



GKM HOLDINGS JOINT STOCK COMPANY
STATEMENT OF FINANCIAL POSITION
for the 3rd Quarter of 2026

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STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Items	Code	Note	As at 30/09/2026	Beginning of year
1	2	3	4	5
A. CURRENT ASSETS	100		314,516,905,826	312,202,357,773
I. Cash and cash equivalents	110	V.1	14,722,578	402,335,090
1. Cash	111		14,722,578	402,335,090
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		266,470,000,000	266,470,000,000
1. Trading securities	121	V.2(a)	49,000,000,000	49,000,000,000
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123	V.2(b)	6,120,000,000	6,120,000,000
4. Provision for short-term held-to-maturity investments (*)	124		(7,650,000,000)	(7,650,000,000)
5. Other short-term investments	125		219,000,000,000	219,000,000,000
6. Provision for losses on other short-term investments (*)	126		-	-
III. Short-term receivables	130		(420,715,248)	(3,245,809,610)
1. Short-term trade receivables	131	V.3(a)	9,836,435,586	7,106,102,857
2. Short-term prepayments to suppliers	132		3,521,559,607	3,299,759,607
3. Short-term intra-company receivables	133		-	-
4. Receivables according to construction contract progress	134		-	-
5. Other short-term receivables	135	V.4(a)	2,961,801,364	3,088,839,731
6. Provision for short-term doubtful debts (*)	136		(16,740,511,805)	(16,740,511,805)
7. Shortage of assets awaiting resolution	137	V.5	-	-
IV. Inventories	140	V.7	40,338,294,190	40,338,294,190
1. Inventories	141		54,986,639,540	54,986,639,540
2. Provision for devaluation of inventories (*)	142		(14,648,345,350)	(14,648,345,350)
V. Short-term biological assets	150		-	-
1. Short-term livestock raised for one-time products	151	V.12.1.1	-	-
2. Short-term seasonal crops or crops for one-time products	152	V.12.1.2	-	-
3. Provision for losses on short-term biological assets (*)	153		-	-
VI. Other current assets	160		8,114,604,306	8,237,538,103
1. Short-term prepaid expenses	161	V.14(a)	8,267,454	16,931,250
2. Deductible VAT	162		915,277,380	870,927,025
3. Taxes and other receivables from the State	163	V.19(b)	7,191,059,472	7,349,679,828
4. Government bond repurchase transactions	164	V.23	-	-
5. Other current assets	165	V.15(a)	-	-
B. NON-CURRENT ASSETS	200		101,553,303,046	104,668,403,451
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-

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Chau Son Industrial Park, Le Hong Phong Ward, Phu Ly City, Ninh Binh Province

2. Long-term prepayments to suppliers	212		-	-
3. Working capital in dependent units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Provision for long-term doubtful debts (*)	216		-	-
II. Fixed assets	220		112,052,299	253,149,096
1. Tangible fixed assets	221	V.9	112,052,299	253,149,096
- Historical cost	222		12,707,165,099	12,707,165,099
- Accumulated depreciation (*)	223		(12,595,112,800)	(12,454,016,003)
2. Finance lease fixed assets	224	V.11	-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.10	-	-
- Historical cost	228		-	-
- Accumulated depreciation (*)	229		-	-
III. Long-term biological assets	230		-	-
1. Livestock raised for periodic products	231		-	-
a) Livestock raised for periodic products not yet mature	232	V.12.1.3	-	-
b) Livestock raised for periodic products at maturity	233	V.12.2	-	-
- Historical cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term livestock raised for one-time products	236		-	-
3. Long-term seasonal crops or crops for one-time products	237		-	-
4. Provision for losses on long-term biological assets (*)	238		-	-
IV. Investment properties	240	V.13	31,809,782,091	34,325,821,692
- Historical cost	241		53,794,294,087	53,794,294,087
- Accumulated depreciation (*)	242		(21,984,511,996)	(19,468,472,395)
V. Long-term assets in progress	250		-	-
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
VI. Long-term financial investments	260		60,000,000,000	60,000,000,000
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		60,000,000,000	60,000,000,000
3. Equity investments in other entities	263		-	-
4. Provision for long-term investments in other entities (*)	264		-	-
5. Long-term held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments (*)	266		-	-
VII. Other non-current assets	270		9,631,468,656	10,089,432,663
1. Long-term prepaid expenses	271	V.14(b)	9,631,468,656	10,089,432,663
2. Deferred income tax assets	272	V.26(a)	-	-
3. Long-term equipment, materials and spare parts	273		-	-

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4. Other non-current assets	274	V.15(b)	-	-
TOTAL ASSETS (280 = 100 + 200)	280		416,070,208,872	416,870,761,224
C - LIABILITIES	300		119,255,512,957	115,653,734,755
I. Current liabilities	310		74,355,512,957	70,753,734,755
1. Short-term trade payables	311	V.17(a)	28,485,693,039	30,807,610,471
2. Short-term advances from customers	312		2,186,224,166	710,114,160
3. Dividends and profits payable	313		-	-
4. Taxes and amounts payable to the State	314	V.19(a)	5,560,265,212	6,427,856,686
5. Payables to employees	315		145,081,000	129,012,474
6. Short-term accrued expenses	316	V.20(a)	15,969,173,823	10,217,435,247
7. Short-term intra-company payables	317		-	-
8. Payables according to construction contract progress	318		-	-
9. Short-term unearned revenue	319	V.22(a)	-	-
10. Other short-term payables	320	V.21(a)	3,916,205,717	3,916,205,717
11. Short-term borrowings and finance lease liabilities	321	V.16(a)	18,092,870,000	18,545,500,000
12. Short-term provisions	322	V.25(a)	-	-
13. Bonus and welfare fund	323		-	-
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325	V.23	-	-
II. Long-term liabilities	330		44,900,000,000	44,900,000,000
1. Long-term trade payables	331	V.17(b)	-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State	333	V.19(b)	-	-
4. Long-term accrued expenses	334	V.20(b)	-	-
5. Intra-company payables for working capital	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term unearned revenue	337	V.22(b)	-	-
8. Other long-term payables	338	V.21(b)	-	-
9. Long-term borrowings and finance lease liabilities	339	V.16(b)	44,900,000,000	44,900,000,000
10. Convertible bonds	340		-	-
11. Preference shares	341	V.24	-	-
12. Deferred income tax liabilities	342	V.26(b)	-	-
13. Long-term provisions	343	V.25(b)	-	-
14. Science and technology development fund	344		-	-
D - OWNERS' EQUITY	400		296,814,695,915	301,217,026,469
1. Owners' contributed capital	411	V.27(b)	314,342,370,000	314,342,370,000
- Ordinary shares with voting rights	411a	V.27(d)	314,342,370,000	314,342,370,000
- Preference shares	411b	V.27(d)	-	-
2. Share premium	412	V.27(e)	8,416,059,091	8,416,059,091
3. Bond conversion options	413	V.27(e)	-	-
4. Other owners' capital	414		-	-
5. Treasury shares (*)	415	V.27(e)	-	-
6. Asset revaluation differences	416	V.28	-	-
7. Foreign exchange differences	417	V.29	-	-

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8. Development investment fund	418		-	-
9. Other funds belonging to owners' equity	419		-	-
10. Undistributed profit after tax	420		(25,943,733,176)	(21,541,402,622)
- Undistributed profit after tax accumulated to the end of the previous period	420a		(24,896,272,510)	17,410,380,376
- Undistributed profit after tax of the current period	420b		(1,047,460,666)	(38,951,782,998)
TOTAL RESOURCES (440 = 300 + 400)	440		416,070,208,872	416,870,761,224

Ninh Binh, 17 October 2026

Prepared by**Đào Thị Quỳnh****Chief Accountant****Đào Thị Quỳnh****Chairman of the Board of Directors****Nguyễn Anh Tuấn**

GKM HOLDINGS JSC

Chau Son Industrial Park, Le Hong Phong Ward, Phu Ly City, Ninh Binh Province

INCOME STATEMENT**3rd Quarter of 2026****Unit: VND**

No.	ITEMS	Code	Note	Quarter 3		Accumulated from the beginning of the year to the end of this quarter (Previous year)	Accumulated from the beginning of the year to the end of this quarter (Current year)
				2026	Previous year		
1.	Revenue from sales of goods and rendering of services	01		2,272,404,543	2,418,613,638	6,105,395,448	7,255,840,914
2.	Revenue deductions	02					0
3.	Net revenue from sales of goods and rendering of services	10		2,272,404,543	2,418,613,638	6,105,395,448	7,255,840,914
4.	Cost of goods sold	11		1,023,772,449	970,898,997	3,071,317,347	3,075,359,175
5.	Gross profit from sales of goods and rendering of services	20		1,248,632,094	1,447,714,641	3,034,078,101	4,180,481,739
6.	Gain/loss from sale and disposal of investment properties	21					
7.	Financial income	22		2,849	838,084,812	70,319	2,505,337,090
8.	Financial expenses	23		1,922,033,753	2,178,687,731	5,751,738,576	5,591,393,388
	- In which: Interest expenses	24					
9.	Selling expenses	25		56,175,837	101,215,065	222,904,511	308,407,977
10.	General and administrative expenses	26		317,886,019	572,042,121	1,453,765,631	1,882,238,750
11.	Net operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		(1,047,460,666)	(566,145,464)	(4,394,260,298)	(1,096,221,286)
12.	Other income	31				(6,642,252)	840,924
13.	Other expenses	32			9,861,115	1,428,004	374,527,797
14.	Other profit (40 = 31 - 32)	40			(9,861,115)	(8,070,256)	(373,586,873)
15.	Total accounting profit before tax (50 = 30 + 40)	50		(1,047,460,666)	(576,006,579)	(4,402,330,554)	(1,469,908,159)
16.	Current corporate income tax expense	51					
17.	Deferred corporate income tax expense	52					
18.	Profit after corporate income tax (60 = 50 - 51 - 52)	60		(1,047,460,666)	(576,006,579)	(4,402,330,554)	(1,469,908,159)
19.	Basic earnings per share (*)	70					
20.	Diluted earnings per share (*)	71					

GKM HOLDINGS JSC

Chau Son Industrial Park, Le Hong Phong Ward, Phu Ly City, Ninh Binh Province

Prepared by

Đào Thị Quỳnh

Chief Accountant

Đào Thị Quỳnh

Ninh Binh, 17 October 2026

Chairman of the Board of Directors



Nguyễn Anh Tuấn

STATEMENT OF CASH FLOWS
(Direct method)
From 01/01/2026 to 30/09/2026

Unit: VND

Items	Code	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Previous year)
I. Cash flows from operating activities			
1. Cash receipts from sales of goods, rendering of services and other revenue	01	4,851,243,044	33,881,189,137
2. Cash paid to suppliers of goods and services	02	(3,133,696,966)	(93,881,751,092)
3. Cash paid to employees	03	(819,348,906)	(871,817,010)
4. Interest paid	04	-	(472,311,596)
5. Corporate income tax paid	05	(870,688,560)	
6. Other cash receipts from operating activities	06	226,234,206	40,071,801,159
7. Other cash payments for operating activities	07	(188,725,330)	(308,679,589)
Net cash flows from operating activities	20	65,017,488	(21,581,568,991)
II. Cash flows from investing activities			
4. Proceeds from collection of loans and resale of debt instruments of other entities	24		17,962,000,000
5. Payments for equity investments in other entities	25		
Net cash flows from investing activities	30		17,962,000,000
III. Cash flows from financing activities			
3. Proceeds from borrowings	33	2,203,570,000	27,370,500,000
4. Repayments of loan principal	34	(2,656,200,000)	(23,391,095,350)
5. Repayments of finance lease principal	35		
6. Dividends and profits paid to owners	36		
Net cash flows from financing activities	40	(452,630,000)	3,979,404,650
Net cash flows during the period (50 = 20 + 30 + 40)	50	(387,612,512)	359,835,659
Cash and cash equivalents at the beginning of the period	60	402,335,090	37,701,101
Effect of foreign exchange rate changes	61		
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	14,722,578	397,536,760

Prepared by



Đào Thị Quỳnh

Chief Accountant



Đào Thị Quỳnh

Ninh Bình, 17 October 2026
Chairman of the Board of Directors



Nguyễn Anh Tuấn

NOTES TO THE FINANCIAL STATEMENTS

From 01/01/2026 to 30/09/2026

I. OPERATING CHARACTERISTICS OF THE ENTERPRISE

01. Form of capital ownership

The Company is a joint stock company.

02. Business sector

The Company's business sector is the production and trading of construction materials, and financial investment...

03. Business lines

The Company's principal activities during the current period are trading in cement and gypsum products and factory leasing.

04. Normal production and business cycle

The Company's normal production and business cycle does not exceed 12 months.

II. FISCAL YEAR AND ACCOUNTING CURRENCY

01. Fiscal year

The Company's fiscal year begins on 01 January and ends on 31 December each year.

02. Accounting currency

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

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME

01. Applicable accounting regime

The Company applies the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Minister of Finance.

02. Statement of compliance with Vietnamese Accounting Standards and the Accounting Regime

The Company has applied the Vietnamese Accounting Standards and the guidance documents on the Standards issued by the State. The financial statements are prepared and presented in full compliance with all provisions of each standard, the circulars guiding the implementation of the standards and the current Accounting Regime.

IV. APPLICABLE ACCOUNTING POLICIES

01. Principles for recognition of cash

Cash comprises cash on hand and cash in banks.

02. Financial investments

Associates

An associate is an entity over which the Company has significant influence but not control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies.

Investments in subsidiaries, joint ventures and associates are initially recognized at cost, including the purchase price or capital contribution plus costs directly attributable to the investment. Where the investment is made in non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of the transaction.

Dividends and profits for periods before the investment was acquired are accounted for as a reduction in the value of the investment itself. Dividends and profits for periods after the investment was acquired are recognized as revenue. Dividends received in shares are tracked only as the number of additional shares; the value of shares received is not recognized / is recognized at par value.

Provisions for losses on investments in subsidiaries, joint ventures and associates are made when the subsidiaries, joint ventures or associates incur losses, at an amount equal to the difference between the parties' actual contributed capital in the subsidiaries, joint ventures or associates and their actual owners' equity, multiplied by the Company's capital contribution ratio relative to the total actual contributed capital of the parties. If the subsidiary, joint venture or associate is required to prepare consolidated financial statements, the basis for determining the provision for losses is the consolidated financial statements.

Increases or decreases in provisions for losses on investments in subsidiaries, joint ventures and associates required at the end of the fiscal year are recognized in financial expenses.

Equity investments in other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Company has no control, joint control or significant influence over the investee. These investments are initially recognized at cost, including the purchase price and directly attributable acquisition costs.

03. Receivables

Receivables are amounts recoverable from customers or other parties. Receivables are presented at their carrying amount less provisions for doubtful debts.

04. Principles for recognition of inventories

Inventories are recognized at cost. Where the net realizable value is lower than cost, inventories are measured at net realizable value. The cost of inventories comprises purchase costs, processing costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less the estimated costs of completion and the marketing, selling and distribution costs incurred.

The value of inventories is determined using the weighted average method.

Inventories are accounted for using the perpetual inventory method.

05. Principles for recognition and depreciation of fixed assets

Principles for recognition of tangible fixed assets

Tangible fixed assets are recognized at cost. During use, tangible fixed assets are recorded at historical cost, accumulated depreciation and net book value.

Depreciation method for tangible fixed assets

Fixed assets are depreciated using the straight-line method based on their estimated useful lives, specifically as follows:

- Buildings and structures	05 – 12 years
- Machinery and equipment	03 – 12 years
- Means of transport and transmission	06 – 08 years
- Office equipment and tools	03 – 08 years
- Other tangible fixed assets	05 – 08 years

06. Principles for recognition of investment properties

Investment properties comprise land use rights, factories and structures held by the Company for the purpose of earning rental income. The historical cost of investment properties includes the purchase price and directly attributable costs such as related legal advisory fees, registration tax and other related transaction costs. The historical cost of self-constructed investment properties is the finalized construction value or the costs directly attributable to the investment property.

The estimated depreciation periods are as follows:

- Investment properties	06 - 15 years
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07. Principles for recognition of prepaid expenses

Expenses incurred relating to the business results of multiple accounting periods are recorded as prepaid expenses and gradually allocated to business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to production and business costs in each accounting period are based on the nature and extent of each type of expense in order to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business costs using the straight-line method.

08. Principles for recognition of payables and accrued expenses

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

Payables are classified as trade payables, accrued expenses and other payables according to the following principles:

- Trade payables reflect payables of a commercial nature arising from purchases of goods, services and assets where the seller is an entity independent of the Company, including payables for imports through a consignee.
- Accrued expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to the absence of invoices or incomplete accounting records and documents, as well as amounts payable to employees for leave pay and production and business expenses that must be accrued in advance.
- Other payables reflect payables of a non-commercial nature that are not related to the purchase, sale or provision of goods and services.

09. Principles for recognition of borrowings

Borrowings are tracked by lender, by loan agreement and by repayment term.

10. Principles for recognition of owners' equity

Owners' contributed capital is recognized at the amount of capital actually contributed by the owners.

Undistributed profit after tax reflects the business results (profit or loss) after corporate income tax and the status of profit distribution or loss handling of the Company. Profit distribution is made when the Company's undistributed profit after tax does not exceed the undistributed profit after tax in the consolidated financial statements after eliminating the effect of gains recognized from bargain purchases. Where dividends or profits paid to owners exceed the undistributed profit after tax, the excess is recognized as a reduction in contributed capital. Undistributed profit after tax may be distributed to investors in proportion to their capital contributions after approval by the General Meeting of Shareholders/Board of Directors and after appropriation to funds in accordance with the Company's Charter and the laws of Vietnam.

11. Principles and methods for recognition of revenue***Revenue from sales of goods***

Revenue from sales of goods is recognized when all of the following conditions are simultaneously satisfied:

- The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company no longer retains managerial involvement as the owner of the goods or effective control over the goods;
- Revenue can be measured reliably;
- The Company has received or will receive economic benefits from the sales transaction;
- The costs relating to the sales transaction can be determined.

Revenue from sales of goods is measured at the fair value of the amounts received or receivable on an accrual basis. Advances received from customers are not recognized as revenue in the period.

Financial income

Revenue from interest, royalties, dividends, distributed profits and other financial income is recognized when the following two (02) conditions are simultaneously satisfied:

- It is probable that economic benefits from the transaction will be received;
- Revenue can be measured reliably.

12. Principles for recognition of cost of goods sold

Cost of goods sold reflects the cost of finished goods sold during the period.

Cost of goods sold is recognized in line with the revenue generated, including expenses accrued in advance into cost of goods sold.

13. Principles and methods for recognition of financial expenses

Expenses recognized as financial expenses are borrowing costs.

The above amounts are recognized at the total incurred during the period and are not offset against financial income.

14. Principles and methods for recognition of current corporate income tax (CIT) expense

Current corporate income tax expense is determined on the basis of taxable income and the CIT rate for the current period.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET*Unit: VND***01. Cash and cash equivalents**

	30/09/2026	30/06/2026
Cash and cash equivalents	14,722,578	57,595,819
Total	14,722,578	57,595,819

02. Receivables

	30/09/2026	30/06/2026
a. Short-term trade receivables	9,836,435,586	8,087,921,038
<i>Receivables from related parties</i>	7,624,364,849	6,642,546,668
Khang Minh Aluminium Joint Stock Company	5,660,728,487	5,660,728,487
AHS Holdings Joint Stock Company	1,963,636,362	981,818,181
<i>Receivables from other customers</i>	2,212,070,737	1,445,374,370
Quyen Ba Flowers and Ornamental Plants One Member Co., Ltd.	213,447,000	213,447,000
Khang Minh Quartz Stone Joint Stock Company	931,927,370	931,927,370
DAP Technology Investment Joint Stock Company	653,052,732	-
TKC Vietnam Investment and Trading Joint Stock Company	113,643,635	-
Other parties	300,000,000	300,000,000
b. Short-term prepayments to suppliers	3,521,559,607	3,521,559,607
<i>Prepayments to related parties</i>		
<i>Prepayments to other suppliers</i>	3,521,559,607	3,521,559,607
<i>Hong Viet Trading and Import-Export JSC</i>	2,286,559,607	2,286,559,607
<i>Other parties</i>	1,235,000,000	1,235,000,000
Total	13,357,995,193	11,609,480,645

03. Financial investments

	30/09/2026			30/06/2026		
	% ownership	Cost	Provision	% ownership	Cost	Provision
a. Investments in subsidiaries						
b. Investments in joint ventures and associates						
- Power Trade Joint Stock Company	20.00%	60,000,000,000	-	-	60,000,000,000	-
c. Other investments						
- Chiec Xanh Internet Technology JSC	5.00%	219,000,000,000	-	20.00%	60,000,000,000	-
		1,000,000,000	-	5.00%	219,000,000,000	-
- Khang Minh Aluminium JSC	17.00%	7,650,000,000	(7,650,000,000)	17.00%	1,000,000,000	-
- Eco HT Joint Stock Company	19.00%	85,500,000,000	-	19.00%	7,650,000,000	(7,650,000,000)
- AHS Holdings JSC	6.97%	70,850,000,000	-	6.97%	85,500,000,000	-
- APG ECO Hoa Binh JSC	4.5%	54,000,000,000	-	4.5%	70,850,000,000	-
Total		279,000,000,000	(7,650,000,000)		279,000,000,000	(7,650,000,000)

04. Other receivables

	30/09/2026		30/06/2026	
	<i>Value</i>	<i>Provision</i>	<i>Value</i>	<i>Provision</i>
a. Short-term	3,014,910,951	-	2,999,910,951	-
- Advances	15,000,000	-	0	-
- Other receivables	2,999,910,951	-	2,999,910,951	-
Receivables from related parties	53,109,587	-	53,109,587	-
Khang Minh Aluminium JSC	53,109,587	-	53,109,587	-
Receivables from other organizations and individuals	2,946,801,364	-	2,946,801,364	-
Bao Minh Khang Construction Materials JSC	2,406,667,124	-	2,406,667,124	-
Dai An Real Estate Investment and Trading JSC	487,024,653	-	487,024,653	-
Other parties	0	-	0	-
b. Deposits, mortgages and collateral	0	-	0	-
Total	3,014,910,951	-	2,999,910,951	-

05. Inventories

	30/09/2026		30/06/2026	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
- Merchandise	54,988,439,540	(14,648,345,350)	54,988,439,540	(14,648,345,350)
Total	54,988,439,540	(14,648,345,350)	54,988,439,540	(14,648,345,350)

06. Increases and decreases in tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Means of transport and transmission	Office equipment and tools	Other tangible fixed assets	Total
I. Historical cost						
Balance as at 30/06/2026	5,583,935,775	2,660,607,980	3,599,122,722	663,735,850	199,762,772	12,707,165,099
- Purchases during the period						0
- Completed capital construction						0
- Other increases						0
- Increase due to consolidation of subsidiaries						0
- Liquidation and disposal						0
- Other decreases						0
Balance as at 30/09/2026	5,583,935,775	2,660,607,980	3,599,122,722	663,735,850	199,762,772	12,707,165,099
II. Accumulated depreciation						
Balance as at 30/06/2026	5,583,935,775	2,660,607,980	3,483,590,474	626,964,766	199,762,772	12,554,851,767
- Depreciation for the period	0	0	20,349,432	19,901,601	0	40,251,033
- Other increases						0
- Increase due to consolidation of subsidiaries						0
- Liquidation and disposal						0
- Other decreases						0
Balance as at 30/09/2026	5,583,935,775	2,660,607,980	3,503,939,906	646,866,367	199,762,772	12,595,112,800
III. Net book value	0	0	0	0	0	0
Balance as at 30/06/2026	0	0	115,532,253	36,771,079	0	152,303,332
Balance as at 30/09/2026	0	0	95,182,816	16,869,483	0	112,052,299

07. Investment properties for lease

Items	Buildings and structures	Other tangible fixed assets	Total
I. Historical cost			
Balance as at 30/06/2026	48,865,778,993	4,928,515,094	53,794,294,087
- Purchases during the period			0
- Completed capital construction			0
- Other increases			0
- Other decreases			0
Balance as at 30/09/2026	48,865,778,993	4,928,515,094	53,794,294,087
II. Accumulated depreciation			
Balance as at 30/06/2026	19,764,022,098	1,393,912,036	21,157,934,134
- Depreciation for the period	698,470,176	128,107,686	826,577,862
- Other decreases			0
Balance as at 30/09/2026	20,462,492,274	1,522,019,722	21,984,511,996
III. Net book value			
Balance as at 30/06/2026	29,101,756,895	3,534,603,058	32,636,359,953
Balance as at 30/09/2026	28,403,286,719	3,406,495,372	31,809,782,091

08. Prepaid expenses

	30/09/2026	30/06/2026
a. Short-term	8,267,454	11,873,727
Value of tools and supplies issued for use awaiting allocation	8,267,454	11,873,727
b. Long-term	9,631,468,656	9,833,895,180
Site clearance compensation costs	8,600,415,066	8,663,459,418
Other items	1,031,053,590	1,170,435,762
Total	9,639,736,110	9,845,768,907

09. Borrowings and finance lease liabilities

	30/09/2026		Movements during the period		30/06/2026	
	<i>Value</i>	<i>Amount within repayment capacity</i>	<i>Increase</i>	<i>Decrease</i>	<i>Value</i>	<i>Amount within repayment capacity</i>
a. Short-term borrowings	18,092,870,000	18,092,870,000			17,827,000,000	17,827,000,000
- <i>Bank loans</i>	-	-			-	-
- <i>Loans from individuals</i>			267,070,000	-	17,827,000,000	17,827,000,000
b. Bonds due	44,900,000,000	44,900,000,000			44,900,000,000	44,900,000,000
Total	62,992,870,000	62,992,870,000	267,070,000	-	62,727,000,000	62,727,000,000

10. Trade payables

	30/09/2026		30/06/2026	
	<i>Value</i>	<i>Amount within repayment capacity</i>	<i>Value</i>	<i>Amount within repayment capacity</i>
a. Short-term trade payables	28,485,693,039	28,485,693,039	28,559,295,325	28,559,295,325
<i>Payables to related parties</i>	<i>1,377,022,500</i>	<i>1,377,022,500</i>	<i>1,377,022,500</i>	<i>1,377,022,500</i>
APG Securities Joint Stock Company	<i>1,377,022,500</i>	<i>1,377,022,500</i>	<i>1,377,022,500</i>	<i>1,377,022,500</i>
<i>Payables to other suppliers</i>	<i>27,108,670,539</i>	<i>27,108,670,539</i>	<i>27,182,272,828</i>	<i>27,182,272,828</i>
Phu Nguyen Mechanical and Construction Materials JSC	<i>4,738,666,663</i>	<i>4,738,666,663</i>	<i>4,738,666,663</i>	<i>4,738,666,663</i>
Xuan Tung Stone Quarrying Co., Ltd.	<i>12,216,499,506</i>	<i>12,216,499,506</i>	<i>12,216,499,506</i>	<i>12,216,499,506</i>
Dong Bac Resources JSC	<i>3,649,618,612</i>	<i>3,649,618,612</i>	<i>3,649,618,612</i>	<i>3,649,618,612</i>
Phuong Lam Co., Ltd.	<i>4,999,507,719</i>	<i>4,999,507,719</i>	<i>4,999,507,719</i>	<i>4,999,507,719</i>
Hai Nhut One Member Co., Ltd.	<i>430,000,000</i>	<i>430,000,000</i>	<i>430,000,000</i>	<i>430,000,000</i>
Payables to other suppliers (others)	<i>1,074,378,039</i>	<i>1,074,378,039</i>	<i>1,147,980,325</i>	<i>1,147,980,325</i>
b. Advances from customers	2,186,224,166	2,186,224,166	2,710,114,161	2,710,114,161
<i>Advances from related parties</i>				

<i>Advances from other customers</i>					
DAP Technology Investment Joint Stock Company	2,186,224,166	2,186,224,166	2,710,114,161	2,710,114,161	
TKC Vietnam Investment and Trading Joint Stock Company	-	-	227,760,903	227,760,903	
Dai San Construction, Production and Trading JSC	-	-	296,129,092	296,129,092	
	141,876,475	141,876,475	141,876,475	141,876,475	
Gap Vina Aluminium Joint Stock Company	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	
Advances from other parties	44,347,691	44,347,691	44,347,691	44,347,691	
Total	30,671,917,205	30,671,917,205	31,269,409,486	31,269,409,486	

11. Taxes and amounts payable to the State

	Receivable at beginning of year	Payable at beginning of year	Amount actually paid during the period	Amount payable during the period	Receivable at end of period	Payable at end of period
Output VAT		49,616,690				49,616,690
VAT on imported goods						
Corporate income tax		5,367,250,461				5,367,250,461
Personal income tax		138,972,321		425,740		139,398,061
Property tax and land rental	7,243,932,924		52,873,452		7,191,059,472	
Fees, charges and other items		4,000,000				
Total	7,243,932,924	5,559,839,472	52,873,452	425,740	7,191,059,472	5,560,265,212

12. Unearned revenue

	30/09/2026	30/06/2026
Factory rental received in advance	-	-
Total	-	-

13. Other short-term payables

	30/09/2026	30/06/2026
Other payables	924,936,457	924,881,495
- Trade union fees	868,846,737	868,846,737
- Social insurance	-	(54,962)
- Other payables	56,089,720	56,089,720
Deposits and collateral received	2,991,269,260	2,991,269,260
- Factory rental deposits received	2,991,269,260	2,991,269,260
Total	3,916,205,717	3,916,150,755

14. Owners' equity*a. Reconciliation of changes in owners' equity*

	Owners' contributed capital	Share premium	Undistributed profit after tax	Total
Balance as at 01/01/2025	314,342,370,000	8,416,059,091	17,410,380,376	340,168,809,467
Capital increase in the previous year				
Profit in the previous year			(38,951,782,998)	(38,951,782,998)
Other increases				
Capital decrease in the previous year				
Profit distribution in the previous year				
Other decreases				
Balance as at 31/12/2025	314,342,370,000	8,416,059,091	(21,541,402,622)	301,217,026,469
Balance as at 01/01/2026				
Capital increase in the current year				
Profit in the current year			(4,402,330,554)	(4,402,330,554)
Other increases				
Capital decrease in the current year				
Profit distribution				
Other decreases				
Balance as at 30/09/2026	314,342,370,000	8,416,059,091	(25,943,733,176)	296,814,695,915

b. Details of owners' invested capital

	30/09/2026	Ratio	30/06/2026	Ratio
	VND	%	VND	%
- Mr. Đặng Việt Lê	7,709,760,000	2.45%	7,709,760,000	2.45%
- APG Securities JSC	0	0	0	7.49%
- Other shareholders	306,632,610,000	97.55%	306,632,610,000	90.05%
Total	314,342,370,000	100%	314,342,370,000	100%

c. Capital transactions with owners and distribution of dividends and profits

	30/09/2026	30/06/2026
- Owners' invested capital		
+ Contributed capital at the beginning of the year	314,342,370,000	314,342,370,000
+ Contributed capital increased during the period		
+ Contributed capital decreased during the period		
+ Contributed capital at the end of the period	314,342,370,000	314,342,370,000
- Dividends and profits distributed		

d. Shares

	30/09/2026	30/06/2026
- Number of shares registered for issuance	31,434,237	31,434,237
- Number of shares sold to the public	31,434,237	31,434,237
+ <i>Ordinary shares</i>	31,434,237	31,434,237
- Number of shares outstanding	31,434,237	31,434,237
+ <i>Ordinary shares</i>	31,434,237	31,434,237

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

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

Unit: VND

01. Revenue from sales of goods and rendering of services

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Revenue from sales of goods and rendering of services	6,105,395,448	7,255,840,914
Total	6,105,395,448	7,255,840,914

GKM HOLDINGS JOINT STOCK COMPANY

Chau Son Industrial Park, Le Hong Phong Ward, Phu Ly City, Ninh Binh Province

Notes to the financial statements (continued)**02. Cost of goods sold**

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Cost of goods sold and services rendered	3,071,317,347	3,075,359,175
Total	3,071,317,347	3,075,359,175

03. Financial income

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Interest on deposits and loans	70,319	2,505,337,090
Total	70,319	2,505,337,090

04. Financial expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Other financial expenses	5,751,738,576	
Total	5,751,738,576	

05. Other income

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Other income	(6,642,252)	840,924
Total	(6,642,252)	840,924

06. Other expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Other expenses	1,428,004	374,527,797
Total	1,428,004	374,527,797

07. Selling expenses and general and administrative expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
a. General and administrative expenses incurred	1,453,765,631	1,882,238,750
b. Selling expenses incurred	222,904,511	308,407,977
Total	1,676,670,142	2,190,646,727

08. Current corporate income tax expense

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Current corporate income tax expense	-	

Total

VII. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INTERIM STATEMENT OF CASH FLOWS

No information.

VIII. OTHER INFORMATION

01. Events after the end of the accounting period

The Company's Board of Management confirms that there have been no events occurring after 30 June 2023 up to the date of this report that have not been considered for adjustment or disclosed in the interim financial statements.

02. Related party transactions

Transactions with key management personnel and related individuals

Key management personnel and related individuals include: members of the Board of Management, the Chief Accountant and close family members of these individuals.

Transactions with key management personnel and related individuals are as follows:

Income of key management personnel is as follows:

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Salaries, bonuses and allowances	518,463,901	818,512,590
Total	518,463,901	818,512,590

Prepared by

Đào Thị Quỳnh

Chief Accountant

Đào Thị Quỳnh

Ninh Binh, 17 October 2026
**Chairman of the Board of
 Directors**



Nguyễn Anh Tuấn

