

HOC MON TRADE JOINT STOCK COMPANY

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THE CONSOLIDATED FINANCIAL STATEMENTS QUARTER III – 2026

Signature Not Verified

HOTRACO

Người ký: CÔNG TY CỔ PHẦN
THƯƠNG MẠI HOC MON

CONSOLIDATED FINANCIAL POSITION REPORT

As of September 30, 2026

Unit: VND

	ASSETS	Code	Note	Closing balance	Opening balance
	1	2	3	4	5
A-	CURRENT ASSETS	100		338.648.639.628	322.470.489.750
I.	Cash and cash equivalents	110	V.1	118.709.695.185	29.030.037.645
1.	Cash	111		49.709.695.185	20.030.037.645
2.	Cash equivalents	112		69.000.000.000	9.000.000.000
II.	Short-term financial investments	120		121.562.163.517	148.226.082.642
1.	Trading securities	121	V.2a	33.835	33.835
2.	Provision for devaluation of trading securities	122	V.2a	(23.076)	(15.716)
3.	Held-to-maturity investments	123	V.2b	121.562.152.758	148.226.064.523
III.	Current receivables	130		33.224.877.528	21.769.858.845
1.	Current trade receivables	131	V.3	20.266.704.372	14.189.361.977
2.	Current prepayments to suppliers	132	V.4	12.957.828.835	7.587.518.652
3.	Current intercompany receivables	135	V.5a	344.321	1.778.216
4.	Construction contract progress receivables	136		0	(8.800.000)
IV.	Inventories	140	V.6	55.890.804.198	113.923.595.198
1.	Inventories	141		55.935.855.627	113.968.646.627
2.	Provision for devaluation of inventories (*)	142		(45.051.429)	(45.051.429)
V.	Current biological assets	150		0	0
VI.	Other current assets	160		9.261.099.200	9.520.915.420
1.	Current prepaid expenses	161	V.7a	1.825.218.744	3.064.324.753
2.	Deductible VAT	162		0	346.934.292
3.	Tax and other receivables from State budget	163	V.16	7.435.880.456	6.109.656.375
B-	NON-CURRENT ASSETS	200		270.502.850.647	277.422.695.705
I.	Non-current receivables	210		7.608.541.171	7.608.541.171
1.	Other long-term receivables	215	V.5b	7.608.541.171	7.608.541.171
II.	Fixed assets	220	V.8	89.493.920.272	77.818.480.064
1.	Tangible fixed assets	221		31.055.078.647	38.596.721.443
	- Historical cost	222		64.840.102.401	70.410.045.129
	- Accumulated depreciation (*)	223		(33.785.023.754)	(31.813.323.686)
2.	Finance lease fixed assets	227	V.9	58.438.841.625	39.221.758.621
	- Historical cost	228		59.900.446.212	40.523.252.534
	- Accumulated depreciation(*)	229		(1.461.604.587)	(1.301.493.913)
III.	Non-current biological assets	230		0	0
IV.	Investment properties	240	V.10	25.938.070.882	20.218.609.724
	- Historical cost	241		75.737.628.015	68.902.869.059
	- Accumulated depreciation (*)	242		(49.799.557.133)	(48.684.259.335)
V.	Non-current assets in progress	250		79.938.949.799	98.258.868.432
1.	Non-current work in progress	251	V.11a	78.952.518.216	94.132.126.251
2.	Construction in progress	252	V.11b	986.431.583	4.126.742.181
VI.	Long-term investments	260		54.038.773.110	61.245.414.227
1.	Investments in subsidiaries	261		0	0
2.	Investments in associates and joint ventures	262	V.2c	54.038.773.110	61.245.414.227
3.	Investments in equity of other entities	263	V.2c	878.238.342	878.238.342
4.	Provision for devaluation of long-term financial investments (*)	264		(878.238.342)	(878.238.342)
VII.	Other non-current assets	270		13.484.595.413	12.272.782.087
1.	Non-current prepaid expenses	271	V.7b	12.398.619.515	10.978.918.023
2.	Deferred income tax assets	272	V.12	1.085.975.898	1.293.864.064
TOTAL ASSETS (270 = 100+200)		280		609.151.490.275	599.893.185.455

LIABILITIES AND EQUITY		Code	Note	Closing balance	Opening balance
	1	2	3	4	5
C-	LIABILITIES	300		307.754.836.825	299.183.580.264
I.	Current liabilities	310		185.289.809.231	203.119.136.099
1.	Current trade payables	311	V.13	17.828.506.241	16.518.835.027
2.	Current prepayments from customers	312	V.14	68.721.028.487	78.713.900.554
3.	Payable dividends and profits	313	V.15	162.000.000	4.894.601.805
4.	Taxes and short-term State payables	314	V.16	2.802.829.912	2.349.967.701
5.	Payables to employees	315	V.18	10.975.481.014	18.876.332.218
6.	Current accrued expenses	316	V.17	177.527.021	274.993.152
7.	Current unearned revenue	319	V.19a	922.786.926	2.986.207.776
8.	Other current payables	320	V.20a	8.473.394.973	8.506.416.723
9.	Current borrowings and finance lease liabilities	321	V.21	70.561.941.995	64.500.000.000
10.	Current provision	322		1.740.622.500	1.773.854.167
11.	Bonus and welfare fund	323	V.24	2.923.690.162	3.724.026.976
II.	Non-current liabilities	330		122.465.027.594	96.064.444.165
1.	Non-current deferred revenue	337	V.19b	112.443.137.274	84.108.771.861
2.	Other non-current payables	338	V.20b	10.021.890.320	11.955.672.304
	OWNERS' EQUITY	400	V.23	301.396.653.450	300.709.605.191
1.	Owner's contributed capital	411		164.999.930.000	164.999.930.000
	- Ordinary shares with voting rights	411a		164.999.930.000	164.999.930.000
2.	Other owner's equity	414		12.510.497.370	12.510.497.370
3.	Development and investment fund	418		70.671.436.621	68.299.167.481
4.	Undistributed profit after tax	420		53.214.789.459	54.900.010.340
	Undistributed profit after tax brought forward	420a		35.002.861.942	41.676.327.147
	Undistributed profit after tax for the current period	420b		18.211.927.517	13.223.683.193
TOTAL SOURCES		440		609.151.490.275	599.893.185.455

Prepared on October 8, 2026

Prepared by

NGUYEN THUY ĐOAN THY

Chief Accountant

TRUONG HOANG MINH THU

Legal Representative

LE VAN MY

CONSOLIDATED INCOME STATEMENTS
QUARTER III - 2026

Unit: VND

ITEMS	Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
			Quarter III - 2026	Quarter III - 2025	Year 2026	Year 2025
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.1	367.627.450.356	237.782.728.362	961.754.778.122	736.125.337.182
2. Revenues deductions	02	VI.2	0	0	0	0
3. Net revenues from sales and services rendered (10 = 01 - 02)	10		367.627.450.356	237.782.728.362	961.754.778.122	736.125.337.182
4. Costs of goods sold	11	VI.3	328.325.763.576	204.058.041.370	858.532.630.573	634.024.412.246
5. Gross profit from sales and services rendered (20 = 10 - 11)	20		39.301.686.780	33.724.686.992	103.222.147.549	102.100.924.936
6. Profit/loss on sale and liquidation of investment real estate	21		0	0	0	0
7. Financial income	22	VI.4	3.196.550.410	1.962.458.816	9.886.902.316	7.686.931.781
8. Financial expenses	23	VI.5	1.584.020.592	608.244.334	4.444.232.095	1.757.436.102
In which: Interest expenses	24		1.584.017.272	608.245.614	4.444.224.735	1.757.429.822
9. Share gain/loss of joint ventures and associates	27		513.599.079	830.326.942	1.237.631.819	1.083.388.197
10. Selling expenses	25	VI.8	13.463.546.273	14.175.250.339	40.233.935.184	41.139.492.813
11. General administration expenses	26	VI.9	14.640.601.240	11.446.091.313	41.981.840.357	38.471.226.363
12. Net profit from operating activities {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		13.323.668.164	10.287.886.764	27.686.674.048	29.503.089.636
13. Other income	31	VI.6	220.433.878	18.539.195	3.343.813.633	26.393.896
14. Other expenses	32	VI.7	0	0	3.081.092.997	17.955
15. Other profit (40 = 31 - 32)	40		220.433.878	18.539.195	262.720.636	26.375.941
16. Total net profit before tax (50 = 30 + 40)	50		13.544.102.042	10.306.425.959	27.949.394.684	29.529.465.577
17. Current Corporate Income Tax Expense	51	VI.10	1.712.795.593	1.713.151.630	4.579.581.101	5.745.693.365
18. Deferred Corporate Income Tax Expense	52	VI.11	(33.325.444)	(34.049.504)	207.888.166	34.256.451
19. Profit after corporate income tax (60 = 50 - 51 - 52)	60		11.864.631.893	8.627.323.833	23.161.925.417	23.749.515.761
20. Current corporate income tax expense	61		11.864.631.893	8.627.323.833	23.161.925.417	23.749.515.761
21. Deferred corporate income tax expense	62		0	0	0	0
22. Basic earnings per share (*)	70	VI.12	608	454	1.186	1.249
23. Diluted earnings per share (*)	71					

Prepared on October 28, 2026

Prepared by

NGUYEN THUY DOAN THY

Chief Accountant

TRUONG HOANG MINH THU

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CONSOLIDATED CASH FLOWS STATEMENT
(Direct method)

QUARTER III - 2026

Unit: VND

ITEMS	Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
			Quarter III - 2026	Quarter III - 2025	Year 2026	Year 2025
1	2	3	4	5	6	7
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Income from sales and services rendered	01		369.589.910.909	236.406.598.643	913.594.014.147	720.411.603.999
2. Payments to suppliers of merchandise and services	02		(226.672.665.773)	(202.966.240.684)	(716.532.709.035)	(652.423.514.568)
3. Payments to employees	03		(22.566.856.006)	(23.038.732.235)	(77.196.449.724)	(71.409.464.926)
4. Interest payment	04		(1.600.372.208)	(513.289.037)	(4.382.690.865)	(1.098.902.893)
5. Corporate income tax payment	05		(1.588.279.466)	(1.557.034.841)	(5.656.668.210)	(5.826.089.039)
6. Other income from operating activities	06		39.135.992.621	26.623.557.945	92.848.315.157	76.863.185.426
7. Other payments for operating activities	07		(72.217.097.966)	(31.554.858.046)	(112.916.241.717)	(56.994.477.536)
<i>Net cash flows from operating activities</i>	20		84.080.632.111	3.400.001.745	89.757.569.753	9.522.340.463
II. CASH FLOWS FROM INVESTING ACTIVITIES	00		-	-	-	-
1. Purchase or construction of fixed assets and other non-current assets	21		(2.569.232.224)	(4.519.109.000)	(30.082.433.171)	(5.958.099.289)
2. Proceeds from disposal of fixed assets and other non-current assets	22		2.149.302.299	925.926	3.799.068.754	1.925.926
3. Loans and purchase of debt instruments from other entities	23		(35.906.573.180)	(19.207.732.900)	(103.816.768.093)	(108.045.388.673)
4. Collection of loan and repurchase of debt instruments of other entities	24		37.476.573.180	16.837.732.900	129.374.632.638	110.967.854.819
5. Equity investments in other entities	25		-	-	-	-
6. Proceeds from equity investments in other entities	26		-	-	-	-
7. Interest and dividend received	27		2.292.579.616	826.008.159	10.984.388.664	7.245.580.133
<i>Net cash flow from investing activities</i>	30		3.442.649.691	(6.062.174.915)	10.258.888.792	4.211.872.916
III. CASH FLOWS FROM FINANCING ACTIVITIES	00		-	-	-	-
1. Proceeds from issuance of shares and receipt of contributed capital	31		-	-	-	-
2. Payments of contributed capital and repurchase of stock issued	32		-	-	-	-
3. Proceeds from borrowings	33		209.483.980.000	168.500.000.000	556.801.680.000	498.500.000.000
4. Payments of settle loan principal	34		(231.582.748.005)	(158.000.000.000)	(550.739.738.005)	(499.400.000.000)
5. Payments of finance leases principal	35		-	-	-	-
6. Dividends or profits paid to owners	36		(4.919.622.900)	(4.919.622.900)	(16.398.743.000)	(16.602.597.845)
<i>Net cash flow from financing activities</i>	40		(27.018.390.905)	5.580.377.100	(10.336.801.005)	(17.502.597.845)
<i>Net cash flows during the period (50=20+30+40)</i>	50		60.504.890.897	2.918.203.930	89.679.657.540	(3.768.384.466)
<i>Cash and cash equivalents at the beginning of the period</i>	60		58.204.804.288	25.741.253.931	29.030.037.645	32.427.842.327
<i>Cash and cash equivalents at the end of the period (70=50+60+61)</i>	70		118.709.695.185	28.659.457.861	118.709.695.185	28.659.457.861

Prepared on October 28, 2026

Prepared by

NGUYEN THUY DOAN THY

Chief Accountant

TRUONG HOANG MINH THU

Legal Representative



LE VAN MY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS QUARTER III - 2026

I. OPERATING CHARACTERISTICS OF THE COMPANY:

1- Ownership structure:

A joint stock company established through the conversion of the State-owned Hoc Mon General Trading and Investment Company into Hoc Mon Trade Joint Stock Company, pursuant to Decision No. 7508/QĐ-UB dated November 14, 2001, issued by the People's Committee of Ho Chi Minh City, and Business Registration Certificate No. 4103000761 issued by the Ho Chi Minh City Planning and Investment Department for the first time on December 31, 2001; The 12th Business Registration Certificate amended on August 16, 2022, reflecting the change in the legal representative's identification from Identity Card to Citizen Identification Card.

2- Business lines: Trade - Import and Export - Construction - Investment

3- Business activities:

- Wholesale and retail of consumer goods, food, and agricultural-aquacultural products;
- Food and beverage services, utility services, and tourism services;
- Trading and supplying technical materials: petroleum, lubricants, industrial grease, fertilizers, chemicals (excluding highly toxic chemicals), agricultural machinery and equipment, electrical and mechanical products, and construction materials;
- Trading agricultural, forestry, and aquacultural products, handicrafts, and fine arts for export and domestic consumption
- Hotel and motel services;
- Export of machinery, equipment, materials, raw materials, and goods
- Import and export services;
- Construction (residential, industrial, transportation, and public works) and real estate development;
- Trading pesticides, plant protection materials, and vehicles;
- Road transportation of petroleum;
- Karaoke services;
- Leasing premises, offices, warehouses, and kiosks;
- Real estate business;

4- Normal production and business cycle:

The normal operating cycle of the Company is within 12 months. Exceptionally, for real estate business activities, the operating cycle extends beyond 12 months.

5- Characteristics of business operations in the fiscal year affecting Financial Statements:

6- Corporate structure:

Number of subsidiaries: 01

Number of subsidiaries consolidated: 01

- Company name : Hoc Mon Agriculture Wholesale Market Company Limited
- Address : 14/7A Nguyen Thi Soc, Hamlet 48, Xuan Thoi Son Commune, Ho Chi Minh City.
- Contributed capital : 100%
- Profit sharing : 97% of profit after tax (Based on Resolution of the General Meeting of Shareholders No. 11/2026/NQ-ĐHĐCĐ dated April 24, 2026).

List of joint venture

- Company name : Hoc Mon Foods Processing Corporation
- Address : 179, Hamlet 50, Ba Diem Commune, Ho Chi Minh City.
- Contributed cap : 35,00 % - Profit sharing ratio: Corresponding to the contributed capital ratio

7- Employees:

As of September 30, 2026, the Company had 551 employees (the number of employees at the beginning of was 568).

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1- Accounting period:

The accounting period of the Company begins on January 1 and ends on December 31 annually.

2- Accounting currency:

- The currency used for report preparation is Vietnamese Dong (VND).
- Foreign exchange differences arising during the period and those resulting from the revaluation of foreign currency balances at the end of the period are accounted for in accordance with Accounting Standard No. 10, issued under Decision No. 165/2002/QĐ-BTC dated December 31, 2002, by the Ministry of Finance.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1- Applied accounting system:

According to the Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements.

2- Statement of compliance with accounting standards and accounting policies:

The Board of Executives of Hoc Mon Trade Joint Stock Company hereby certifies that the Consolidated Financial Statements have been prepared and presented in accordance with the current Vietnamese Accounting Standards and Accounting Regime under the accounting system and accounting report as stipulated by the Government of Vietnam.

IV. APPLIED ACCOUNTING POLICIES

1- Principles for converting Financial Statements in foreign currencies into Vietnam Dong:

The Company's accounting currency is Vietnam Dong (VND).

2- Exchange rates applied in accounting:

3- Principles for determining the effective interest rate (EIR) used for discounting cash flows:

4- Principles for recognizing cash and cash equivalents: recognized at historical cost.

- Cash includes cash on hand, bank deposits, and cash in transit.
- Principles for determining cash equivalents: based on short-term investments with a maturity period of no more than 3 months from the date of investment, which are readily convertible into a known amount of cash and carry no significant risk of changes in value.

5- Accounting principles and financial investment items:

a) Trading securities

- An investment is classified as trading securities when it is held for the purpose of buying and selling to make a profit. Trading securities are recorded at historical cost in the accounting books. The cost of trading securities is determined by the fair value of payments made at the time of the transaction. Total any transaction costs associated with the purchase of trading securities.

The recognition time for trading securities is the time when the company gains ownership rights, as follows:

- + For listed securities, they are recognized at the time the order is matched (T+0).
- + For unlisted securities, they are recognized at the time the ownership rights are officially obtained according to relevant legal regulations.

Interest, dividends, and profits from periods, which are before the investment is acquired, are accounted for as a reduction in the value of the trading securities. Interest, dividends, and profits from periods after the trading securities are purchased are recognized as financial income. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.

Convertible shares are determined at fair value on the exchange date. The fair value of shares is determined as follows:

- +For listed shares, the fair value is the closing price on the stock market at the exchange date. If the stock market does not trade on the exchange date, the fair value of the shares is the closing price of the preceding trading session.
- +For unlisted shares traded on the UPCOM market, the fair value is the closing price of the shares on the UPCOM market at the exchange date. If the UPCOM market does not trade on the exchange date, the fair value is the closing price of the preceding trading session.
- +For other unlisted shares, the fair value is either the price agreed upon by the parties in the contract or the book value at the time of the exchange.

- A provision for the devaluation of trading securities is made for each type of security traded on the market where the market value is lower than the historical cost. Regarding the determination of the fair value of listed trading securities on the stock exchange or those traded on the UPCOM market, the fair value of listed trading securities is the closing price at the end of the fiscal year.

In case the stock market or the UPCOM market does not trade on the fiscal year-end date, the fair value is determined by the closing price of the preceding trading session.

Any increase or decrease in the provision for the devaluation of trading securities at the end of the fiscal year is recognized as financial expense.

b) *Held-to-maturity investments*

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term deposits (including promissory notes and bills of exchange), bonds, preferred shares with a mandatory buyback by the issuer at a specified future time, and held-to-maturity loans for earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at historical cost, which includes the purchase price and any related transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Interest earned prior to the purchase is deducted from the cost at the time of purchase.

When there is strong evidence that part or all of the investment may not be recoverable and the loss is reliably determined, the loss is recognized as a financial expense for the year and is directly deducted from the investment's value.

c) *Investments in subsidiaries, joint ventures, and associates*

Subsidiary:

Subsidiaries are enterprises controlled by the parent company. Control is achieved when the parent company has the ability to control the financial and operating policies of the investee to obtain economic benefits from its activities.

Joint venture:

Joint ventures are enterprises established based on an agreement between parties, under which the company and the participants conduct economic activities on the basis of joint control. Joint control means that strategic decisions regarding the operational and financial policies of the joint venture must be made with the consensus of all participants in the joint venture.

Associate:

Associates are enterprises in which the company has significant influence but does not have control over the financial and operational policies. Significant influence is evidenced by the right to participate in making decisions regarding the financial and operational policies of the investee company, but without controlling those policies.

Investments in subsidiaries, joint ventures, and associated companies are initially recognized at historical cost, which includes the purchase price or capital contribution, Total any directly related costs. In case of investments are made with non-monetary assets, the investment value is recognized based on the fair value of the non-monetary asset at the time of the transaction.

Dividends and profits of the periods, which are before the investment is acquired, are accounted for as a reduction of the investment value. Dividends and profits from periods after the investment is acquired are recognized as income. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.

A provision for losses on investments in subsidiaries, joint ventures, and associated companies is made when the subsidiaries, joint ventures, and associated companies incur losses, with the provision calculated as the difference between the actual capital contributions of the parties at the investee companies and the actual shareholders' equity, multiplied by the company's contribution ratio relative to the total capital contribution of the parties involved. If the subsidiary, joint venture, or associated company prepares consolidated financial statements, the basis for determining the provision is the consolidated financial statements.

Any increase or decrease in the provision for losses on investments in subsidiaries, joint ventures, and associated companies at the end of the fiscal year is recognized as a financial expense.

d) Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at historical cost, which includes the purchase price or capital contribution Total any directly related costs of the investment activity. Dividends and profits from periods, which are before the investment is acquired, are accounted for as a reduction in the investment value. Dividends and profits from periods after the investment is acquired are recognized as revenue. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.

Provision for losses on investments in equity instruments of other entities:

- For investments in listed shares or those with reliably determined fair value, the provision is based on the market value of the shares.

- For investments where the fair value cannot be determined at the reporting date, the provision is made based on the losses of the investee company, with the provision calculated as the difference between the actual capital contributions of the parties at the investee and the actual shareholders' equity, multiplied by the Company's contribution ratio relative to the total capital contribution of the parties involved.

Any increase or decrease in the provision for losses on investments in equity instruments of other entities at the end of the fiscal year is recognized as a financial expense.

e) Accounting methods for other transactions related to financial investments

6- Recognition principle for receivables :

Receivables are presented at their book value minus provisions for doubtful debts.

The classification of receivables into trade receivables and other receivables is carried out based on the following principles:

- Trade receivables reflect amounts owed by customers resulting from commercial transactions such as the sale of goods and services between the company and independent third parties, including export sales through other entities.
- Other receivables reflect amounts not related to commercial transactions.

- Provisions for doubtful debts are established for receivables deemed uncollectible, based on the aging of receivables or anticipated losses. Provisions are calculated in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, as follows:

- + 30% of the value of receivables overdue for more than 6 months but less than 1 year.
- + 50% of the value of receivables overdue for more than 1 year but less than 2 years.
- + 70% of the value of receivables overdue for more than 2 years but less than 3 years.
- + 100% of the value of receivables overdue for more than 3 years.

+ In cases of receivables deemed uncollectible, a provision is recognized based on the estimated amount of loss.

Adjustments to the provision for doubtful debts are made at the end of the fiscal year to reflect the impact on the company's operating expenses. Increases and decreases in the balance of the allowance for doubtful accounts required at the end of the fiscal year are recognized in administrative expenses.

7- Recognition principle for inventories :

Inventories are recognized at the lower cost or net realizable value.

The cost of inventories is determined as follows.

- Raw materials and goods: Includes purchase price and other directly attributable costs incurred to bring the inventories to their current location and condition.

- Work-in-progress and finished goods: Includes the cost of raw materials, direct labor, and appropriate allocation of overhead costs.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the costs necessary to make the sale.

Inventory costs are calculated using the FIFO method and recorded regularly based on this accounting policy.

A provision for devaluation of inventories is established for items where the cost exceeds the net realizable value.

Adjustments to the provision for devaluation of inventories are made at the end of the fiscal year and recognized as an expense in the cost of goods sold.

8- Recognition and depreciation principles for fixed assets, finance leased assets and investment properties:

a) Accounting principles for tangible and intangible fixed assets:

- Fixed assets are stated at Historical cost less accumulated depreciation.

- The historical cost of fixed assets includes purchase costs and directly attributable costs incurred to bring the assets to their intended use. Subsequent expenditures for repairs and enhancements are capitalized into the value of the assets and are reflected in the financial statements.

- When fixed assets are sold or liquidated, their book value and accumulated depreciation are derecognized, and any related income or expense arising from the transaction is recorded in the financial statements.

- Depreciation method for fixed assets:

+ Fixed assets are depreciated by using the straight-line method over their estimated useful life, in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance.

+ The estimated useful lives are as follows

Type of Asset	Useful life
Buildings – Structures	05 - 50 years
Machinery and equipment	03 - 20 years
Vehicles	06 - 30 years
Management tools	03 - 10 years
Land use rights	20 - 50 years

b) Recognition and depreciation principles for investment properties:

- Valuation principles

+ Investment properties includes market stalls, infrastructure and clearance expenses of site which is owned by the Company and used for the purpose of gaining rental income.

+ Investment property is recognized at cost less accumulated depreciation.

The cost of an investment property is the total expenditure incurred by the Company or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction.

+ Any expenses related to investment properties incurred after recognition are added to the asset's book value if they increase the future economic benefits. Otherwise, they are recorded as expenses in the period incurred.

+ When investment properties are sold, the historical cost and accumulated depreciation are derecognized, and any gain or loss arising from the sale is recorded as income or expense.

- Depreciation method for investment property:

Depreciation of investment properties is calculated using the straight-line method.

+ Estimated useful life of investment properties:

Type of Investment property	Useful life
Market stalls + Technical infrastructure	25 years
Site clearance	50 years
Compensation costs	20 years

9- Accounting policies for biological assets:

The Company does not have any biological assets; therefore, accounting policies for biological assets are not applicable.

10- Accounting principles for business cooperation contracts:

11- Accounting principles for prepaid expenses:

Prepaid expenses include:

- Prepaid rental expenses for land or premises
- Prepaid service expenses for business operations
- Expenses for insurance (Fire and explosion insurance)
- Expenses for installation and repair
- Other prepaid expenses

12- Accounting principles for payables

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

- Trade payables reflect commercial payables arising from transactions involving the purchase of goods, services, and assets purchase where the suppliers are independent entities from the Company, including payables for imports made through authorized representatives.

13- Accounting principles for dividends and profit payable

The Company recognizes dividends payable to shareholders when there is a Resolution of the General

The amount of dividends payable is determined based on the approved dividend rate and the number of shares

These dividends are presented as a current liability in the Financial Statements until they are actually paid to shareholders.

14- Accounting principles for payables and accrued expenses

- Accrued expenses reflect payables for goods and services received from sellers or provided to buyers but not yet paid due to absence of invoices or insufficient accounting documents, and payables to employees for vacation pay, and accrued production and business expenses.
- Other payables reflect non-commercial payables not related to transactions involving the purchase, sale or provision of goods and services.

15- Recognition principle for unearned revenue:

- Unearned revenue is recognized according to the following principle: the amount of money received in advance from the buyer but related to multiple accounting periods, and the seller has delivered goods and provided services (leasing business stalls), and assets for the buyer's use.

16- Recognition principle for provisions:

- Provisions are recognized at the reasonably estimated amount of the expenditure required to settle the present obligation at the end of the reporting period.
- Recognition method: The provision is increased (or reversed) by the difference greater (or less) between the provision required for the current year and the provision recognized in the previous year recorded in the accounting books.

17- Accounting principles for deferred cor

a) Accounting principles for deferred income tax assets

The recognition of deferred CIT assets is carried out under the principle of offsetting deferred tax assets with deferred tax liabilities. If the deferred tax assets arising from previous years are realized in the current year, the recognition is performed as follows:

- If the deferred CIT asset generates a greater refund amount than the deferred CIT liability in the same fiscal year, the difference is recorded as a reduction in CIT expenses.
- If the deferred CIT asset generates a lesser refund amount than the deferred CIT liability in the same fiscal year, the difference is added to the CIT expenses.

Accounting principles for deferred corporate income tax payable:

Deferred CIT liabilities are recognized for temporary differences that lead to taxable amounts in the future, except for those related to the initial recognition of goodwill or other transactions that are not part of a business combination and do not affect accounting or taxable profit at the time of the transaction.

b) Accounting principles deferred corporate income tax payable

Deferred income tax liabilities must be recognized for all taxable temporary differences, unless the deferred income tax liability arises from the initial recognition of an asset or liability in a transaction that has no impact on accounting profit or taxable profit (or tax loss) at the time of the transaction.

18- Recognition principle for borrowings and finance lease liabilities:

Borrowings and finance lease liabilities are initially recognized at the actual amount received, net of directly attributable transaction costs (if any).

After initial recognition, borrowings and finance lease liabilities are carried at cost, and the principal amount payable is classified into current and non-current liabilities based on the repayment schedule.

Borrowing costs are recognized in finance expenses in the period on an accrual basis, except for those eligible for capitalization in accordance with regulations.

Finance lease obligations are recognized at the present value of the minimum lease payments and are subsequently allocated between finance expenses and the outstanding principal over each period.

Finance lease obligations are recognized at the present value of the minimum lease payments and are subsequently allocated between finance expenses and the principal payable over each period.

19- Recognition principle for capitalization of borrowing expenses:

- Borrowing costs are recognized as expenses in the period when they are incurred.
- Borrowing costs are capitalized when they are directly related to the investment in the construction or production of assets under construction that require a sufficient period (over 12 months) to be put into use for their intended purpose or for sale, and it is certain that future economic benefits will be derived from the use of that asset, additionally the borrowing costs can be reliably determined.

20- Recognition principle for convertible bonds:

21- Recognition principle for equity:

- Recognition principle of paid-in capital, capital surTotal and other capital:
- + Owner's investment: This represents the actual contributed capital by the shareholders.
- + Capital surTotal: This is the difference (positive or negative) between the actual issue price and the par value of shares in joint-stock companies during share issuance and treasury share reissuance. Any direct costs related to additional share issuance and treasury share reissuance are deducted from share premium.
- + Other capital is formed by additions from business results, asset revaluation, and the residual value between the fair value of donated, gifted, or sponsored assets after deducting any related taxes payable.
- + When repurchasing shares issued by the Company, the payment amount, including transaction-related costs, is recorded as treasury stock and reflected as a deduction from owner's equity. Upon reissuance, the difference between the reissuance price and the book value of treasury shares is recorded under Capital surTotal.

+ Recognition principle for undistributed profits: Undistributed profit after tax on the Balance Sheet represents the profit (or loss) from the enterprise's operations after deducting corporate income tax expenses for the current period and adjustments due to retrospective application of accounting policy changes and retrospective adjustments of material errors from prior periods.

- Principle for allocating funds from profit after tax: According to the Company's charter and the resolution of the General Meeting of Shareholders.

22- Recognition principle and methods for revenue and other income:

- Revenue from sales is recognized when the following conditions are met:

- + Significant risks and rewards of ownership of the goods or products have been transferred to the buyer, and the completion of the transaction is reasonably assured
- + The company no longer retains control over the goods or manages them as an owner
- + The revenue is reliably measurable
- + It is probable that the economic benefits associated with the sale will be obtained by the Company
- + Expenses associated with the sale can be measured reliably

- Revenue from service rendered is recognized When the outcome of the transaction can be reliably estimated. If the service is performed over multiple periods, Revenue is recognized in the period based on the completed portion at the end of the accounting period. Revenue from service rendered is recognized when the following conditions are met:

- + The revenue is reliably measurable
- + It is probable that the economic benefits associated with the service rendered will be obtained by the Company
- + The completed portion of the transaction at the end of the fiscal year can be determined.
- + The expenses incurred for the transaction and the expenses to complete the service provision can be determined.

- Revenue from sales of real estate:

Revenue from the sale of real estate for where the Company is the investor, is recognized when all of the following conditions are met simultaneously:

- + The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and rewards of ownership to the buyer.
- + The Company no longer retains control over the property or manages them as an owner
- + The revenue is reliably measurable
- + It is probable that the economic benefits associated with property transactions will be obtained by the Company
- + Expenses associated with the property transactions can be measured reliably

- Financial income is recognized when the following are satisfied:

- + It is probable that the economic benefits associated with transactions will be obtained by the Company
- + The income is reliably measurable

- Other income fully complies with the revenue recognition principle according to Accounting Standards.

23- Accounting principles for revenue deductions:

- Revenue deductions include special consumption tax.

24- Accounting principles for cost of goods sold:

Cost of goods sold is recognized when revenue from sale or service rendered arises during the accounting period. The enterprise recognizes the cost of goods sold following the relevant principle, consistency principle, and prudence principle. All incurred expenses are reasonable and legitimate and are stipulated in the Law on Corporate Income Tax.

25- Recognition principle and methods for financial expenses:

Financial expenses recognized in the income statement are the total financial expenses incurred during the period, without offsetting against financial operating income.

26- Accounting principles for Selling and general administrative expenses:

Selling expenses and administrative expenses are all expenses incurred in the process of selling products, goods, providing services, and general management expenses of the Company.

27- Accounting principles for disposal and liquidation of property, plant and equipment and investment property

When property, plant and equipment and investment property are sold or disposed of, the Company derecognizes the related cost and accumulated depreciation.

The carrying amount of the asset (cost less accumulated depreciation) and any directly related disposal or sale expenses are recognized in other expenses.

Proceeds from the sale or disposal of assets are recognized in other income

The difference between income and expenses arising from the sale or disposal of assets is recognized in the current period's profit or loss.

28- Recognition principle and methods for current income tax expense and deferred income tax expense:

Corporate income tax expense includes current corporate income tax and deferred corporate income tax.

Current income tax

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and transferred losses.

Deferred corporate income tax

Deferred income tax is the corporate income tax payable or refundable due to temporary differences between the book value of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized.

The book value of deferred tax assets is reviewed at the end of the fiscal year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Deferred tax assets not previously recognized are reassessed at the end of the fiscal year and recognized to the extent that it has become probable that sufficient taxable profit will be available to allow the deferred tax asset to be utilized.

Deferred tax assets and deferred tax liabilities are determined using the tax rate expected to apply in the year the asset is realized or the liability is settled, based on tax rates effective at the end of the fiscal year. Deferred income tax is recognized in the Statement of Comprehensive Income and is only recognized directly in equity when the tax relates to items charged or credited directly to equity.

Deferred tax assets and deferred tax liabilities are offset when:

- The Company has a legally enforceable right to offset current tax assets against current tax liabilities.
- The deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.
- The Company intends to settle its current tax payables and current tax assets on a net basis, or to realize the asset and settle the liability simultaneously, in each future period when significant portions of the deferred tax liabilities or assets are settled or recovered.

29- Other accounting principles and methods:

30- Principles and methods for preparing consolidated financial statements:

Principles for consolidation of financial statements

The consolidated financial statements comprise the financial statements of Hoc Mon Trade Joint Stock Company and the financial statements of its subsidiaries and associates (collectively referred to as the Company) and reflect the equity interests of the Company in the associates. These are prepared for the financial period ending on September 30, 2026. Consolidated financial statements are prepared by the accounting policies and standards applicable to the parent company. The financial statements of subsidiaries are adjusted as necessary to align with the accounting policies and standards of the parent company, ensuring consistency within the Company.

Control is achieved when the parent company is able to manage the financial and operating policies of its subsidiaries. The results of subsidiaries are included in the consolidated financial statements from the date of acquisition of control and are excluded when the control ceases.

The results of a subsidiary are included in the consolidated financial statements from the date the parent acquires control to the date such control ends. The results of transactions and balances within the Company are eliminated while the consolidated financial statements are prepared. Intercompany balances and unrealized gains or losses resulting from intercompany transactions are also eliminated.

Differences arising from investments in subsidiaries, including fair value adjustments to assets, are measured and recognized at the acquisition date. These differences are amortized over their useful lives, if applicable. Unrealized losses are recognized if the transaction indicates an impairment.

The subsidiary's net profit or loss attributable to the parent is recognized in consolidated financial statements, reflecting the profits of the parent company through its ownership. Losses that exceed the profits of the parent company are recognized unless there is an agreement to offset or recover such losses in subsequent periods.

Business combination transactions are accounted for using the purchase method. The fair value of the business combination includes the fair value as of the exchange date of the assets exchanged, liabilities incurred or assumed, and equity instruments issued by the acquirer to gain control of the acquiree. Total any directly attributable costs related to the business combination. Identifiable assets, liabilities, and recognized contingent liabilities in the business combination transaction are initially recorded at their fair value as of the acquisition date, excluding the interests of minority shareholders.

Accounting method for joint business operations over multiple stages:

*** For the investment in Hoc Mon Agricultural and Food Wholesale Market Managing and Trading Company Limited: The historical cost method is applied.

The parent company gains control from the establishment date of the subsidiary. Quarterly, the subsidiary transfers 75% of its post-tax profit to the parent company, which is reflected in the consolidated financial statements of the parent company.

The profits distribution is decided by the General Meeting of Shareholders of the parent company. The Board of Management of the subsidiary is appointed by the Board of Directors of the parent company.

The company does not revalue this investment for the fair value determination.

***For the investment in Hoc Mon Foods Processing Corporation (HFC): The equity method is applied.

Quarterly, based on the Income Statement of HFC, the Company adjusts the increase (decrease) in the investment expense according to the ownership percentage;

V. SUPPLEMENTARY INFORMATION FOR DETAILED PRESENTED AT THE BALANCE SHEET:

Unit: VND

01- Cash and cash equivalents:

Closing balance Opening balance

1.1 Cash on hand:	129.584.723	333.080.643
1.2 Cash in banks:	49.580.110.462	19.696.957.002
+ Joint Stock Commercial Bank for Investment and Development of Vietnam – Hoc Mon Branch	29.208.190.827	6.277.078.908
+ Vietnam Bank for Agriculture and Rural Development – Hoc Mon Branch and Branch 12	19.649.979.113	11.820.140.854
+ The other banks	721.940.522	296.343.750

Total

49.709.695.185 20.030.037.645

1.3 Cash equivalents (term deposits with maturity of 3 months or less):

Closing balance Opening balance

+ Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch	6.000.000.000	6.000.000.000
+ Vietnam Bank for Agriculture and Rural Development – 12 Branch	3.000.000.000	3.000.000.000
1 month maturity	2.000.000.000	2.000.000.000
3 months maturity	1.000.000.000	1.000.000.000
+ Joint stock Commercial Bank for Investment and Development of Viet Nam - Hoc Mon Branch (01 months)	60.000.000.000	0

Total

69.000.000.000 9.000.000.000

02- Financial investments:

2a. Trading securities:

Item		Closing balance			Opening balance		
		Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
Name of company	Stock	33.835	10.759	(23.076)	33.835	18.119	(15.716)
- Van Phat Hung Corporation (VPH Corp)	VPH	33.835	10.759	(23.076)	33.835	18.119	(15.716)

- Fair value basis: Valuation based on the closing price of listed shares on the Ho Chi Minh Stock Exchange as of September 30, 2026.

- The number of securities unchanged.

2b. Held-to-maturity investments:

Item	Closing balance			Opening balance		
	Historical cost	Recoverable value	Provision value	Historical cost	Recoverable value	Provision value
a) Short-term:	121.562.152.758	119.562.152.758	0	148.226.064.523	148.226.064.523	0
- Joint Stock Commercial Bank for Investment and Development of Vietnam – Hoc Mon Branch	25.000.000.000	25.000.000.000	0	25.000.000.000	25.000.000.000	0
- Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch and Branch No. 12	25.000.000.000	25.000.000.000	0	25.000.000.000	25.000.000.000	0
- Saigon Thuong Tin Commercial Joint Stock Bank - Hoc Mon Branch	25.000.000.000	25.000.000.000	0	30.000.000.000	30.000.000.000	0
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ho Chi Minh Large Enterprise Customer Center Branch	21.650.000.000	21.650.000.000	0	42.000.000.000	42.000.000.000	0
- Kien Long	15.650.000.000	15.650.000.000	0	5.300.000.000	5.300.000.000	0
- Other banks	2.000.000.000	2.000.000.000	0	12.720.000.000	12.720.000.000	0
<i>Interest receivable from bank deposits</i>	<i>3.074.136.461</i>	<i>3.074.136.461</i>	<i>0</i>	<i>4.180.183.681</i>	<i>4.180.183.681</i>	<i>0</i>
<i>Retained margin interest income from Xuan Thoi Dong Residential Area project</i>	<i>4.188.016.297</i>	<i>4.188.016.297</i>	<i>0</i>	<i>4.025.880.842</i>	<i>4.025.880.842</i>	<i>0</i>
			0	0	0	0
b) Long-term	0	0	0	0	0	0
Total	121.562.152.758	119.562.152.758	0	148.226.064.523	148.226.064.523	0

-As of September 30, 2026, the Company had held-to-maturity investments pledged as collateral to secure loans, with a value of VND 48,350,000,000 for a loan from Shinhan Vietnam Bank Limited – North Saigon Branch; VND 25,000,000,000 for a loan from Joint Stock Commercial Bank for Investment and Development of Vietnam – Hoc Mon Branch; and VND 15,000,000,000 for a loan from Vietnam Bank for Agriculture and Rural Development – Hoc Mon Branch.

2c. Long-term financial investments:

Item	Closing balance			Opening balance		
	Historical cost	Recoverable value	Provision value	Historical cost	Recoverable value	Provision value
- Investments in associates and joint ventures (1)	52.500.040.000	54.038.773.110	0	52.500.040.000	61.245.414.227	0
- Investment in other entities (Ben thanh Duc Khai Property Corporation) (2)	878.238.342	0	(878.238.342)	878.238.342	0	(878.238.342)
Total	53.378.278.342	54.038.773.110	(878.238.342)	53.378.278.342	61.245.414.227	(878.238.342)

(1) According to the Enterprise Registration Certificate No. 0312789319, amended for the 6th time on July 27, 2026, issued by the Department of Finance of Ho Chi Minh City. As at the end of the accounting period, the Company had invested VND 52,500,040,000, equivalent to 35.00% of the charter capital (beginning balance: VND 52,500,040,000, equivalent to 35.00% of the charter capital). HFC Company operated effectively and paid dividends for 2025 at a rate of 5%.

(2) Investment in Ben thanh Duc Khai Property Corporation with the amount of 878,238,342 VND, equivalent to 8.4% of the charter capital (the Opening balance was 878,238,342 VND, equivalent to 8.4% of the charter capital). The company is in the process of dissolution as per the Resolution of the General Meeting of Shareholders of Ben thanh Duc Khai Property Corporation No. 01/2014/NQ-ĐHĐCĐ-BTĐK dated January 3, 2014.

The fair value of the above investments cannot be determined due to the lack of transaction prices and the absence of guidance on fair value determination in Vietnamese Accounting Standards. Therefore, the Company determines the fair value as the original investment cost less provision.

03- Current trade receivables:

	Closing balance		Opening balance	
	Book value	Provision value	Book value	Provision value
a) Short-term				
Receivables from other customers	18.915.024.372	0	13.643.241.977	0
- Retail customers of petrol stations	4.206.060.864	0	2.417.576.379	0
- Residential customers - Xuan Thoi Dong Residential Area Project	9.421.812.152	0	10.788.466.256	0
- Other customers	5.287.151.356	0	437.199.342	0
b) Long-term	0	0	0	0
c) Receivables from related parties	1.351.680.000	0	546.120.000	0
- Transimex Port Joint Stock Company	1.351.680.000	0	546.120.000	0
Total	20.266.704.372	0	14.189.361.977	0

04- Current prepayments to suppliers	Closing balance	Opening balance
Prepayments to related parties	5.866.347	4.111.467
Petrolimex Sai Gon One Member Limited Liability Company	5.866.347	4.111.467
Prepayments to other suppliers	12.951.962.488	7.583.407.185
Enter Construction Consulting Limited Liability Company	3.400.397.687	2.064.454.884
Phu Loc Construction Design Consulting Joint Stock Company	1.607.038.866	0
Dai Minh Nhut One Member Company Limited	2.027.887.500	0
Other suppliers	5.916.638.435	5.518.952.301
Total	12.957.828.835	7.587.518.652

05- Other receivables:	Closing balance		Opening balance	
5a. Other current receivables:	Book value	Book value	Book value	Book value
Receivables from related parties	0	0	0	0
Receivables from other organizations and individuals	344.321	0	1.778.216	0
- Other customer	344.321	0	1.778.216	0
Total	344.321	0	1.778.216	0

5b. Other non-current receivables:	Book value	Book value	Book value	Book value
Deposits and guarantees - Department of Planning and Investment of Ho Chi Minh City (*)	7.248.541.171	0	7.248.541.171	0
Deposits and guarantees - Duong Dong - Binh Thuan Company Limited	360.000.000	0	360.000.000	0
	7.608.541.171	0	7.608.541.171	0

(*) On November 6, 2017, Hoc Mon Trade Joint Stock Company deposited an amount of VND 14,497,082,342 with the Department of Planning and Investment of Ho Chi Minh City as per the Deposit Agreement to ensure the implementation of the Residential Housing Project in Xuan Thoi Dong Commune, Hoc Mon District. On November 28, 2017, the People's Committee of Ho Chi Minh City issued Decision No. 6203/QĐ-UBND, granting Hoc Mon Trade Joint Stock Company the right to use the land for implementing the Residential Housing Project in Xuan Thoi Dong Commune, Hoc Mon District, Ho Chi Minh City.

- On April 19, 2019, the Department of Planning and Investment refunded 50% of the deposit amount in accordance with Deposit Agreement No. 41/TTKQ-2017 dated November 6, 2017, with the amount of VND 7,248,541,171, at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon Branch.

06- Inventories:

Item	Closing balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
Raw materials: Disinfectant and antiseptic drugs	10.160.000	0	9.370.000	0
- Properties (Housing - Xuan Thoi Dong Residential Area Project) (*)	50.517.234.104	0	109.294.691.344	0
- Other goods (petroleum and various types of lubricants...)	5.408.461.523	(45.051.429)	4.664.585.283	(45.051.429)
Total	55.935.855.627	(45.051.429)	113.968.646.627	(45.051.429)
- Value of inventory pledged to collateralize to ensure liabi	0	0	0	0
- Value recovered from provision for inventory devaluation during the period	0	0	0	0

07- Deferred expenses
7a.Short-term deferred expenses

	Closing balance	Opening balance
- Costs of repairing and reinforcing signage and purchasing materials for fuel stations	165.207.927	1.152.419.007
- Deferred expenses at Market Company	358.339.465	214.301.216
- Other expenses	1.301.671.352	1.697.604.530
Total	1.825.218.744	3.064.324.753

7b. Long-term deferred expenses

	Closing balance	Opening balance
Land rental fee for the clean water supply station	3.781.437.499	3.854.313.172
Road improvement works at gates B1, B2, ...	4.921.967.164	4.886.137.824
Non-current prepaid expenses at the Market Company	1.128.902.087	173.450.601
Other expenses	2.566.312.765	2.065.016.426
Total	12.398.619.515	10.978.918.023

(*) Clean water supply station, with a 50-year allocation period as stipulated in the agreement document dated August 24, 2025.

08- Tangible fixed assets:

Item	Buildings and structures	Machinery and equipment	Motor vehicles	Management Tools	Total
Tangible fixed assets historical cost					
At the beginning of the year	43.851.873.895	14.893.217.188	10.710.617.520	954.336.526	70.410.045.129
- Purchases during the period	100.000.000	214.910.000	0	36.850.000	351.760.000
- Liquidation, sales and transfer	1.010.000.000	124.072.728	4.787.630.000	0	5.921.702.728
At the end of this period	42.941.873.895	14.984.054.460	5.922.987.520	991.186.526	64.840.102.401
Of which: Fully depreciated but still in use	12.289.034.886	5.172.833.404	99.500.000	237.003.190	17.798.371.480
Accumulated depreciation					
At the beginning of the year	18.910.392.436	8.975.907.980	3.527.034.445	399.988.825	31.813.323.686
- Depreciation during the period	1.487.404.427	915.665.610	692.925.314	164.337.993	3.260.333.344
- Liquidation, sales and transfer	898.909.022	124.072.728	265.651.526	0	1.288.633.276
At the end of this period	19.498.887.841	9.767.500.862	3.954.308.233	564.326.818	33.785.023.754
Net book value of tangible fixed assets					
- At the beginning of the year	24.941.481.459	5.917.309.208	7.183.583.075	554.347.701	38.596.721.443
- At the end of this period	23.442.986.054	5.216.553.598	1.968.679.287	426.859.708	31.055.078.647

- The net book value at the end of the period of tangible fixed assets used as collateral or pledged to secure loans: none

09- Intangible fixed assets:

Item	Land use rights	Publication rights	Software	Other intangible assets	Toal
Intangible fixed assets historical cost					
At the beginning of the year	40.093.252.534	0	0	430.000.000	40.523.252.534
- Purchases during the period	19.082.193.678	0	295.000.000	0	19.377.193.678
At the end of this period	59.175.446.212	0	295.000.000	430.000.000	59.900.446.212
Accumulated amortization					
At the beginning of the year	1.298.372.946	0	0	3.120.967	1.301.493.913
Amortization during the period	109.194.235	0	18.666.442	32.249.997	160.110.674
At the end of this period	1.407.567.181	0	18.666.442	35.370.964	1.461.604.587
Net book value of intangible fixed assets					
- At the beginning of the year	38.794.879.588	0	0	426.879.033	39.221.758.621
-At the end of this period	57.767.879.031	0	276.333.558	394.629.036	58.438.841.625

+ The net book value at the end of the period of intangible fixed assets used as collateral or pledged to secure loans: none

+ The net book value of intangible fixed assets which are fully depreciated but still in use: 0 VND

10- Investment properties:

Item	At the beginning of the year	Increase during the period	Decrease during the period	At the end of this period
a) Investment property for lease				
Historical cost	68.902.869.059	6.834.758.956	75.737.628.015	75.737.628.015
* House	28.807.614.543	6.272.937.567	35.080.552.110	35.080.552.110
- Vegetable market pavilion	13.161.237.343	0	0	13.161.237.343
- Meat market pavilion	7.512.905.862	0	0	7.512.905.862
- Others	8.133.471.338	6.272.937.567	0	14.406.408.905
* Infrastructure	40.095.254.516	561.821.389	40.657.075.905	40.657.075.905
- Infrastructure of vegetable market	13.628.452.646	0	0	13.628.452.646
- Compensation	13.827.302.657	0	0	13.827.302.657
- Others	12.639.499.213	561.821.389	0	13.201.320.602
Accumulated depreciation	48.684.259.335	1.115.297.798	49.799.557.133	49.799.557.133
* House	24.459.150.859	950.409.990	25.409.560.849	25.409.560.849
- Vegetable market pavilion	11.362.534.886	394.837.119	0	11.757.372.005
- Meat market pavilion	5.459.378.316	225.387.180	0	5.684.765.496
- Others	7.637.237.657	330.185.691	0	7.967.423.348
* Infrastructure	24.225.108.476	164.887.808	24.389.996.284	24.389.996.284
- Infrastructure of vegetable market	9.929.806.893	0	0	9.929.806.893
- Compensation	8.296.381.593	0	0	8.296.381.593
- Others	5.998.919.990	164.887.808	0	6.163.807.798
Net book value	20.218.609.724	6.834.758.956	1.115.297.798	25.938.070.882
* House	4.348.463.684	6.272.937.567	950.409.990	9.670.991.261
- Vegetable market pavilion	1.798.702.457	0	394.837.119	1.403.865.338
- Meat market pavilion	2.053.527.546	0	225.387.180	1.828.140.366
- Others	496.233.681	6.272.937.567	330.185.691	6.438.985.557
* House and land use rights	0	0	0	0
* Infrastructure	15.870.146.040	561.821.389	164.887.808	16.267.079.621
- Infrastructure of vegetable market	3.698.645.753	0	0	3.698.645.753
- Compensation	5.530.921.064	0	0	5.530.921.064
- Others	6.640.579.223	561.821.389	164.887.808	7.037.512.804
b) Investment property held for capital appreciation	0	0	0	0

- The People's Committee of Ho Chi Minh City issued Decision No. 4942/QĐ-UBND on October 7, 2014, regarding the settlement of the Northern City Wholesale Market project.

- The funded budget source is: **29.626.768.849 VND**

- The net book value of fully depreciated investment properties still in use at the end of the period: **11.743.750.113 VND**

11- Non-current assets in progress:

	Closing balance		Opening balance	
a) Long-term work in progress	Historical cost	Recoverable value	Historical cost	Recoverable value
* Xuan Thoi Dong Residential Area Project	59.857.274.108	59.857.274.108	75.219.567.328	75.219.567.328
* 4th floor of Shopping Mall Project	18.181.818.182	18.181.818.182	18.181.818.182	18.181.818.182
* Others	913.425.926	913.425.926	730.740.741	730.740.741
Total	78.952.518.216	78.952.518.216	94.132.126.251	94.132.126.251
b) Long-term construction in progress:	Historical cost	Recoverable value	Historical cost	Recoverable value
- 1/500 Planning of Hoc Mon Agromarket Reconfiguration	779.970.009	779.970.009	509.970.009	509.970.009
- Atrium project	130.000.000	130.000.000	0	0
- Others	76.461.574	76.461.574	3.616.772.172	3.616.772.172
Total	986.431.583	986.431.583	4.126.742.181	4.126.742.181

12- Deferred income tax assets and Payable deferred income tax

a) Deferred income tax assets:	Closing balance	Opening balance
- Temporarily pay 1% CIT	1%	1%
- Accrual for severance allowance	20%	20%
- Temporarily pay 1% CIT	719.316.481	939.093.231
- Accrual for severance allowance	366.659.417	354.770.833
b) Payable deferred income tax:	1.085.975.898	1.293.864.064
Total	0	0

13- Trade payables:

	Closing balance	Opening balance
a) Current trade payables:	17.828.506.241	16.518.835.027
Hoang Quan Real Estate Consulting Trading Services Jst	5.000.000.000	5.000.000.000
Phu Loc Construction Consulting Joint Stock Company	1.829.410.935	2.355.598.611
Others	10.999.095.306	9.163.236.416
b) Non-current trade payables:	0	0
c) Overdue debt	0	0
d) Payables from related parties	0	0
Total	17.828.506.241	16.518.835.027

14- Current prepayments from customers:

	Closing balance	Opening balance
Customers from Xuan Thoi Dong Residential Area Project	68.690.139.787	78.304.891.854
Other customers	30.888.700	409.008.700
Total	68.721.028.487	78.713.900.554

15- Payable dividends and profits

Item	Closing balance	Opening balance
The third interim dividend of 2025 - The orthers	0	4.803.476.805
Dividends for 2025 and the first installment for 2026 - Association for Promoting Education of HocMon district	162.000.000	91.125.000
Total	162.000.000	4.894.601.805

16- Taxes and other obligations payable to the Government

Item	Opening balance	Tax Payable	Tax paid	Closing balance
a) Tax payable:				
<i>* Short-term:</i>	2.349.967.701	22.795.062.765	(22.342.200.554)	2.802.829.912
- Value added tax	597.989.483	17.224.489.008	(16.684.211.261)	1.138.267.230
- Personal income tax (from capital investments)	116.146.095	279.123.555	(395.269.650)	0
- Personal income (from salaries, wages)	15.540.513	0	(15.540.513)	0
- Non-agricultural land use tax	0	74.834.888	(74.834.888)	0
- Natural resource tax	3.648.150	31.888.350	(31.909.050)	3.627.450
- Corporate income tax	1.613.143.460	4.780.822.934	(4.733.031.162)	1.660.935.232
- Other payables (fees, charges, late payment fees)	3.500.000	403.904.030	(407.404.030)	0
<i>* Long-term:</i>	0	0	0	0
Total	2.349.967.701	22.795.062.765	(22.342.200.554)	2.802.829.912
b) Tax receivable:				
<i>* Short-term:</i>	6.109.656.375	3.268.095.223	(4.594.319.304)	7.435.880.456
- Personal income (from salaries, wages)	362.510.416	1.388.360.997	(1.786.606.682)	760.756.101
- Land rental fees	686.517.279	2.080.976.059	(1.884.075.574)	489.616.794
- Corporate income tax	5.060.628.680	(201.241.833)	(923.637.048)	6.185.507.561
+ Corporate income tax from business operation	4.216.627.567	0	0	4.216.627.567
+ Corporate income tax from properties sales and transfer (provision of 1%) (*)	708.470.979	(201.241.833)	0	909.712.812
+ Corporate income tax from real estate transfers (*)	135.530.134	0	-923637048	1.059.167.182
<i>* Long-term:</i>	0	0	0	0
Total	6.109.656.375	3.268.095.223	(4.594.319.304)	7.435.880.456

17- Current accrued expenses:

	Closing balance	Opening balance
a) Short-term:	177.527.021	274.993.152
Audit fees	29.199.999	218.200.000
Interest expenses payable	118.327.022	0
Other expenses	30.000.000	56.793.152
b) Long-term:	0	0
Total	177.527.021	274.993.152

18- Payables to employees:	Closing balance	Opening balance
- Salaries and allowances payable	10.975.481.014	18.876.332.218
Total	10.975.481.014	18.876.332.218
19- Unearned revenue:	Closing balance	Opening balance
19a. Current	922.786.926	2.986.207.776
- Unearned revenue - Meat Market	197.907.546	753.634.332
- Unearned revenue - Vegetable Market	409.493.718	1.602.092.400
- Unearned revenue - Kiosk Rental	148.312.992	591.902.364
- Unearned revenue - Canteen Rental	9.644.670	38.578.680
- Unearned revenue - Advertising (Ben Thanh)	4.500.000	0
	0	0
	152.928.000	0
19b. Non-current	112.443.137.274	84.108.771.861
- Unearned revenue - Vegetable Market	43.499.603.250	43.535.705.418
- Unearned revenue - Meat Market	25.815.066.704	23.394.076.400
- Unearned revenue - Kios	15.682.716.579	15.684.066.183
- Unearned revenue - Canteen Rental	1.494.923.860	1.494.923.860
- Unearned revenue - Goods distribution area	25.950.826.881	0
Total	113.365.924.200	87.094.979.637
20- Other payables:	Closing balance	Opening balance
20a. Current	8.473.394.973	8.506.416.723
Payable to Hoang Quan Real Estate Company	8.226.893.022	8.226.893.022
Other payables	246.501.951	279.523.701
20b. Non-current	10.021.890.320	11.955.672.304
Registration for right to purchase properties in the Xuan Thoi Dong Residential Area project.	5.095.000.000	7.295.000.000
Other payables	4.926.890.320	4.660.672.304
Total	18.495.285.293	20.462.089.027

21- Short-term borrowings and finance lease liabilities

Index	Closing balance	Year 2026		Opening balance
		Increased	Decreased	
a. Short-term borrowings:	70.561.941.995	627.363.621.995	1.178.103.360.000	64.500.000.000
- Joint Stock Commercial Bank for Investment & Development of Viet Nam - Hoc Mon Branch	12.717.860.000	251.342.270.000	259.124.410.000	20.500.000.000
- Shinhan Bank VN Limited Liability Company - North Saigon Branch	17.918.960.000	162.417.910.000	182.498.950.000	38.000.000.000
- Joint stock Commercial Bank for Foreign Trade of Viet Nam - Thong Nhat Branch	0	17.500.000.000	23.500.000.000	6.000.000.000
- Vietnam Bank for Agriculture and Rural Development	39.925.121.995	125.541.500.000	85.616.378.005	0
b. Short-term borrowings from related parties:	0	0	0	0
Total	70.561.941.995	627.363.621.995	1.178.103.360.000	64.500.000.000

22- Payable provisions:

Item	Opening balance	Increase during the period	Decrease during the period	Closing balance
a) Short term:	1.773.854.167	47.967.916	81.199.583	1.740.622.500
Provision for severance allowance	1.773.854.167	47.967.916	81.199.583	1.740.622.500
b) Long term:	0	0	0	0
Total	1.773.854.167	47.967.916	81.199.583	1.740.622.500

23- Equity:
a. Changes in owners' equity table:

Index	Item concluded in Owners' equity				
	Contributed capital	Other owner's equity	Development and investment fund	Undistributed profit	Total
A	1	2	3	4	
Balance at the beginning of the previous year	164.999.930.000	12.510.497.370	67.291.832.374	58.214.166.358	303.016.426.102
- Capital increase in the previous year	0	0	1.007.335.107	0	1.007.335.107
- Net profit for the previous year (after tax)	0	0	0	29.486.971.331	29.486.971.331
- Appropriation to funds	0	0	0	6.401.138.549	6.401.138.549
- Dividends	0	0	0	26.399.988.800	26.399.988.800
Balance at the end of the previous year	164.999.930.000	12.510.497.370	68.299.167.481	54.900.010.340	300.709.605.191
Balance at the beginning of this year	164.999.930.000	12.510.497.370	68.299.167.481	54.900.010.340	300.709.605.191
- Increase in this period	0	0	2.372.269.140	0	2.372.269.140
- Profit in this period	0	0	0	23.161.925.417	23.161.925.417
- Other increases	0	0	0	0	0
- Appropriation to funds	0	0	0	4.852.878.262	4.852.878.262
- Dividends	0	0	0	11.549.995.100	11.549.995.100
- Other decreases		0	0	8.444.272.936	8.444.272.936
Balance at the end of this period	164.999.930.000	12.510.497.370	70.671.436.621	53.214.789.459	301.396.653.450

b. Details of owners' investment:

	Closing balance	Opening balance
- Investment capital of Benthanh Group (State-owned entity)	39.364.500.000	39.364.500.000
- Investment capital of other entities	125.635.430.000	125.635.430.000
Total	164.999.930.000	164.999.930.000

c. Equity transactions with owners and distribution of dividends and profits :

	Year 2026	Year 2025
- Owners' investment		
+ Contributed capital at the beginning of the year	164.999.930.000	164.999.930.000
+ Contributed capital at the end of the period	164.999.930.000	164.999.930.000
	09TH - 2026	09TH - 2025
- Distributed dividends and profit	16.499.993.000	16.499.993.000
+ 2024 dividends	0	11.549.995.100
+ 2025 dividends	11.549.995.100	4.949.997.900
+ 2026 dividends	4.949.997.900	0

<i>d. Shares:</i>	Closing balance	Opening balance
- Number of shares registered to issue	16.499.993	16.499.993
- Number of shares sold to the public	16.499.993	16.499.993
+ Ordinary shares	16.499.993	16.499.993
- Number of outstanding shares	16.499.993	16.499.993
+ Ordinary shares	16.499.993	16.499.993
<i>* Par value per Share</i>	<i>10,000 VND/share</i>	<i>10,000 VND/share</i>

<i>e. The Company's funds</i>	Closing balance	Opening balance
- Development and investment fund	70.671.436.621	68.299.167.481
Total	70.671.436.621	68.299.167.481

* The purpose of the distribution of the company's funds: These funds are used for purposes as prescribed by the current accounting regulations and the company's charter of organization and operation.

f. Income and expenses, profits or losses are recognized directly in Equity in accordance with specific accounting sta

24- Bonus and welfare funds:

BONUS FUND, WELFARE	Opening balance	Increase during the period		Paid expenditures during the period	Closing balance
		Increase from profit distribution	Other increase		
- Bonus fund	2.370.543.156	741.634.787	17.020.000	(941.000.000)	2.188.197.943
- Welfare fund	1.593.483.820	994.383.399	0	(1.672.375.000)	915.492.219
Total	3.724.026.976	2.480.609.122	17.020.000	(3.297.965.936)	2.923.690.162

VI- SUPPLEMENTARY INFORMATION FOR DETAILS PRESENTED AT THE INCOME STATEMENT

	<u>This period</u>		<u>Accumulated from the beginning of period</u>	
	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
1- Revenues from sales and services rendered (No. 01)				
a. Revenue from sales	357.688.097.676	227.318.607.993	926.565.918.035	715.958.047.717
+ Revenue from sales	259.012.056.419	186.615.478.316	693.734.794.788	562.315.555.467
* Petroleum and lubricants of all types	255.440.606.615	182.972.267.322	683.071.647.386	552.219.461.860
* Electricity, water	3.571.449.804	3.643.210.994	10.663.147.402	10.096.093.607
+ Revenue from real estate transfers	61.462.934.283	3.663.811.720	123.576.521.908	44.202.847.101
* Sale of houses in the Xuan Thoi Dong Residential Area Project	61.462.934.283	3.663.811.720	123.576.521.908	44.202.847.101
+ Revenue from services rendered	36.214.322.900	35.982.528.093	106.045.567.208	106.269.275.557
* Rental of premises	2.730.329.232	2.496.797.991	7.988.111.476	7.518.473.973
* Market operation	33.483.993.668	33.485.730.102	98.057.455.732	98.750.801.584
+ Revenue from leasing investment real estate	998.784.074	1.056.789.864	3.209.034.131	3.170.369.592
* Vegetable Market	409.580.079	400.523.100	1.228.700.850	1.201.569.300
* Meat Market	499.203.995	574.448.583	1.710.333.281	1.723.345.749
* Motorcycle Store, Office at 53/1D LTK	90.000.000	81.818.181	270.000.000	245.454.543
b. Revenue from related parties	9.939.352.680	10.464.120.369	35.188.860.087	20.167.289.465
+ Transimex Port Joint Stock Company	9.929.280.000	7.242.370.370	26.657.698.518	13.891.475.828
+ Xuan Thoi Petroleum Private Enterprise	5.572.680	3.217.999.999	8.517.661.569	6.264.563.637
+ Ben Thanh Group	4.500.000	3.750.000	13.500.000	11.250.000
Total	367.627.450.356	237.782.728.362	961.754.778.122	736.125.337.182
2- Revenue deductions(Code 02)	0	0	0	0
3- Costs of goods sold (Code 11)				
- Cost of goods sold	272.822.890.638	198.635.082.882	743.269.880.847	588.937.266.206
+ Petroleum and lubricants of all types	259.035.045.832	185.379.179.803	703.082.842.710	549.858.018.128
+ Meat Shop No. 1	0	0	0	0
+ Cost of electricity and water sold	2.155.781.090	2.082.159.936	6.330.997.476	5.825.035.871
+ Cost of market operation	11.632.063.716	11.173.743.143	33.856.040.661	33.254.212.207
- Cost of house sales in the Xuan Thoi Dong Residential Area Project	52.810.215.053	3.058.987.892	105.438.962.906	37.741.276.475
- Cost of leasing premises, investment properties	2.096.602.301	1.969.108.921	8.340.646.737	6.190.030.284
- Loss and damage of inventories	596.055.584	394.861.675	1.483.140.083	1.155.839.281
Total	328.325.763.576	204.058.041.370	858.532.630.573	634.024.412.246
4- Financial income (No. 21)	Quarter III - 2026	Quarter III - 2025	Year 2026	Year 2025
- Interest income from bank deposits	3.196.550.410	1.962.458.816	7.261.898.316	5.586.930.181
Including: Interest income from escrow deposits for the Xuan Thoi Dong Residential Area project	98.009.731	81.223.964	269.639.827	239.458.736
- Dividends received	0	0	2.625.004.000	2.100.001.600
Total	3.196.550.410	1.962.458.816	9.886.902.316	7.686.931.781

5- Financial expenses (No. 22)	<u>This period</u>		<u>Accumulated from the beginning of the year</u>	
	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
- Interest expenses	1.584.017.272	608.245.614	4.444.224.735	1.757.429.822
- Provision for devaluation of securities	3.320	(1.280)	7.360	6.280
Total	1.584.020.592	608.244.334	4.444.232.095	1.757.436.102

6- Other income (No. 31)	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
- Penalties for contract violations, compensation, relocation support	203.789.337	-	625.369.904	-
- Liquidation of assets and tools	-	-	-	925.926
- Dossier expense for stall transfer	12.758.864	18.246.305	172.174.311	19.542.600
- Other income	3.885.677	292.890	2.546.269.418	5.925.370
Total	220.433.878	18.539.195	3.343.813.633	26.393.896

7- Other expenses (No. 32)	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
- Late payment fines, tax arrears	0	0	0	17.955
- Fixed ASSETS liquidation	0	0	3.081.092.997	0
Total	0	0	3.081.092.997	17.955

8-9- Selling expenses and General and administration expenses (No. 25 & No. 26)

Item	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
a) General and administration expenses	14.640.601.240	11.446.091.313	41.981.840.357	38.471.226.363
Labour costs	8.815.530.715	7.562.947.107	23.820.756.982	23.912.122.269
Other expenses	3.217.609.105	2.071.836.875	9.579.906.150	7.594.391.354
Another general and administration expenses	2.607.461.420	1.811.307.331	8.581.177.225	6.964.712.740
b) Selling expenses	13.463.546.273	14.175.250.339	40.233.935.184	41.139.492.813
Labour costs	10.108.547.392	10.889.425.419	29.808.669.844	30.937.672.873
External service expenses	2.796.490.992	2.335.330.757	8.051.122.165	7.332.633.373
Another Selling expenses	558.507.889	950.494.163	2.374.143.175	2.869.186.567
c) Decrease Selling expenses and General and administration expenses	0	0	0	0
Total	28.104.147.513	25.621.341.652	82.215.775.541	79.610.719.176

		<u>This period</u>		<u>Accumulated from the beginning of the year</u>	
** Production and business costs by element		<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
-	Direct raw materials cost, materials and tools expense	650.062.433	795.003.845	8.351.920.058	2.292.354.445
-	Labour costs	29.180.802.261	24.473.184.052	76.557.979.423	83.707.698.015
-	Depreciation expense	1.521.370.879	1.417.273.775	4.580.511.195	4.269.721.897
-	External service expenses	19.370.809.656	17.259.054.541	52.372.618.878	46.617.981.776
-	Other expenses	5.247.988.108	5.438.542.964	16.673.863.622	13.245.166.950
Total		55.971.033.337	49.383.059.177	158.536.893.176	150.132.923.083
		<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
10-	Current corporate income tax expenses (No. 51)				
	Net profit before tax	13.544.102.042	10.306.425.959	27.949.394.684	29.529.465.577
	Adjustments to increase or decrease accounting profit to determine taxable income for corporate income tax	431.008.508	275.937.500	(1.262.360.102)	(818.746.912)
	- Increasing adjustments	431.010.508	275.937.500	1.362.643.898	1.281.254.688
Including:	+ Remuneration of Members of Board of Directors and Board of Supervisors not directly hold management	294.000.000	276.000.000	922.000.000	828.000.000
	- Decreasing adjustments	(2.000)	0	(2.625.004.000)	(2.100.001.600)
	Taxable income	13.461.511.471	9.752.036.517	25.449.402.763	27.627.330.468
	Corporate income tax rate	20%	20%	20%	20%
	Corporate income tax incurred	1.660.935.232	1.672.730.799	4.780.822.934	4.857.342.326
Including:	- Corporate income tax incurred from production and business activities	1.660.935.232	1.672.730.799	4.780.822.934	4.857.342.326
	+ Hoc Mon Agromarket.	1.660.935.232	1.672.730.799	4.780.822.934	4.857.342.326
	Current corporate income tax expense	1.712.795.593	1.713.151.630	4.579.581.101	5.745.693.365
	Of which: Corporate income tax from real estate transfer (1% prepayment for Xuan Thoi Dong Residential Area project)	51.860.361	40.822.004	(201.241.833)	(19.245.784)
	Total current corporate income tax expense	1.712.795.593	1.713.151.630	4.579.581.101	5.745.693.365
11-	Deferred corporate income tax expense				
	Deferred corporate income tax expenses arising from temporary differences in taxable income	(33.325.444)	(34.049.504)	207.888.166	34.256.451
	Total deferred corporate income tax expense	(33.325.444)	(34.049.504)	207.888.166	34.256.451
		<u>Quarter 1 - 2026</u>	<u>Quarter 1 - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
12-	Basic earnings per share				
	Profit after corporate income tax of the Parent company's shareholders	11.864.631.893	8.627.323.833	23.161.925.417	23.749.515.761
	Adjustments to increase or decrease accounting profit to determine the profit allocated to common shareholders:	(9.706.096.892)	(7.867.078.949)	(6.727.409.471)	(3.137.311.032)
	- Appropriation of bonus and welfare funds	(1.720.371.624)	(921.398.185)	(3.358.479.185)	(2.536.448.283)
	- Appropriation of the Board of Executives bonus fund	(118.646.319)	(218.271.293)	(231.619.254)	(600.862.749)
	Net profit after tax attributable to shareholders	2.158.535.001	760.244.884	16.434.515.946	20.612.204.729
	Weighted average number of common shares outstanding during the year	16.499.993	16.499.993	16.499.993	16.499.993
	Basic earnings per share	131	46	996	1.249

(*) Pursuant to the General Meeting of Shareholders' Resolution No. 11/2026/NQ-DHĐCĐ dated April 24, 2026, the Company appropriated 10.68% of its profit after tax for 2025 to the Bonus and Welfare Fund and 2.53% to the Management Incentive Fund. Under the same Resolution, the Company's plan for 2026 is to appropriate 14.5% of profit after tax to the Bonus and Welfare Fund and 1% to the Management Incentive Fund.

VII. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

Accumulated from the beginning of the
year

	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
1- Proceeds from borrowings	209.483.980.000	168.500.000.000	556.801.680.000	498.500.000.000
2- Repayment of borrowings	231.582.748.005	158.000.000.000	550.739.738.005	499.400.000.000

VIII. OTHER SUPPLEMENTARY INFORMATION

1- Events occurring after the reporting date:

2- Information on related parties:

No.	Related parties	Relationship
01	Hoc Mon Agricultural and Food Wholesale Market Managing and Trading Company Limited	Subsidiaries, contributed capital: 100% ownership
02	Hoc Mon Foods Processing Corporation	Associate, contributed capital: 35,00% ownership
03	Mr. To Van Liem	Both Deputy General Director of Hoc Mon Trading Joint Stock Company and Chairman of Hoc Mon Foods Processing Corporation (Associate).
05	Mr. Le Van Tien	Both Deputy General Director of Hoc Mon Trade Joint Stock Company and General Director of Hoc Mon Agriculture Wholesale Market Company Limited (Subsidiary).

3. Transactions with Subsidiaries	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	Accumulated from the beginning of 2026	Accumulated from the beginning of 2025
- Profit receivable from subsidiaries	6.437.580.581	6.490.195.502	18.496.617.166	18.863.330.012
- Profit received from subsidiaries	6.116.396.628	6.058.136.968	18.320.112.563	18.552.681.180
- Receivables from collected-on-behalf income from stall leasing	2.533.146.858	2.449.550.400	7.143.053.258	7.239.689.600
- Received from collected-on-behalf income from stall leasing	2.097.887.000	2.537.069.436	6.811.050.686	7.677.086.274
- Payments for fixed asset leases	2.312.868.271	2.275.818.270	6.938.604.811	6.789.504.810
- Collection of fixed asset lease payments	2.312.868.271	2.275.818.270	6.938.604.811	6.789.504.810
- Guarantee commission income	19.071.700	22.268.640	60.979.940	65.815.360

Closing balances with Subsidiaries	As of September, 30 2026	As of September, 30 2025
- Profit receivable from subsidiaries	6.437.580.581	6.490.195.502
- Receivables from stall rental and amounts collected on behalf of others	1.202.791.282	1.273.366
- Short-term borrowings payable to subsidiaries.	22.000.000.000	26.200.000.000
- Interest payable to subsidiaries	194.294.519	137.380.822

4. Information on the remuneration of Board of Directors members, salaries of the General Director, and other management personnel for Quarter III of 2026:

No.	NAME	POSITION	SALARY	REMUNERATION	BONUS	DIVIDENDS	OTHER	TOTAL
	<i>Board of Directors</i>		<i>493.787.500</i>	<i>339.000.000</i>	<i>54.600.000</i>	<i>654.327.180</i>	<i>130.000.000</i>	<i>#####</i>
1	LE VAN MY	Chairman of the Board of Directors/ Legal Representative	258.950.000	45.000.000	34.600.000	479.650.680	50.000.000	868.200.680
2	NGUYEN NGOC CHAU	Deputy Chairman of the Board of Directors	0	42.000.000	0	0	10.000.000	52.000.000
3	KIEU CONG TAM	Member/General Director	156.750.000	36.000.000	20.000.000	20.015.550	10.000.000	242.765.550
4	TO VAN LIEM	Member/Deputy General Director	13.000.000	36.000.000	0	30.382.425	10.000.000	89.382.425
5	PHAM BINH PHUONG	Member	0	36.000.000	0	0	10.000.000	46.000.000
6	LE PHUC TUNG	Member	0	36.000.000	0	0	10.000.000	46.000.000
8	PHAN QUANG ĐAN	Member	0	36.000.000	0	0	10.000.000	46.000.000
9	LE ANH PHUONG	Member/Deputy General Director	65.087.500	36.000.000	0	124.278.525	10.000.000	235.366.025
10	NGUYEN THI THAI NHI	Member	0	36.000.000	0	0	10.000.000	46.000.000
	<i>Supervisory Board</i>		<i>62.850.000</i>	<i>96.000.000</i>	<i>7.700.000</i>	<i>10.758.750</i>	<i>24.000.000</i>	<i>201.308.750</i>
1	LE VAN TEO	Head of the Board of Supervisors	62.850.000	36.000.000	7.700.000	10.758.750	8.000.000	125.308.750
2	TRAN THI THUY HONG	Member	0	30.000.000	0	0	8.000.000	38.000.000
3	HUYNH LE YEN NHI	Member	0	30.000.000	0	0	8.000.000	38.000.000
	<i>Board of Directors</i>		<i>474.637.148</i>	<i>0</i>	<i>43.800.000</i>	<i>57.047.025</i>	<i>35.375.000</i>	<i>610.859.173</i>
1	PHAN THI HONG PHUC	Deputy General Director	141.622.736	0	17.500.000	2.402.550	9.000.000	170.525.286
2	NGUYEN NGOC THAO	Deputy General Director	110.550.000	0	13.600.000	44.276.175	5.000.000	173.426.175
3	LE VAN TIEN	Deputy General Director	115.450.780	0	0	10.354.050	12.375.000	138.179.830
4	TRUONG HOANG MINH THU	Chief Accountant	107.013.632	0	12.700.000	14.250	9.000.000	128.727.882
Total			1.031.274.648	435.000.000	106.100.000	722.132.955	189.375.000	2.483.882.603

5- Revenue and Operating Results by Segment (Quarter III of 2026):

ITEM	Commercial			Service			Leasing and real estate	Real estate transfer	Total
	Joint Stock Company	Market Company	Total	Joint Stock Company	Market Company	Total			
Current period	1	2	3	4	5	6	7	8	9=3+6+7+8
Net revenue from sales and service rendered	265.375.459.295	3.571.449.804	268.946.909.099	0	33.483.993.668	33.483.993.668	3.733.613.306	61.462.934.283	367.627.450.356
Cost of goods sold	259.631.101.416	2.155.781.090	261.786.882.506	0	11.632.063.716	11.632.063.716	2.096.602.301	52.810.215.053	328.325.763.576
Gross profit	5.744.357.879	1.415.668.714	7.160.026.593	0	21.851.929.952	21.851.929.952	1.637.011.005	8.652.719.230	39.301.686.780
Previous period	1	2	3	4	5	6	7	8	9=3+6+7+8
Net revenue from sales and service rendered	193.432.637.691	3.643.210.994	197.075.848.685	0	33.485.730.102	33.485.730.102	3.557.337.855	3.663.811.720	237.782.728.362
Costs of goods sold	185.774.041.478	2.082.159.936	187.856.201.414	0	11.173.743.143	11.173.743.143	1.969.108.921	3.058.987.892	204.058.041.370
Gross profit	7.658.596.213	1.561.051.058	9.219.647.271	0	22.311.986.959	22.311.986.959	1.588.228.934	604.823.828	33.724.686.992

6- Comparative information (Changes in the information presented in the consolidated financial statements from previous accounting periods):

The profit after tax of the Company for Quarter III of 2025 increase 37,52% compared to the same period of the previous year. Specifically:

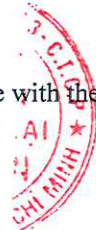
- The consolidated profit after tax of the Company for Quarter III of 2026 amounted to VND 11.864.631.893.
- The consolidated profit after tax of the Company for Quarter III of 2025 amounted to VND 8.627.323.833.

The main reason is that the company accounts for employees bonuses as expenses according to regulations.

+ The main reason is that revenue from real estate business activities at Xuan Thoi Dong Residential Area in the third quarter of 2026 increased by 1.577.57% compared to the third quarter of 2025.

7- Other information:

- On June 16, 2026, Notice No. 106/2026/TB-HTC regarding the first interim cash dividend payment for 2026.
- On September 16, 2026, Business Registration Certificate No. 00002 regarding the registration of Business No. 1 – HOTRACO Charging Station.
- On September 28, 2026, Resolution No. 30/2026/NQ-HĐQT regarding the change of the seal design in accordance with the two-tier administrative structure of Hocmon Trade Joint Stock Company.
- On September 29, 2026, Notice No. 156/2026/TB-HTC regarding the second interim cash dividend for 2026.



Prepared on October 28, 2026

Prepared by

Chief Accountant

Legal Representative

NGUYEN THUY DOAN THY

TRUONG HOANG MINH THU

LE VAN MY