*14,060,000,000*	14,060,000,000		-	-
Trương Hoang Huy	*10,000,000,000*	*10,000,000,000*	10,000,000,000		-	-

NOTES TO THE FINANCIAL STATEMENTS

Accouting period from 01/07/2026 to 30/09/2026

11 . BORROWINGS AND FINANCE LEASE LIABILITIES

Dai Phu Xuan Seafood Co., Ltd.	*26,878,000,000*	*26,878,000,000*	26,878,000,000	-	-	-
Nhan Luc Construction And Trading Company Limited	*65,200,000,000*	*65,200,000,000*	65,200,000,000	-	-	-
Pho sang Construction And Trading Company Limited	*112,900,000,000*	*112,900,000,000*	112,900,000,000	-	-	-
Tai Luc Construction And Trading Company Limited	*26,800,000,000*	*26,800,000,000*	26,800,000,000	-	-	-
Total	**262,704,000,000**	**262,704,000,000**	**255,838,000,000**	**652,000,000**	**7,518,000,000**	**7,518,000,000**

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Unit: VND

12 . TRADE PAYABLES

	30/09/2026		01/01/2026	
	Value	**Recoverable value**	**Value**	**Recoverable value**
Short-term				
+ Ocean Road Co., LTD	42,634,787,650	42,634,787,650	77,682,843,351	77,682,843,351
+ Dai Phu Xuan Seafood Wholesale Company Limited	11,764,643,291	11,764,643,291	11,966,643,291	11,966,643,291
+ Son Vinh Trading and Transportation Company Limited	208,534,800	208,534,800	154,400,000	154,400,000
+ An Khang Packing Company Limited	1,156,617,576	1,156,617,576	985,461,304	985,461,304
+ Others	33,395,796,792	33,395,796,792	18,720,052,463	18,720,052,463
Total	**89,160,380,109**	**89,160,380,109**	**109,509,400,409**	**109,509,400,409**

13 . STATUTORY OBLIGATIONS AND RECEIVABLES FROM THE STATE

	01/01/2026	Payable during the year	Paid amounts during the year	30/09/2026
13.1. Taxes and Payables				
Value added tax	-	1,874,474,808	1,874,474,808	-
+ *Deductible*	-	1,874,474,808	1,874,474,808	-
Corporate income tax	2,850,573,584	-	30,665,480	2,819,908,104
Personal income tax				
Natural resource tax	2,804,000	26,288,000	26,120,000	2,972,000
Other taxes	112,205,483	-	-	112,205,483
Total	**2,965,583,067**	**1,900,762,808**	**1,931,260,288**	**2,935,085,587**
13.2. Taxes and Receivables				
VAT on Import Tax	-	-	-	
Import Tax	-	-	-	
Total	-	-	-	-

The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Unit: VND

14 . ACCURED EXPENSES

	30/09/2026	01/01/2026
Short-term		
- Loan interest expenses	236,859,697,054	268,172,992,743
Total	**236,859,697,054**	**268,172,992,743**

15 . OTHER PAYABLES

	30/09/2026	01/01/2026
Short-term		
- Trade union fees	40,852,880	12,388,500
- Social, health, unemployment insurance	217,397,904	-
- Dividend payable	-	3,792,115,795
- Others	5,966,957,847	168,864,474,811
Total	**6,225,208,631**	**172,668,979,106**

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

17 . OWNER'S EQUITY

Unit: VND

17.1. Movements in owner's equity

	Contributed capital	Share premium	Treasury stock	Investment and development fund	Undistributed earnings	Total
Opening balance from previous year	**354,000,000,000**	**484,047,273**	**(320,000)**	**8,023,610,850**	**(451,188,793,428)**	**(88,681,455,305)**
- Profit Increase in the Previous Year	-	-	-	-	(1,664,611,686)	(1,664,611,686)
- Capital Increase in the Previous Year		-	-	-	-	-
- Other Increases	-		-	-	-	-
- Capital Decrease in the Previous Year	-	-	-	-	-	-
- Provision for Reserves						-
+ *Welfare and reward fund*	-	-	-	-	-	-
+ *Investment and development fund*	-	-	-	-	-	-
- Dividends	-	-	-	-	-	-
- Other Decreases	-			-	-	-
Closing Balance of the Previous Year (Opening Balance of the Current Year)	**354,000,000,000**	**484,047,273**	**(320,000)**	**8,023,610,850**	**(452,853,405,114)**	**(90,346,066,991)**
- Profit Increase in the Current Year	-	-	-	-	(2,784,959,918)	**(2,784,959,918)**
- Capital Increase in the Current Year		-	-	-	-	-
- Other Increases	-		-	-	-	-
- Capital Decrease in the Previous Year	-	-	-	-	-	-
- Provision for Reserves						-
+ *Welfare and reward fund*	-	-	-	-	-	-
+ *Investment and development fund*	-	-	-	-	-	-
- Dividends	-	-	-	-	-	-
- Other Decreases	-			-	-	-
Closing Balance	**354,000,000,000**	**484,047,273**	**(320,000)**	**8,023,610,850**	**(455,638,365,032)**	**(93,131,026,909)**

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Unit: VND

17.2. Details of owner's investment

	30/09/2026	01/01/2026
- Mr Nguyen Hoang Nha	79,730,860,000	79,730,860,000
- Mr Nguyen Trieu Dong	71,160,000,000	71,160,000,000
- Mr Nguyen Hoang Phuong	53,294,110,000	53,294,110,000
- Petrovietnam Trade Union Finance Investment Corporation	24,000,000,000	24,000,000,000
- Petrovietnam Fertilizer and Chemical Joint Stock Company (PVFCCo	24,000,000,000	24,000,000,000
- Tran Thi Thuy Lien	17,894,110,000	17,894,110,000
- Other individuals	83,920,920,000	101,815,030,000
Total	**354,000,000,000**	**354,000,000,000**

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

	30/09/2026	01/01/2026
- Owner's invested equity		
+ Opening capital	354,000,000,000	354,000,000,000
+ Increase in capital during the year		
+ Decrease in capital during the year	-	-
+ Closing capital	354,000,000,000	354,000,000,000

17.4. Shares

	30/09/2026	01/01/2026
- Number of shares registered for issuance	35,400,000	35,400,000
- Number of shares sold to public market	35,400,000	35,400,000
+ Common shares	*35,400,000*	*35,400,000*
- Number of shares repurchased (Treasury stock)	32	32
+ Common shares	*32*	*32*
+ Preferred shares		
- Number of shares outstanding	35,399,968	35,399,968
+ Common shares	*35,399,968*	*35,399,968*

** Par value of shares outstanding: VND 10,000/share.*

17.5. Funds of Company

	30/09/2026	01/01/2026
- Investment and Development fund	8,023,610,850	8,023,610,850

18. OFF-BALANCE SHEET ITEMS

Foreign currencies

	30/09/2026	01/01/2026
- USD	1,783.31	37,985.08

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

VI . NOTES TO THE INCOME STATEMENT

1 . REVENUES FROM SALES AND SERVICES RENDERED

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
Sale	**Current Quarter**	**previous Quarter**	**Current year**	**Previous year**
- Revenue from sale	98,978,243,738	90,618,355,023	252,258,187,900	265,412,551,773
- Revenue from services rendered	6,568,834,644	8,222,357,511	23,008,050,369	26,164,573,724
- Other Revenue (Shrimp Shells)	46,300,470	70,018,110	163,313,265	124,978,675
Total	**105,593,378,852**	**98,910,730,644**	**275,429,551,534**	**291,702,104,172**

2 . REVENUE DEDUCTIONS

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
- Sales Returns	-	-	1,663,155,840	4,452,064,344
Total	-	-	**1,663,155,840**	**4,452,064,344**

3 . COST OF GOODS SOLD

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
- Cost of goods sold	94,968,404,537	94,823,354,920	241,405,725,131	253,692,204,111
Total	**94,968,404,537**	**94,823,354,920**	**241,405,725,131**	**253,692,204,111**

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

4 . FINANCIAL INCOME

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
- Interest income from deposits and lending	36,917	28,701	224,802	136,134
- Realized foreign exchange rate differences gain	203,822,943	734,462,923	822,179,908	1,741,365,707
- Unrealized foreign exchange rate differences gain	-	-	1,090,022,550	-
Total	**203,859,860**	**734,491,624**	**1,912,652,062**	**1,741,501,841**

5 . FINANCIAL EXPENSES

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
- Interest expenses on lending	5,366,166,566	8,259,859,713	18,732,275,457	24,644,843,911
- Realized foreign exchange rate differences loss	430,736,431	180,027,054	535,713,026	1,715,687,156
- Unrealized foreign exchange rate differences loss	-	-	-	6,345,656,155
Total	**5,796,902,997**	**8,439,886,767**	**19,267,988,483**	**32,706,187,222**

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

6 . OTHER INCOME

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
- Gained from disposal of fixed assets, tools	-	101,851,852	160,000,000	241,851,852
- Income from Warehouse Rental and Electricity Fees	201,237,611	42,933,759	301,271,528	159,976,439
Total	**201,237,611**	**144,785,611**	**461,271,528**	**401,828,291**

7 . OTHER EXPENSE

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
- Others	10,797,874	66,164,754	14,915,551	93,038,589
Total	**10,797,874**	**66,164,754**	**14,915,551**	**93,038,589**

8 . SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
8.1. Selling expenses				
- Tools and supplies expenses	4,387,418	76,927,654	84,307,452	89,194,252
- Labor cost	468,537,640	402,379,541	1,393,569,620	1,261,815,780
- Depreciation expenses	258,037,958	287,125,259	786,971,021	896,375,776
- Outside service expenses	3,185,181,041	2,085,122,310	9,832,515,214	10,792,111,288
- Others	16,894,800	150,833,250	16,894,800	227,495,998
Total	**3,933,038,857**	**3,002,388,014**	**12,114,258,107**	**13,266,993,094**

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

8.2. General and administrative expenses

- Tools and supplies expenses	111,079,914	67,175,383	225,350,525	299,155,773
- Labor cost	940,258,410	936,095,461	2,845,936,875	2,861,244,571
- Depreciation expenses	151,321,867	156,422,553	460,076,716	486,729,457
- Outside service expenses	732,676,750	206,357,302	2,375,450,477	1,065,159,017
- Taxes, fees and duties	13,759,413	8,240,000	33,980,713	230,543,147
- Others	94,893,175	1,660,095	181,371,822	149,069,450
Total	**2,043,989,529**	**1,375,950,794**	**6,122,167,128**	**5,091,901,415**

9 . PRODUCTION AND BUSINESS COST BY ELEMENTS

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
- Raw materials	56,455,025,276	51,913,209,915	132,539,121,973	99,010,054,373
- Labor cost	13,551,391,681	11,763,584,803	38,960,550,426	32,248,948,401
- Tools and supplies expenses	232,251,591	264,682,377	8,754,127,377	5,768,871,490
- Depreciation expenses	1,944,596,781	1,937,568,101	5,832,975,263	5,893,622,879
- Outside service expenses	18,161,891,903	5,745,174,215	34,926,404,906	15,481,013,453
Total	**90,345,157,232**	**71,624,219,411**	**221,013,179,945**	**158,402,510,596**

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

10 . CURRENT CORPORATE INCOME TAX EXPENSES

	Cumulative figure from the beginning of the year to the end of the period	
	Current year	**Previous year**
Corporate Income Tax is determined as follows:		
- Total Accounting Profit Before Tax	**(2,784,959,918)**	**(15,456,954,471)**
- Current Corporate Income Tax Based on Taxable Income of the Current Year	-	-
- Profit After Tax	**(2,784,959,918)**	**(15,456,954,471)**

11 . DEFERRED CORPORATE INCOME TAX EXPENSES

12 . BASIC EARNINGS PER SHARE

	Quarterly statement		Cumulative figure from the beginning of the year to the end of the period	
	Current Quarter	**previous Quarter**	**Current year**	**Previous year**
Profit allocated to shareholders holding common shares	(754,657,471)	(7,917,737,370)	(2,784,959,918)	(15,456,954,471)
Welfare and reward fund trích from Profit After Tax	-	-	-	-
Weighted average number of ordinary shares during the year	35,399,968	35,399,968	35,399,968	35,399,968
Basic earnings per share	**(21)**	**(224)**	**(79)**	**(437)**

VII . NOTES TO THE CASH FLOW STATEMENT

1 . Nonmonetary transactions affecting cash flow statement: No transactions occurred

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

2 . Idle Funds Held by the Enterprise: No transactions occurred

3 . Loan Proceeds Received During the Period	**Quarterly statement**
- Proceeds from Loans Under Standard Loan Agreements	76,033,343,000

4 . Loan Principal Repayments Made During the	**Quarterly statement**
- Repayments of Loan Principal Under Standard Loan Agreements	58,084,769,220

III . OTHER INFORMATION

1 . Other financial information: none

2 . Subsequent Events After the End of the Fiscal Year: There are no events requiring disclosure after the preparation date of the financial statements.

3 . Information about the related parties

3.1. Related parties

Related parties	**Relationship**

3.2. Transaction of relevant entity

- Income of the Board of Directors and Executive Board Members are as follows:

		Cumulative figure from the beginning of the year to the end of the period	
		Current year	**Previous year**
Nguyen Trieu Dong	Chairman	117,000,000	125,000,000
Ly Bich Quyen	Member of the board of Management	45,000,000	53,000,000
Nguyen Hoang Phuong	Member of the board of Management	45,000,000	53,000,000
Nguyen Hoang Nha	Member of the board of Management	45,000,000	53,000,000

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Truong Truc Linh	Member of the board of Management	-	28,000,000
Vo Thi Huyen Trinh	Member of the board of Management	45,000,000	25,000,000
Dao Truong Han	Section head of the Board of the Controller	-	20,000,000
Nguyen Thai Nguyen	Section head of the Board of the Controller	27,000,000	15,000,000
Nguyen Thi Kim Ngan	Member of the Board of the Controller	18,000,000	20,000,000
Tang My Thuy	Member of the Board of the Controller	-	10,000,000
Tran Nhat Luan		18,000,000	10,000,000

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Unit: VND

4. Information about the departmental report:

The company does not prepare segment reports (as it does not meet the conditions for preparing segment reports).

5. Risk management of the Company:

The Company's financial liabilities primarily include loans, accounts payable to suppliers, and other payables. The main purpose of these financial liabilities is to raise funds to support the Company's operations. The Company has financial assets such as accounts receivable from customers and other receivables, cash and short-term deposits, and investments in listed and unlisted securities that arise directly from the Company's activities.

The significant risks arising from the Company's financial instruments are market risk, credit risk, and liquidity risk.

Risk management is an essential function for the overall business operations of the Company. The Company has established a control system to ensure a reasonable balance between the costs incurred when risks arise and the costs of managing those risks. The Board of Directors continuously monitors the Company's risk management process to ensure a reasonable balance between risk and risk control.

The Board of Directors of the Company reviews and agrees to implement the management policies for the aforementioned risks as follows:

5.1. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes three types of risks: currency risk, interest rate risk, and price risk. Financial instruments affected by market risk include loans and borrowings, corporate bonds, convertible bonds, deposits, and financial investments.

The sensitivity analysis presented below is based on the assumption that the value of the net debt and the ratio between fixed-rate and floating-rate debts remain unchanged.

a. Foreign exchange risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates. The risk associated with changes in foreign exchange rates for the Company primarily relates to its operations (when revenues or expenses are denominated in foreign currencies different from the Company's functional currency).

b. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates.

The company's interest rate risk primarily relates to cash, short-term deposits, and loans.

The company manages interest rate risk by analyzing market conditions to secure the most favorable interest rates while remaining within its risk management limits.

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Unit: VND

The company does not conduct sensitivity analysis for interest rates because the risk from interest rate changes at the reporting date is negligible.

c. Price risk

Stock Price Risk:

The listed and unlisted stocks held by the Company are affected by market risks arising from the uncertainty regarding the future value of investment stocks, which may lead to fluctuations in the value of the investment impairment provision. The Company manages stock price risk by establishing investment limits. The Board of Directors also reviews and approves investment decisions related to stocks.

The Company will conduct an analysis and present the sensitivity of the impact of stock price fluctuations on the Company's business results when detailed guidelines are provided by regulatory authorities.

Real Estate Price Risk:

The Company has identified the following risks related to its real estate investment portfolio:
- The costs of development projects may increase if there are delays in the planning process. To mitigate this risk, the Company hires consulting experts specializing in specific planning requirements within the project scope to reduce potential risks that may arise during the planning phase.

- The risk of fair value of the real estate investment portfolio due to market fundamentals and buyer behavior.

5.2. Credit Risk

Credit risk is the risk that one party involved in a financial instrument or transaction contract fails to fulfill its obligations, resulting in financial loss. The company faces credit risk primarily from its business operations related to accounts receivable from customers and from financial activities, including bank deposits, foreign exchange, and other financial instruments.

a. Regarding Accounts Receivable from Customers

The company mitigates credit risk by conducting transactions only with entities that have good financial standing and by having its accounting staff regularly monitor receivables to expedite collection. Based on this, the company's receivables are spread across many different customers, ensuring that credit risk is not concentrated in a single customer.

b. Regarding Bank Deposits

The company mainly maintains deposit balances with well-known banks in Vietnam. The credit risk associated with the deposit balances is managed by the company's treasury department according to the company's policies. The company assesses that the level of credit risk concentration related to bank deposits is low.

5.3. Liquidity Risk

Liquidity risk is the risk that the company will face difficulties in meeting its financial obligations due to a lack of capital. The company's liquidity risk primarily arises from the mismatched maturities of financial assets and financial liabilities.

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Unit: VND

The Board of Directors holds the ultimate responsibility for managing liquidity risk. Most of the company's liabilities are secured by deposits, receivables, and short-term financial assets. The company assesses that the concentration of liquidity risk related to fulfilling financial obligations is low.

The company manages liquidity risk by maintaining a sufficient amount of cash and cash equivalents relative to the borrowings, as deemed adequate by the Board of Directors, to meet the company's operational needs and reduce the impact of fluctuations in cash flow.

The table below summarizes the payment terms of the company's financial liabilities based on expected payments under the contracts, without discounting:

	< 1 year	From 01 - 05 year	> 5 year	Total
Closing balance				
Loans and borrowings	299,695,904,223	262,704,000,000	-	562,399,904,223
Accounts payable to suppl	89,160,380,109	-	-	89,160,380,109
Accrued expenses	236,859,697,054	-	-	236,859,697,054
Other payables	6,225,208,631	-	-	6,225,208,631
Opening balance				
Loans and borrowings	354,387,533,111	7,518,000,000	-	361,905,533,111
Accounts payable to suppl	109,509,400,409	-	-	109,509,400,409
Accrued expenses	268,172,992,743	-	-	268,172,992,743
Other payables	172,668,979,106	-	-	172,668,979,106

The company believes that the concentration of risk related to debt repayment is low. The company has the ability to meet its maturing debts using cash flows from business operations and proceeds from maturing financial assets.

Collateral

In the Notes to the interim financial statements, the company has used assets as collateral for loans and holds collateral from other parties for the company's transactions.

6. Financial Assets and Financial Liabilities

The fair value of financial assets and financial liabilities is as follows:

	Book Value		Fair Value	
	Closing balance	Opening balance	Closing balance	Opening balance
Financial Assets				
Cash and Cash Equivalents	243,204,336	999,955,576	243,204,336	999,955,576
Receivables from customers	259,359,343,032	267,196,705,308	259,359,343,032	267,196,705,308
Advanced payments to	124,115,072,859	68,226,416,113	124,115,072,859	68,226,416,113
Other receivables	445,371,848	41,205,202,545	445,371,848	41,205,202,545
Financial debt				
Trade payables	89,160,380,109	109,509,400,409	89,160,380,109	109,509,400,409

NOTES TO THE FINANCIAL STATEMENTS

Acounting period from 01/07/2026 to 30/09/2026

Unit: VND

	Book Value		Fair Value	
	Closing balance	**Opening balance**	**Closing balance**	**Opening balance**
Prepayments from customers	357,897,791	3,212,862,668	357,897,791	3,212,862,668
Loans and debt	562,399,904,223	361,905,533,111	562,399,904,223	361,905,533,111
Payables to employees	1,031,209,000	2,793,707,000	1,031,209,000	2,793,707,000
Accured expenses	236,859,697,054	268,172,992,743	236,859,697,054	268,172,992,743
Other payables	6,225,208,631	172,668,979,106	6,225,208,631	172,668,979,106

The fair value of financial assets and financial liabilities is reflected at the value at which the financial instrument could be exchanged in a current transaction between knowledgeable and willing parties.

The company uses the following methods and assumptions to estimate fair value: The fair value of financial assets and liabilities is not re-assessed at year-end. However, the Board of Directors believes that there is no significant discrepancy between the carrying value and the fair value of its financial assets and liabilities at the end of the fiscal year.

7. Adjustments in the Previous Year's Financial Statements Due to Changes in Accounting Policies for the Current Year: None

8. Information on Ongoing Operations

There are no events that raise significant doubt about the company's ability to continue as a going concern, and the company has no intention nor is it compelled to cease operations or significantly reduce the scale of its operations.

9. Comparative Figures

The comparative figures are figures on the 2025 Quarter III Financial statements

Prepared, Oct 16th 2026

Preparer	**Chief Accountant**	**General Director**
Luu Thi Ngoc Tuyen	**Do Thanh Nhon**	**Ly Bich Quyen**