

POST AND TELECOMMUNICATION EQUIPMENT JOINT STOCK COMPANY
No.61 Tran Phu - Ba Dinh Ward - Ha Noi



**CÔNG TY CỔ
PHẦN THIẾT
BỊ BƯU ĐIỆN**

Digitally signed by CÔNG TY CỔ PHẦN
THIẾT BỊ BƯU ĐIỆN
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SEPARATE FINANCIAL STATEMENTS
3rd quarter of 2026

DN - SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

	Code	Note	30/09/2026	01/01/2026
ASSETS				
A- CURRENT ASSETS	100		1,624,228,878,940	1,507,668,836,434
I. Cash and cash equivalents	110	5.1	211,369,474,037	124,460,879,684
1. Cash	111		179,037,941,712	123,958,485,163
2. Cash equivalents	112		32,331,532,325	502,394,521
II. Short- term investments	120	5.2	72,900,000	72,900,000
1. Trading securities	121		72,900,000	72,900,000
III. Short - term investments	130		775,072,147,462	976,898,890,468
1. Short -term trade receivables	131		717,254,838,903	922,185,600,522
2. Short -term prepay ments to suppliers	132		28,142,106,784	11,352,477,004
6. Other short - term receivables	135	5.3	52,456,396,004	56,113,693,514
7. Provision for short -term doubtful debts	136		-22,781,194,229	-12,752,880,572
IV. Inventories	140		610,155,088,724	390,363,372,828
1. Inventories	141	5.4	696,197,125,635	426,640,248,325
2. Provision for devaluation of inventories	142		-86,042,036,911	-36,276,875,497
V. Other short -term assets	160		27,559,268,717	15,872,793,454
1. Short -term prepaid expenses	161		844,886,221	899,556,996
2. Deductible VAT	162		26,537,141,051	13,880,558,922
3. Taxes and other receivables from State budget	163	5.5	177,241,445	1,092,677,536
B. NON-CURRENT ASSETS	200		1,183,548,302,792	1,216,357,850,724
I. Long-term receivable	210		4,349,558,784	28,049,670,402
1. Other long-term receivables	215		4,349,558,784	28,049,670,402
II. Fixed assets	220		233,453,084,032	240,621,979,059
1. Tangible fixed assets	221	5.6	79,609,797,833	81,800,281,854

	Code	Note	30/09/2026	01/01/2026
- Historical cost	222		227,874,623,781	224,477,336,136
- Accumulated depreciation	223		-148,264,825,948	-142,677,054,282
2. Finance lease assets	224	5.7	152,651,753,199	157,039,324,205
- Historical cost	225		183,371,860,857	174,882,153,614
- Accumulated depreciation	226		-30,720,107,658	-17,842,829,409
3. Intangible fixed assets	227	5.8	1,191,533,000	1,782,373,000
- Historical cost	228		1,463,512,000	2,054,352,000
- Accumulated depreciation	229		-271,979,000	-271,979,000
IV. Long-term assets in progress	250		825,866,191,066	825,866,191,066
2. Construction in progress	252	5.9	825,866,191,066	825,866,191,066
V. Long-term investments	260		71,284,422,652	73,146,514,318
1. Investments in subsidiaries	261		67,000,000,000	67,000,000,000
2. Investments in joint ventures and associates	262		13,253,908,986	13,253,908,986
4. Provisions for long-term financial investments	264		-8,969,486,334	-7,107,394,668
VI. Other long-term assets	270		48,595,046,258	48,673,495,879
1. Long-term prepaid expenses	271	5.10	48,595,046,258	48,673,495,879
TOTAL ASSETS	280		2,807,777,181,732	2,724,026,687,158
CAPITAL				
C. LIABILITIES	300		2,456,635,729,124	2,421,814,021,244
I. Current liabilities	310		1,474,483,498,715	1,457,195,967,586
1. Short-term trade payables	311		597,007,786,880	707,580,703,075
2. Short-term prepayments from customers	312		92,659,069,461	45,546,633,418
3. Dividends and Profit payables	313		138,028,688	411,837,700
3. Taxes and other payables to State budget	314	5.12	7,993,174,795	7,266,968,118
4. Payables to employees	315		5,649,351,835	3,821,484,408
5. Short-term accrued expenses	316	5.13	13,530,440,656	13,863,905,632
8. Short-term unearned revenue	319			
9. Other short-term payables	320	5.14	5,938,649,100	4,589,740,437
10. Short-term borrowings and finance lease liabilities	321	5.11	745,196,148,647	673,878,422,500
11. Provisions for short-term payables	322		4,677,761,543	
12. Bonus and welfare fund	323		1,693,087,110	236,272,298
II. Non-current liabilities	330		982,152,230,409	964,618,053,658

	Code	Note	30/09/2026	01/01/2026
7. Other long-term payables	338		867,196,044,995	867,636,044,995
8. Long-term borrowings and finance lease liabilities	339	5.15	92,882,437,106	96,982,008,663
11. Provisions for long-term payables	343		22,073,748,308	
D. OWNER'S EQUITY	400	5.16	351,141,452,608	302,212,665,914
1. Contributed capital	411		194,300,060,000	194,300,060,000
- Ordinary shares with voting rights	411a		194,300,060,000	194,300,060,000
2. Share Premium	412		45,934,846,208	45,934,846,208
8. Development and investment funds	418		35,620,697,076	35,620,697,076
11. Retained earnings	420		75,285,849,324	26,357,062,630
-Retained earnings accumulated till the end of the previous year	420a		0	15,747,750,272
-Retained earnings of the current year	420b		0	10,609,312,358
TOTAL CAPITAL	440		2,807,777,181,732	2,724,026,687,158

Hà Nội, 23 October 2026

Preparer

Chief Accountant

Chairman



Vo Minh Hue



Ma thi Nghiem



Tran Hai Van

Post and Telecommunication Equipment Joint Stock Company

No.61 Tran Phu - Ba Dinh Ward - Ha Noi

Tel: 04.38233429 Fax: 04. 37345321

Separate Financial Statements

Denominator B02-DN

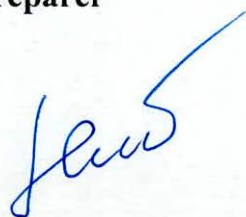
(Issued according to Circular No. 99/2025/TT-BTC)

SEPARATE STATEMENT OF INCOME - Q3/2026

Items	Code	Note	Q3 2026	Q3 2025	Cumulative amount from the beginning of the year to the end of this quarter (This year)	Cumulative amount from the beginning of the year to the end of this quarter (Previous year)
1. Revenue from sales of goods and rendering of services	01	6.1	717,704,515,314	311,048,766,806	1,334,385,372,908	905,566,952,894
2. Revenue deductions	02	6.2	27,500,000	0	27,500,000	8,370,000
3. Net revenue from sale of goods and rendering of services (10= 01-02)	10	6.3	717,677,015,314	311,048,766,806	1,334,357,872,908	905,558,582,894
4. Cost of good sold	11	6.4	621,043,544,035	291,150,806,394	1,142,091,478,857	841,807,241,672
5. Gross profit from sales of goods and rendesring (20=10-11)	20		96,633,471,279	19,897,960,412	192,266,394,051	63,751,341,222
7. Financial income	22	6.6	112,910,720	23,800,944	4,357,348,630	3,608,153,360
8. Financial expense	23	6.7	20,927,047,169	10,524,589,326	52,169,426,065	31,253,681,589
- In Which : Interest expense	24		20,311,369,207	10,549,577,718	51,553,748,103	31,248,054,619
9. Selling expense	25	6.10	37,595,328,196	6,535,782,180	57,429,959,586	18,029,379,866
10. General and administrative expense	26	6.10	26,469,711,424	6,165,311,809	57,590,160,662	28,880,937,754

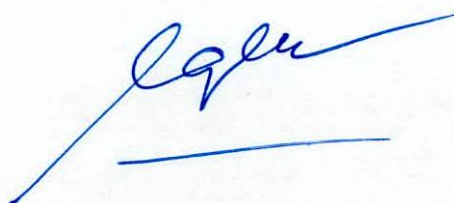
Items	Code	Note	Q3 2026	Q3 2025	Cumulative amount from the beginning of the year to the end of this quarter (This year)	Cumulative amount from the beginning of the year to the end of this quarter (Previous year)
11. Net profit from operating activities {30=20+(21-22)-(25+26)}	30		11,754,295,210	-3,303,921,959	29,434,196,368	-10,804,504,627
12. Other income	31	6.8	498,497,061	3,776,119,636	56,275,506,480	4,925,512,343
13. Other expense	32	6.9	560,928,373	359,798,145	6,721,180,262	580,967,273
14. Other profit (40=31-32)	40		-62,431,312	3,416,321,491	49,554,326,218	4,344,545,070
15. Total net profit before tax (50=30+40)	50		11,691,863,898	112,399,532	78,988,522,586	-6,459,959,557
16. Current corporate income tax expense	51	6.11	3,950,944,609	22,479,909	19,160,813,255	22,479,909
18. Profit after corporate income tax (60=50-51-52)	60		7,740,919,289	89,919,623	59,827,709,331	-6,482,439,466

Preparer



Vo Minh Hue

Chief Accountant



Ma thi Nghiem

Ha Noi, 23 October 2026

Chairman



Tran Hai Van

DN - SEPARATE STATEMENT OF CASH FLOWS

Q3 /2026

(Indirect method)

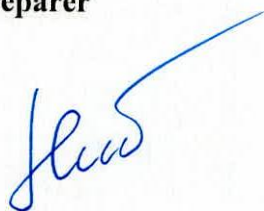
ITEMS	code	01/01-30/09	
		Year 2026	Year 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	78,988,522,586	-6,459,959,557
2. Adjustment for		187,823,112,865	37,189,063,861
Depreciation and amortization of fixed assets and investment properties	02	38,698,223,721	14,935,394,668
Provisions	03	89,863,891,401	-1,242,180,438
Exchange gains/losses from retranslation of monetary intems denominated in foreign currency	04	0	-3,346,071,717
Gains/losses from investment	05	-393,537,839	-4,417,902,592
Interest expense	06	59,654,535,582	31,259,823,940
3. Operating profit before changes in working capital	08	266,811,635,451	30,729,104,304
Increase or decrease in receivables	09	190,862,285,488	-41,675,850,626
Increase or decrease in inventories	10	-269,556,877,311	10,882,484,320
Increase or decrease in payables	11	-71,259,264,584	5,138,347,118
Increase or decrease in prepaid expenses	12	133,120,395	-29,709,873,575
Interest paid	14	-59,654,535,582	-30,939,256,620
Corporate income tax paid	15	-18,794,379,642	-4,076,520,624
Other revenue from business operations	16	32,379,872,803	440,000,000
Other payments on operating activities	17	-9,196,703,764	-417,233,920
Net cash flow from operating activities	20	61,725,153,254	-59,628,799,623
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase or construction of fixed assets and other long-term assets	21	-43,627,063,919	-260,220,678
Proceeds from disposals of fixed assets and other long-term assets	22	12,097,735,225	0
Loan recovery, resale of debt instruments of other entities	24		
Interest and dividend received	27	393,537,839	69,269,312

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ITEMS	code	01/01-30/09	
		Year 2026	Year 2025
Net cash flow from investing activities	30	-31,135,790,855	-190,951,366
III. CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings	33	1,155,145,056,238	962,133,256,665
Repayment of principal	34	-1,072,248,901,648	-953,291,077,549
Repayment of financial principal	35	-15,678,000,000	-14,103,000,000
Dividends or profits paid to owners	36	-10,898,922,636	-2,623,050,810
Net cash flow from financing activities	40	56,319,231,954	-7,883,871,694
Net cash flows in the year	50	86,908,594,353	-67,703,622,683
Cash and cash equivalents at the beginning of the year	60	124,460,879,684	97,834,624,353
Effects of changes in foreign currency exchange rates	61	0	0
Cash and cash equivalents at the end of the year	70	211,369,474,037	30,131,001,670

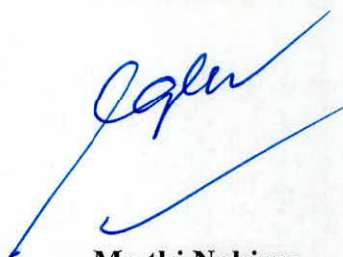
Hà Nội, 23 October 2026

Preparer



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Chief Accountant



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Chairman



Trần Hai Van

Post and Telecommunication Equipment Joint Stock Company
No.61 Tran Phu - Ba Dinh Ward - Ha Noi
Tel: 04.38233429 Fax: 04. 37345321

NOTES TO THE SEPARATE FINANCIAL STATEMENTS Q3 2026

I/ GENERAL INFORMATION OF THE COMPANY

1. Form of Ownership

Post and Telecommunication Equipment Joint Stock Company, formerly known as the Postal Equipment Factory under the Vietnam Post and Telecommunications Group, was transformed into a joint stock company under the Decision No. 46/2004/QĐ-BCVT dated 15 November 2004 issued by Ministry of Post and Telecommunication (currently known as Ministry of Information and Communications). The Company operates under the Business Registration Certificate of a joint stock company No. 0100686865 dated June 7, 2005, amended for the 12th time on 19 August, 2025 issued by the Hanoi Authority for Planning and Investment.

The Company's charter capital is VND 194.300.060.000 (One hundred and ninety-four billion, three hundred million and sixty thousand dong), equivalent to 19,430,006 shares.

The Company's head office is located at No. 61 Tran Phu, Ba Dinh Ward, Hanoi, Vietnam.

2. Business field:

Manufacturing and trading post and telecommunication equipment.

3. Business activities

Main business activities of the Company include:

- Exporting and importing materials and equipment in the field of post, telecommunication, electronics and information technology;
- Manufacturing, assembling machine and equipment in the field of post, telecommunication, broadcasting, television, electronics and information technology;
- Trading materials and equipment in the field of post, telecommunication, electronics and information technology;
- Supplying such services as building, technology consulting in the field of post, telecommunication, power, electronics and information technology;
- Producing plastic products;
- Management consulting activities.

4. Operations of the company in the fiscal year affecting the separate financial statements

The Company's revenue mainly comes from contracts performed for Vietnam Posts and Telecommunications Group (VNPT),

5. The Company's structure



The subordinate units	Address	Main activities
Factory 1	No. 63 Nguyen Huy Tuong, Khuong Dinh Ward, Hanoi	Producing and trading in materials and equipment specialized in post, telecommunications, electronics and informatics
Factory 2	VSIP Industrial Park, Tu Son Bac Ninh	Producing and trading in materials and equipment specialized in post, telecommunications, electronics and informatics
Factory 3	Lim Town, Tien Du, Bac Ninh	Producing and trading in materials and equipment specialized in post, telecommunications, electronics and informatics
Factory 4	Le Minh Xuan Industrial Park, Binh Loi Commune, Ho Chi Minh City	Producing and trading in materials and equipment specialized in post, telecommunications, electronics and informatics
Factory 5	Lien Chieu Industrial Park, Hai Van Ward, Da Nang	Producing and trading in materials and equipment specialized in post, telecommunications, electronics and informatics
North Branch	No. 1 Le Truc, Ba Dinh Ward, Hanoi	Trading in materials and equipment specialized in post, telecommunications, electronics and informatics
Central Branch	Road 2/9, Hoa Cuong Ward, Da Nang	Trading in materials and equipment specialized in post, telecommunications, electronics and informatics
Southern Branch	25A Nguyen Dinh Chieu, Sai Gon Ward, Ho Chi Minh City	Trading in materials and equipment specialized in post, telecommunications, electronics and informatics
Project Management Board 61 Tran Phu	No. 61 Tran Phu, Ba Dinh Ward, Hanoi	Managing Trade Center Project at 61 Tran Phu, Ba Dinh Ward, Hanoi

6. Comparative figures : The comparative figures are figures in the Separate Financial Statements for the fiscal year ended as at 31 December 2025, which were audited by AASC Auditing Firm Company Limited.

II/ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

2.2 The Company maintains its accounting records in VND.

III/ STANDARDS AND APPLICABLE ACCOUNTING POLICIES

Applicable Accounting Policies

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

Declaration of compliance with Vietnamese accounting standards and accounting system

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

IV/ ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT APPLICABLE LEGAL REGULATIONS

1. Basis for the preparation of Separate Financial Statements

The Separate Financial Statements are presented based on the historical cost principle.

Separate Financial Statements of the Company are prepared based on summarization of transactions incurred at dependent accounting entities and the head office of the Company

In the Company's Separate Financial Statements, internal transactions and internal balances related to assets, capital and internal receivables and payables... have been completely eliminated.

2. Accounting estimates

The preparation of Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Directors/General Director to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the separate financial statements and the reported amounts of revenues and expenses during the fiscal year.

The estimates and assumptions that have a material impact in the Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Provision for payable expenses;
- Level of allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of General Directors to be reasonable under the circumstances.

a. Foreign currency transactions

Foreign currency transactions during the year are translated into Vietnam dong using the actual rate at transaction date.

Real exchange rate when revaluating monetary item denominated in foreign currencies at the reporting date of the Separate Financial Statements is determined under the following principles:

- For asset accounts, applying bid rates of commercial banks where the Company regularly conducts transaction;
- For foreign currency deposits in banks, applying bid rates of the bank where the Company opens foreign currency accounts;
- For liability accounts, applying offer rates of commercial banks where the Company regularly conducts transactions.

All exchange differences arising from foreign currency transactions in the year and from revaluation of remaining foreign currency monetary items at the end of the year are recorded immediately to operation results of the fiscal year.

b. Cash

Cash includes cash on hand, non-term deposits at bank.

c. Financial investments

Trading securities are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. When liquidating or transferring, the cost price of a trading securities is determined according to the weighted average method

Investments in subsidiaries and joint ventures are initially recognized in the accounting books at cost. After initial recognition, value of these investments is measured at historical cost less provision for devaluation of investments.

Provisions for devaluation of investments is made at the year-end as follows:

- For investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting books over their market value at the provision date.

- For investments in subsidiaries and joint ventures: provision for loss investments shall be made based on the financial statements of subsidiaries and joint ventures at the provision date.

d. Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. Receivables are classified as short-term and long-term in the separate financial statements based on the remaining maturity of the receivables at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or is missing and making a getaway.

e. Inventories

Inventories are initially recognized at original cost including the purchase price, processing costs and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs to complete the product and the estimated costs to sell the product.

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded based on actual cost incurred for each stage in production chain.

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

f. Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and carrying amount.

Value after initial recognition

If these costs increase the future economic benefits expected to be obtained from the use of tangible fixed assets beyond the standard operating level as initially assessed, these costs are capitalized. as an additional cost of tangible fixed assets.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recorded in the income statement (separately) in the year in which the costs are incurred.

The historical cost of finance lease fixed assets is recognized at the lower of fair value and present value of the minimum lease payments (in case fair value is higher than present value of minimum lease payment) plus any directly attributable costs incurred related to finance lease (exclusive of value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and carrying amount. Finance lease fixed assets are depreciated over the lease term and charged to operating expenses in order to fully recover the capital.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	10 - 50 year
- Machinery, equipment	03- 15 year
- Transportation equipment	06 - 10 year
- Office equipment	03 - 08 year
- Management software	03 year
- Land use rights	Not amortized

g. Construction in progress

Construction in progress includes fixed assets which are being purchased or constructed but have not completed at the end of the accounting year and recorded at historical cost. They include costs of construction, installation of equipment and other direct costs.

h. Operation leases

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership of assets are retained by the lessor. Payments made under operating leases are charged to the statement of income on a straight-line basis over the period of the lease.

i. Business Cooperation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

The Company has conducted the following business cooperation contracts:

a) Regarding the Investment cooperation contract No. 156/HD. DT/Postef-Songhong ICT dated 24 April 2012 signed with Songhong Investment Construction Trading Joint Stock Company on building complex at 63 Nguyen Huy Tuong, Thanh Xuan, Hanoi, two parties agreed that Song Hong Investment Construction Trading Joint Stock Company would be in charge of opening bank accounts, doing the bookkeeping and settling project expenses. The company only records the annual land rental incurred from 01 January 2012 until now according to the notification of the tax authority that the Company paid on behalf of the joint venture and records as receivable item for the project, which is reflected in the item "Other receivables". Profit distribution is made based on the capital contribution rate.

b) Regarding the investment cooperation contract No. 40/2011/HDHTDT/POT-LV-HL dated 28 December 2011 signed with the joint venture of Lien Viet Group and Him Lam Corporation on building POSTEF complex at 61 Tran Phu, Ba Dinh, Hanoi, all parties agreed that the Company would be the project owner and in charge of opening bank accounts and doing the bookkeeping during the investment and the construction phase. The project expenses are recorded on the incurred expenses under the contract. The expenses are paid by the joint venture and recorded in the item "Construction in progress" and "Other payables". Profit distribution is made based on the capital contribution rate.

j. Prepaid expenses

The expenses incurred but related to operation results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

- + Prepaid land expenses include prepaid land rental for which the Company has received the land use right certificate but is not eligible for recording as intangible fixed assets according to the Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013 guiding regulation on management, use and depreciation of fixed assets

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and other incurred expenses related to ensuring the use of leased land. These expenses are recognized in the separate statement of income on a straight-line basis over the term of the lease.

- + Tools and instruments include assets held by the Company for use during business operation. As cost of each asset is less than VND 30 million, they are not eligible for recording as a fixed asset according to current regulations. Cost of tools and equipment is depreciated on a straight-line basis over a period of 1 to 3 years.
- + Expenses for prepayment of infrastructure rental are allocated to expenses in the fiscal year according to the lease term.
- + Equipment leasing project costs including Camera system, operating machinery and equipment and related software are amortized on a straight-line basis over the useful life of 36 months.
- + Other prepaid expenses are stated at cost and amortized on a straight-line basis over their useful lives from 1 to 3 years.

k. Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. Accounts payable are classified as short-term and long-term in the separate financial statements based on the remaining maturities of the payables at the reporting date.

l. Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and financial lease liabilities are tracked by each lender, each loan agreement, and the repayment terms of the borrowings.

m. Borrowing costs

Borrowing costs are recognized in production and business expenses in the period when they are incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets which are included in the value of assets (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs" are met. In addition, for separate loans for the construction of fixed assets, investment real estate, interest is capitalized even if the construction period is less than 12 months.

n. Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as transportation costs, factory relocation costs, interest expenses, etc. which are recorded to operating expenses of the reporting period.

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The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

o. Provision for payables

Provision for payables is only recorded when meeting all following conditions:

- The Company has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payable is the most reasonably estimated amount required to settle for the present debt obligation at the end of the fiscal year.

Only expenses related to the previously recorded provision for payable shall be offset by that provision for payable.

Provision for warranty of products, goods is deducted for products, goods according to time and committed in each specific contract. The rate of provision for warranty is determined according to the rate of warranty value for each specific contract.

Provisions for payables are recorded as operating expenses of the accounting year. In case provision made for the previous accounting year but not used up exceeds the one made for the current accounting year, the difference is recorded as a decrease in operating expenses.

p. Owner's equity

Owner's equity is stated at actually contributed capital of owners .

Share premium is recorded at the difference between the par value, the costs directly attributable to issuing shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Separate Statement of Financial Position after the announcement of dividend payment from the Board of Management and the announcement of cut-off date for dividend payment from Securities Depository Center of Vietnam.

q. Revenues

Revenue is recognized when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received after deducting trade discounts, sales discounts, sales returns:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer .

Revenue from service providers

- Determine the work completed on the date of preparing the Balance Sheet .

Financial income

Revenue arising from the used by the others of entity's assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The amount of the revenue can be measured reliably.

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or receive profits from capital contributions.

r. Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and in compliance with the prudence principle. In case loss of materials and goods exceeds the acceptable/normal level, the excess after deducting the responsibility of collective and individuals concerned, etc. are recognized fully and promptly into cost of goods sold in the period.

s. Financial expenses

Items recorded into financial expenses consist of:

- Borrowing costs;
- Exchange losses, etc.

The above items are recorded by the total amount arising in the year without offsetting against financial income.

t. Current corporate income tax

Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.

u. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence over the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel of the Company, the close family members of these individuals;
- Enterprises which the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence over.

In considering the relationship of related parties to serve for the preparation and presentation of separate financial statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

v. Segment information

The Company mainly operates in the field of production and trading of post and telecommunication equipment, other activities accounted for negligible proportion (less than 10%) in production and business activities and in the total value of assets. In addition, the Company's activities are taken place in Vietnamese territory. Therefore, the Company does not make Segment reporting by business sector and geographical area.

V/ ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE ACCOUNTING BALANCE SHEET AND BUSINESS RESULTS REPORT:

(Unit: VND)

5.1 Cash and Cash equivalents	<u>30/09/2026</u>	<u>01/01/2026</u>
-Cash on hand	179,037,941,712	123,958,485,163
-Cash equivalents	32,331,532,325	502,394,521
Total :	211,369,474,037	124,460,879,684
 5.2 Financial investments :		
- Trading securities	72,900,000	72,900,000
Total :	72,900,000	72,900,000

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5.3 Other receivable :

-Other short - term receivables	52,456,396,004	56,113,693,514
Total :	52,456,396,004	56,113,693,514

5.4 Inventories

- Raw materials	119,194,300,883	80,063,028,498
- Tools, supplies	2,513,027,606	751,950,268
- Work in progress	1,955,588,083	2,200,634,922
- Finished goods	114,654,257,472	184,873,681,476
- Goods	457,703,079,810	156,998,040,132
- Consignments	176,871,781	1,752,913,028
Total :	696,197,125,635	426,640,248,324

5.4.1 Provision for devaluation of inventories

- Raw materials	-1,448,914,737	-1,466,469,100
- Tools, supplies		-374,663,660
- Work in progress		
- Finished goods	-69,501,752,393	-29,431,439,079
- Goods	-15,027,615,370	-4,940,549,247
- Consignments	-63,754,411	-63,754,411
Total :	-86,042,036,911	-36,276,875,497

5.5 Taxes and other receivables from State budget

- Personal income tax		36,037,754
-Other	177,241,445	1,056,639,782
Total :	177,241,445	1,092,677,536

5.6 Tangible fixed assets :

	Buildings, structures	Machinery, equipment	Transportati on equipment	Instrument and tools for management	Total
Historical cost					
<i>Beginning balance</i>	75,299,497,840	140,569,932,076	7,612,713,124	995,193,096	224,477,336,136
<i>Arising increases</i>	2,904,546,727	21,131,269,971	1,881,751,068	139,241,667	26,056,809,433
-Purchase in the year	1,615,513,372	4,881,102,622		79,241,667	6,575,857,661
Basic construction investment completed					
Financial leased fixed assets					
- Internal transfer	1,289,033,355	16,250,167,349	1,881,751,068	60,000,000	19,480,951,772
Arise decrease	2,475,681,255	17,457,421,397	2,666,419,136	60,000,000	22,659,521,788
- Liquidation , disposal	1,186,647,900	1,207,254,048	784,668,068		3,178,570,016
Financial leased fixed assets					0
- Internal transfer	1,289,033,355	16,250,167,349	1,881,751,068	60,000,000	19,480,951,772
<i>Ending balance of the year</i>	75,728,363,312	144,243,780,650	6,828,045,056	1,074,434,763	227,874,623,781
Accumulated depreciation					
<i>Beginning balance</i>	41,343,488,754	93,488,079,945	6,850,292,487	995,193,096	142,677,054,282
<i>Arising increases</i>	2,369,410,990	23,377,914,978	1,575,252,282	62,641,388	27,385,219,638
-Depreciation in the year	1,205,538,813	7,393,851,070	39,978,116	2,641,388	8,642,009,387
Financial leased fixed assets					0
- Internal transfer	1,163,872,177	15,984,063,908	1,535,274,166	60,000,000	18,743,210,251
Arise decrease	2,226,187,782	17,191,317,956	2,319,942,234	60,000,000	21,797,447,972
Financial leased fixed assets transferred					0
- Liquidation , disposal	1,062,315,605	1,207,254,048	784,668,068		3,054,237,721
- Internal transfer	1,163,872,177	15,984,063,908	1,535,274,166	60,000,000	18,743,210,251
<i>Ending balance of the year</i>	41,486,711,962	99,674,676,967	6,105,602,535	997,834,484	148,264,825,948
Net carrying amount					
<i>Beginning balance</i>	33,956,009,086	47,081,852,131	762,420,637	0	81,800,281,854
<i>Ending balance</i>	34,241,651,350	44,569,103,683	722,442,521	76,600,279	79,609,797,833

5.7 FINANCE LEASE FIXED ASSETS :

	Machinery, equipment	Total
Historical cost		
<i>Beginning balance</i>	174,882,153,614	174,882,153,614
<i>Arising increases</i>	8,489,707,243	8,489,707,243
- Financial lease for the year	8,489,707,243	8,489,707,243
- Other	0	0
Arise decrease	0	0
- Other	0	0
- Converted to tangible fixed assets	0	0
<i>Ending balance of the year</i>	183,371,860,857	183,371,860,857
Accumulated depreciation		
<i>Beginning balance</i>	17,842,829,409	17,842,829,409
<i>Arising increases</i>	12,877,278,249	12,877,278,249
-Depreciation in the year	12,877,278,249	12,877,278,249
- Other	0	0
Arise decrease	0	0
Return financial leased fixed assets	0	0
Converted to tangible fixed assets	0	0
<i>Ending balance of the year</i>	30,720,107,658	30,720,107,658
Net carrying amount		
<i>Beginning balance</i>	157,039,324,205	157,039,324,205
<i>Ending balance</i>	152,651,753,199	152,651,753,199

5.8 Intangible fixed assets

	Land use rights	Computer software	Total
Historical cost			
<i>Beginning balance</i>	1,782,373,000	271,979,000	2,054,352,000
- Other discounts	590,840,000	0	590,840,000
<i>Ending balance of the year</i>	1,191,533,000	271,979,000	1,463,512,000
Accumulated depreciation			
<i>Beginning balance</i>	0	271,979,000	271,979,000
- Amortization for year		0	0
- Other discounts	0	0	0
<i>Ending balance of the year</i>	0	271,979,000	271,979,000
Net carrying amount			
<i>Beginning balance</i>	1,782,373,000	0	1,782,373,000
<i>Ending balance</i>	1,191,533,000	0	1,191,533,000

5.9 Construction in progress

30/09/2026

01/01/2026

- Complex Project at 63 Nguyen Huy Tuong, TX	207,006,136	207,006,136
- Postef complex projec at 61 Tran Phu – Ba Dinh District Ha Noi	825,659,184,930	825,659,184,930
Total :	825,866,191,066	825,866,191,066

5.10 Prepaid expenses

Long-term

- Land rental at Bac Ninh VSIP, Infrastructure rental at Le Minh Xuan industrual Zone in HCM city and Lien Chieu industrual Zone in Da Nang city	41,876,515,091	42,930,372,170
- other	6,581,193,969	5,487,806,332
- Dispatched tools and supplies	137,337,198	255,317,377
Total :	48,595,046,258	48,673,495,879

5.11 Borrowings and Finance lease Liabilities

- Short-term borrowings	745,196,148,647	673,878,422,500
Total :	745,196,148,647	673,878,422,500

5.12 Tax and other payables to the state budget:

- Value-added tax	27,620,806	349,011,964
- Export, import duties		
- Corporate income tax	7,227,602,679	6,861,169,066
- Personal income tax	7,146,484	47,930,827
- Land tax and land rental	672,146,137	
- Other taxes	58,658,689	8,856,261
- Fees, charges and other pay		
Total :	7,993,174,795	7,266,968,118

5.13- Short-term accrued expenses

- Contract penalty expenses		8,419,332,703
- Shipping, installation and delivery costs	7,501,101,677	1,684,175,787
- Interest expenses	3,393,942,137	1,342,078,194
- Other	2,635,396,842	2,418,318,948
Total :	13,530,440,656	13,863,905,632

5.14 Other payables Short-term :

- Trade union fee	216,087,383	158,393,757
- Social insurance	89,733,924	27,191,998
- Social Policy Fund	378,116,458	403,430,525
- Other	5,254,711,335	4,000,724,157
Total :	5,938,649,100	4,589,740,437

5.15 Long-term borrowings	92,882,437,106	96,982,008,663
Long-term borrowings	92,882,437,106	96,982,008,663
- Long-term borrowings	92,882,437,106	96,982,008,663

5.16- Owner's equity :

5.16.1 Changes in owner' equity



	Contributed capital	Share Premium	Development and investment funds	Retained earning	Total
A	1	2	5	6	7
Beginning balance of previous year	194,300,060,000	45,934,846,208	35,620,697,076	19,850,983,595	295,706,586,879
Profit for previous year				10,609,312,358	10,609,312,358
Appropriation to Bonus & welfare fund				-671,856,235	-671,856,235
Dividend payment				-2,623,050,810	-2,623,050,810
Administrative penalties and late payment fines after tax inspection				-751,218,499	-751,218,499
Decrease due to the State reclaiming previously received compensation				0	0
Remuneration of the Board of Management				-57,107,779	-57,107,779
Ending balance of previous year, beginning balance of this year	194,300,060,000	45,934,846,208	35,620,697,076	26,357,062,630	302,212,665,914
Profit for this year				78,988,522,586	78,988,522,586
Appropriation to Bonus & welfare fund				-2,164,799,997	-2,164,799,997
Dividend payment				-8,549,202,640	-8,549,202,640
Profits from subsidiaries				3,629,726,634	3,629,726,634
Remuneration of the Board of Manageme				-184,920,000	-184,920,000
Other					
Corporate income tax				-19,160,813,255	-19,160,813,255
Ending balance of this year	194,300,060,000	45,934,846,208	35,620,697,076	75,285,849,324	351,141,452,608

5.16.2- Details of Contributed capital :

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Vietnam posts and telecommunications Group	97,142,000,000	97,142,000,000
- Other	97,158,060,000	97,158,060,000
Total	194,300,060,000	194,300,060,000

Capital transaction with owners and distribution of dividendsan profits

- Owner's contributed capital		
+ At the beginning of year	194,300,060,000	194,300,060,000
+ At the end of year	194,300,060,000	194,300,060,000
- Distributed dividends and profit		

5.16.3- Share

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Quantily of Authorized issuing shares	19,430,006	19,430,006
- Quantily of outstanding share in circulation	19,430,006	19,430,006
+ Common shares	19,430,006	19,430,006

*** Par value per share : VND 10.000**

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VI/ ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

	(Unit: VND)	
	<u>Q3 2026</u>	<u>Q3 2025</u>
6.1 Total revenue from sales of goods and rendering of services	717,704,515,314	311,048,766,806
- Revenue from sale of goods	717,704,515,314	311,048,766,806
6.2 Revenue deductions	27,500,000	0
- Trade discounts	0	0
- Reduced sales price	27,500,000	0
- Goods sold were returned	0	0
6.3 Net revenue from sale of goods and rendering of services	717,677,015,314	311,048,766,806
6.4 Cost of good sold		
- Cost of good sold	621,043,544,035	291,150,806,394
Total :	621,043,544,035	291,150,806,394
6.6 Financial income		
- Interest income	112,910,720	23,800,944
- Dividends, profit distributed		
- Realised exchange gain		
- Other		
Total :	112,910,720	23,800,944
6.7 Financial expense		
- Interest expenses	20,311,369,207	10,549,577,718
- Other	615,677,962	-24,988,392
Total :	20,927,047,169	10,524,589,326
6.8 Other income		
- Other income	498,497,061	3,776,119,636
Total :	498,497,061	3,776,119,636

6.9 Other expense

- Other expense	560,928,373	359,798,145
Total :	560,928,373	359,798,145

6.10 Selling expense and General and administrative expenses

- Selling expense	37,595,328,196	6,535,782,180
- General and administrative expenses	26,469,711,424	6,165,311,809
Cộng	64,065,039,620	12,701,093,989

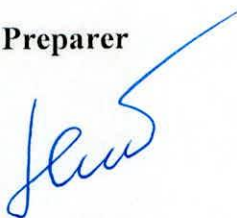
6.11 Current corporate income tax expenses

- <i>Taxable income</i>	19,754,723,045	112,399,532
+ Total profit before corporate income tax	11,691,863,898	112,399,532
+ Income is not subject to corporate income tax		
+ Expenses are not deductible when calculating corporate income tax	8,062,859,147	
- Current corporate income tax expense	3,950,944,608	22,479,909

VII. OTHER INFORMATION :

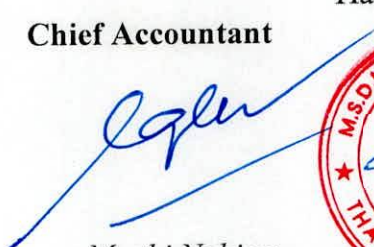
Other long-term payables are the capital contribution of Lien Viet Holding Joint Stock Company to complete the investment project at 61 Tran Phu – Ba Dinh – Ha Noi according to investment coopertion contract No 40/2011/HDHTDT/POT-LVH-HL December 28,2011

Preparer



Vo Minh Hue

Chief Accountant



Ma thi Nghiem

Ha Noi, 23 October 2026

Chairman



Tran Hai Van