

HOC MON TRADE JOINT STOCK COMPANY

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THE FINANCIAL STATEMENTS QUARTER III – 2026

Signature Not Verified



Người ký: CÔNG TY CỔ PHẦN
THƯƠNG MẠI HỌC MÔN

SEPARATE STATEMENT OF FINANCIAL POSITION

As of September 30th, 2026

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A- CURRENT ASSETS	100		323.300.640.817	309.747.093.811
I. Cash and cash equivalents	110	V.1	99.102.401.310	9.255.151.289
1. Cash	111		39.102.401.310	9.255.151.289
2. Cash equivalents	112		60.000.000.000	0
II. Short-term financial investments	120		121.540.300.502	148.200.148.395
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	121.540.289.743	148.200.130.276
III. Current receivables	130		38.271.025.849	29.070.954.725
1. Current trade receivables	131	V.3	18.292.619.251	14.035.067.835
2. Current prepayments to suppliers	132	V.4	12.950.328.835	7.587.518.652
3. Current intercompany receivables	135	V.5a	7.028.077.763	7.457.168.238
4. Construction contract progress receivables	136		0	(8.800.000)
IV. Inventories	140		55.880.644.198	113.914.225.198
1. Inventories	141	V.6	55.925.695.627	113.959.276.627
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		8.506.268.958	9.306.614.204
1. Current prepaid expenses	161	V.7a	1.466.879.279	2.850.023.537
2. Deductible VAT	162		0	346.934.292
3. Tax and other receivables from State budget	163	V.16	7.039.389.679	6.109.656.375
B- NON-CURRENT ASSETS	200		278.656.848.981	279.162.433.155
I. Non-current receivables	210		7.608.541.171	7.608.541.171
1. Other long-term receivables	215		7.608.541.171	7.608.541.171
II. Fixed assets	220		88.540.838.303	76.708.973.175
1. Tangible fixed assets	221	V.9	30.378.330.236	37.487.214.554
- Historical cost	222		60.260.248.092	64.820.190.820
- Accumulated depreciation (*)	223		(29.881.917.856)	(27.332.976.266)
2. Finance lease fixed assets	227	V.10	58.162.508.067	39.221.758.621
- Historical cost	228		59.605.446.212	40.523.252.534
- Accumulated depreciation(*)	229		(1.442.938.145)	(1.301.493.913)
III. Non-current biological assets			0	0
IV. Investment properties	240	V.11	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	V.12	79.938.949.799	98.258.868.432
1. Non-current work in progress	251		78.952.518.216	94.132.126.251
2. Construction in progress	252		986.431.583	4.126.742.181
VI. Long-term investments	260	V.2c	64.500.040.000	64.500.040.000
1. Investments in subsidiaries	261		12.000.000.000	12.000.000.000
2. Investments in associates and joint ventures	262		52.500.040.000	52.500.040.000
3. Investments in equity of other entities	263		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		12.130.408.826	11.867.400.653
1. Non-current prepaid expenses	271	V.7b	11.269.717.428	10.805.467.422
2. Deferred income tax assets	272	V.8	860.691.398	1.061.933.231
Long-term Equipment, Supplies, and Spare Parts	273		0	0
3. Other long-term assets	274		0	0
TOTAL ASSETS	280		601.957.489.798	588.909.526.966

LIABILITIES AND EQUITY	Mã số	Note	Closing balance	Opening balance
1	2	3	4	5
C- LIABILITIES	300		314.090.532.550	309.141.242.252
I. Current liabilities	310		191.625.504.956	213.076.798.087
1. Current trade payables	311	V.13	16.676.018.919	15.815.151.692
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	523.003.868	119.794.245
5. Payables to employees	315		1.552.705.325	7.488.835.165
6. Current accrued expenses	316	V.17	312.621.541	494.858.907
7. Current unearned revenue	319	V.18a	769.858.926	2.986.207.776
8. Other current payables	320	V.19a	8.461.394.973	8.470.416.723
9. Current borrowings and finance lease liabilities	321	V.20	92.561.941.995	91.500.000.000
10. Current provision	322		614.200.000	614.200.000
11. Bonus and welfare fund	323	V.23	1.270.730.922	1.978.831.220
II. Non-current liabilities	330		122.465.027.594	96.064.444.165
1. Non-current deferred revenue	337	V.18b	112.443.137.274	84.108.771.861
2. Other non-current payables	338	V.19b	10.021.890.320	11.955.672.304
D- OWNERS' EQUITY	400	V.22	287.866.957.248	279.768.284.714
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	V.24	12.510.497.370	12.510.497.370
3. Development and investment fund	418		59.008.088.023	56.635.818.883
4. Undistributed profit after tax	420		51.348.441.855	45.622.038.461
Undistributed profit after tax brought forward	420a		34.946.206.483	34.946.206.483
Undistributed profit after tax for the current period	420b		16.402.235.372	10.675.831.978
TOTAL SOURCES	440		601.957.489.798	588.909.526.966

Prepared by



NGUYEN THUY DOAN THY

Chief Accountant



TRUONG HOANG MINH THU

Prepared on October 28, 2026

Legal Representative



LE VAN MY

INCOME STATEMENT
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	332.674.614.403	202.722.712.966	859.341.997.545	633.450.719.091
2. Revenues deductions	02	VI.2	0	0	0	0
Net revenues from sales and services rendered	10		332.674.614.403	202.722.712.966	859.341.997.545	633.450.719.091
(10 = 01 - 02)					0	0
4. Costs of goods sold	11	VI.3	314.556.990.470	190.824.406.931	818.406.572.376	595.010.979.528
Gross profit from sales and services rendered	20		18.117.623.933	11.898.306.035	40.935.425.169	38.439.739.563
(20 = 10 - 11)					0	0
Profit/loss on sale and liquidation of investment real estate	21		0	0	0	0
7. Financial income	22	VI.4	9.526.247.408	8.365.024.771	28.073.857.849	26.317.704.678
8. Financial expenses	23	VI.5	1.864.595.932	892.123.788	5.254.641.684	2.461.765.147
Of which: Interest expense	24		1.864.592.612	892.125.068	5.254.634.324	2.461.758.867
9. Selling expenses	25	VI.8	4.650.803.208	4.570.333.901	13.738.415.858	13.690.717.194
10. General administration expenses	26	VI.9	10.180.643.764	7.198.525.485	28.898.921.166	25.605.709.247
11. Net profits from operating activities	30		10.947.828.437	7.602.347.632	21.117.304.310	22.999.252.653
{30 = (20 + 21 + 22) - (23+25+26)}					0	0
12. Other income	31	VI.6	204.103.946	292.890	3.168.068.254	1.757.729
13. Other expenses	32	VI.7	0	0	2.933.139.292	17.955
14. Other profit (40 = 31 - 32)	40		204.103.946	292.890	234.928.962	1.739.774
15. Total net profit before tax (50 = 30 + 40)	50		11.151.932.383	7.602.640.522	21.352.233.272	23.000.992.427
16. Current corporate income tax expense	51	VI.10	51.860.361	40.420.831	(201.241.833)	888.351.039
17. Deferred corporate income tax expense	52	VI.11	(51.860.361)	(34.049.504)	201.241.833	29.915.784
Profit after corporate income tax (60 = 50 - 18. 51 - 52)	60		11.151.932.383	7.596.269.195	21.352.233.272	22.082.725.604

Prepared on October 28, 2026

Prepared by

Chief Accountant

Legal Representative

NGUYEN THUY DOAN THY

TRUONG HOANG MINH THU

LE VAN MY

CASH FLOWS STATEMENT

(Direct method)

QUARTER III - 2026

Unit: Vietnam Dong

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		336.666.388.964	203.381.581.805	817.853.242.667	625.967.339.624
2. Payments to suppliers of merchandise and services	02		(223.048.922.286)	(200.050.068.158)	(701.684.383.981)	(604.454.986.038)
3. Payments to employees	03		(6.221.386.488)	(6.601.623.179)	(23.777.967.274)	(18.798.396.949)
4. Interest payment	04		(1.917.946.593)	(899.371.230)	(5.267.581.690)	(2.357.464.482)
5. Corporate income tax payment	05		-	-	(923.637.048)	(774.102.942)
6. Other income from operating activities	06		36.819.882.585	24.311.700.911	85.933.724.671	66.526.055.131
7. Other payments for operating activities	07		(66.381.735.674)	(25.977.023.939)	(95.486.288.408)	(74.040.103.123)
<i>Net cash flows from operating activities</i>	20		75.916.280.508	(5.834.803.790)	76.647.108.937	(7.931.658.779)
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other non-current assets	21		(2.569.232.224)	(4.366.320.000)	(29.787.433.171)	(5.770.047.561)
2. Proceeds from disposal of fixed assets and other non-current assets	22		2.149.302.299	925.926	3.767.181.481	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	109.967.854.819
5. Equity investments in other entities	25		-	-	-	-
6. Proceeds from equity investments in other entities	26		-	-	-	-
7. Interest and dividend received	27		8.305.135.936	6.800.773.115	28.999.329.234	26.142.678.664
<i>Net cash flow from investing activities</i>	30		9.455.206.011	65.379.041	28.536.942.089	22.296.023.175
III. CASH FLOWS FROM FINANCING ACTIVITIES						
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		228.483.980.000	190.700.000.000	599.801.680.000	551.900.000.000
4. Payments of settle loan principal	34		(247.582.748.005)	(181.200.000.000)	(598.739.738.005)	(553.500.000.000)
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		(24.018.390.905)	4.580.377.100	(15.336.801.005)	(18.202.597.845)
Net cash flows during the period (50=20+30+40)	50		61.353.095.614	(1.189.047.649)	89.847.250.021	(3.838.233.449)
Cash and cash equivalents at the beginning of the period	60		37.749.305.696	10.519.842.579	9.255.151.289	13.169.028.379
Cash and cash equivalents at the end of the period (70=50+60+61)	70		99.102.401.310	9.330.794.930	99.102.401.310	9.330.794.930

Prepared by

NGUYEN THUY DOAN THY

Chief Accountant

TRUONG HOANG MINH THU

Prepared on October 28, 2026

Legal Representative



LE VAN MY

NOTES TO THE 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 13th Amendment to the Enterprise Registration Certificate of the Joint Stock Company, dated June 22, 2026, regarding the change of the Company's head office address.

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;
- Livestock slaughtering;
- Leasing premises, offices, warehouses, and kiosks;
- Real estate business;

4- Normal business and production 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:

List of Subsidiaries

- 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 ratio : 100%
- Profit sharing ratio : 97% of profit after tax (Based on Resolution No. 11/2026/NQ-ĐHĐCĐ dated April 24, 2026 by the General Meeting of Shareholders).

List of joint ventures and associates

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

List of dependent accounting sub-units without legal status

No	NAME OF SUB-UNITS	TotalRESS
1	Petrol Station No. 01	7A1 National Highway 22, Hamlet 2, Xuan Thoi Son Commune, Ho Chi Minh City.
2	Branch of Hoc Mon Trade Joint Stock Company - Petrol Station No. 02 Dong Thanh	3/35H Dang Thuc Vinh, Hamlet 1, Dong Thanh Commune, Ho Chi Minh City.
3	Petrol Station No. 03	19 Le Loi, Quarter 4, Hoc Mon Commune, Ho Chi Minh City.
4	Thi Tran Petrol Station	88 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City.
5	Trung My Tay Petrol Station	2 To Ky, Ba Diem Commune, Ho Chi Minh City.
6	Tan Xuan Petrol Station	1/2 National Highway 22, Chanh Hamlet, Hoc Mon Commune, Ho Chi Minh City.
7	Tan Chanh Hiep Petrol Station	2/7A, To Ky, Quarter 2, Trung My Tay Ward, Ho Chi Minh City.
8	Thoi Tam Thon Petrol Station	30/4 To Ky street, Nam Thoi Hamlet, Dong Thanh Commune, Ho Chi Minh City.
9	Lam Son Petrol Station	30F National Highway 22, Thong Nhat 1 Hamlet, Xuan Thoi Son Commune, Ho Chi Minh City.
10	Ba Diem 2 Petrol Station	14/1B Phan Van Hon, Tien Lan Hamlet, Ba Diem Commune, Ho Chi Minh City.
11	Hoc Mon Trade Joint Stock Company Branch - Dong Thanh Petrol Station No. 03	656 Le Van Khuong street, Hamlet 5, Dong Thanh Commune, Ho Chi Minh City.
12	Hoc Mon Trade Joint Stock Company Branch - Tan Hiep 2 Petrol Station	11/6A Do Van Day, Tan Hoa Hamlet, Hoc Mon Commune, Ho Chi Minh City.
13	Huong Cau Restaurant	3/27 National Highway 22, Hoc Mon Commune, Ho Chi Minh City.
14	Meat Shop No. 1	Stall T10, Hoc Mon Agriculture Wholesale Market, My Hoa 4 Hamlet, Xuan Thoi Son Commune, Ho Chi Minh City.

7- Employees:

As of September 30, 2026, the Company has 163 employees (the number of employees at the beginning of the year).

8- Statement on comparability of information in the Financial Statements

The figures in the Financial Statements are presented consistently between periods and are comparable with those of the same period of the previous year.

9- Explanation of other information

During the period, the Company operated in compliance with the laws and regulations governing enterprises and

Apart from the information already presented in the Financial Statements, the Company did not incur any other material transactions, events, or obligations related to these legal regulations that require further disclosure.

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 monetary unit used for reporting is Vietnam 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:

- The Company applies the Law on Accounting, the Vietnamese Enterprise Accounting System under Circular No.99/2025/TT-BTC dated October 27, 2025; as well as the circulars, guidelines, and amendments to the current accounting regulations issued by the Ministry of Finance.

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

- We, the Board of Directors of Hoc Mon Trade Joint Stock Company, commit that the financial statements are prepared and presented in accordance with current Vietnamese Accounting Standards and System within 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 (VNĐ).

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) Loans

The book value is determined at the Historical cost.

The recognition of a provision for doubtful debts is carried out in accordance with the guidance of Circular No. 28/2009/TT-BTC dated December 7, 2009, of the Ministry of Finance and Circular No. 89/2013/TT-BTC dated June 28, 2013, amending and supplementing Circular No. 228/2009/TT-BTC dated December 7, 2009, of the Ministry of Finance.

d) 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

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% giá trị đối với khoản nợ phải thu quá hạn từ 3 năm trở lên.

+ 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

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 Totaled 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 expenses	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 Meeting of Shareholders approving the distribution of profits.

The amount of dividends payable is determined based on the approved dividend rate and the number of shares outstanding at the record date of shareholders.

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

- 14- Accounting principles for 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.

- Insurance purchase expenses (Fire and explosion insurance)
- Installation and repair expenses
- Other prepaid expenses

All prepaid expenses are tracked in detail, allocated linearly to operating expenses during the period, and the allocation period is based on the estimated useful life that the asset generates economic benefits.

The classification of payables as trade payables, accrued expenses, and other payables is carried out according to the following principle:

15- Accounting principles for deferred revenue recognition

Deferred revenue is recognized under the principle that amounts received in advance from customers, which relate to multiple accounting periods, are recorded even when the seller has already delivered goods or provided services (such as leasing business stalls) or has allowed the buyer to use assets.

16- Accounting principles for provisions

Provisions are recognized at the best estimate of the expenditure required to settle the present obligation at the end of the accounting period.

Provisions are increased (or reversed) based on the difference between the provision required to be recognized in the current year and the provision already recorded in previous years that has not yet been utilized and remains on the accounting books.

17- Accounting principles for deferred corporate income tax:

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 Totaled 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) Principles of accounting for 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- Accounting principles 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.

13- 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, Totalitionally the borrowing costs can be reliably determined.

20- Accounting principles for convertible bonds recognition

17- 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 Totalitional share issuance and treasury share reissuance are deducted from share premium.
- + Other capital is formed by Totalitions 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.

- Real estate sales revenue:

Real estate sales revenue where the Company is the investor, is recognized when all of the following conditions are met:

- + 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:

- + 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.

22- 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:

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

01- Cash and Cash equivalents:		Ending balance	Opening balance
1.1	Cash:	93.634.296	283.263.143
1.2	Demand Deposits:	39.008.767.014	8.971.888.146
+	Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch	28.854.472.440	5.871.555.558
+	Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch	9.432.354.052	1.500.595.348
+	The others	721.940.522	1.599.737.240
TOTAL		39.102.401.310	9.255.151.289

1.3	Cash equivalents:	Ending balance	Opening balance
+	Joint stock Commercial Bank for Investment and Development of Viet Nam - Hoc Mon Branch (01	60.000.000.000	0
TOTAL		60.000.000.000	0

02- Financial investments:

2a. Trading securities:

Item		Ending balance			Opening balance		
		Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
- Trading securities							
Company name	Stock code	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, 20

- The number of securities unchanged.

2b. Held-to-maturity investments:

Item	Historical cost			Book value		
	Historical cost	Recoverable amount	Provision amount	Historical cost	Recoverable amount	Provision amount
a) Short-term:	121.540.289.743	121.540.289.743	0	148.200.130.276	148.200.130.276	0
- 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	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 Commercial Joint Stock Bank	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
- Interest income from other banks	3.052.273.446	3.052.273.446	0	4.154.249.434	4.154.249.434	0
Retained margin interest income from Xuan Thoi Dong Residential Area project	4.188.016.297	4.188.016.297	0	4.025.880.842	4.025.880.842	0
b) Long-term	0	0	0	0	0	0
Total	121.540.289.743	121.540.289.743	0	148.200.130.276	148.200.130.276	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 amount	Provision amount	Historical cost	Recoverable amount	Provision amount
- Investment in subsidiaries (1)	12.000.000.000	12.000.000.000	0	12.000.000.000	12.000.000.000	0
- Investments in associates and joint ventures (2)	52.500.040.000	52.500.040.000	0	52.500.040.000	52.500.040.000	0
- Investment in other entities (Ben thanh Duc Khai Property Corporation) (3)	878.238.342	0	(878.238.342)	878.238.342	0	(878.238.342)
Total	65.378.278.342	64.500.040.000	(878.238.342)	65.378.278.342	64.500.040.000	(878.238.342)

1) According to Business Registration Certificate No. 0303075075, amended for the 8th time on May 8, 2026, issued by the Ho Chi Minh City Planning and Investment Department. As of the end of the accounting period, the Company had invested 12,000,000,000 VND in Hoc Mon Agriculture Wholesale Market Company Limited, equivalent to 100.00% of the charter capital (the opening balance was 12,000,000,000 VND, equivalent to 100.00% of the charter capital). Hocmon Agriculture Wholesale Market Company Limited was established and began operations in November 2003. It is a subsidiary of Hocmon Trade Joint Stock Company, with 100% investment from the parent company. The company's main function is to manage and operate the Hoc Mon Agriculture Wholesale Market Company Limited. Its operations are considered stable and have a long-term development orientation. Material transactions between the parent company and its subsidiary are disclosed in the Notes to the Financial Statements, page 26, Section VIII.4.

(2) 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%.

(3) Investment in Ben Thanh - Duc Khai Property Corp 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 Corp No. 01/2014/NQ-BHĐCĐ-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	
	Carrying amount	Provision amount	Carrying amount	Provision amount
a) Short - term				
Receivables from other customers	16.940.939.251	0	13.488.947.835	0
Retail fuel station customers	4.206.060.864	0	2.417.576.379	0
Customers purchasing residential houses – Xuan Thoi Dong Residential Area Project	9.421.812.152	0	10.788.466.256	0
Other customers	3.313.066.235	0	2.700.481.579	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	18.292.619.251	0	14.035.067.835	0

04- Short-term prepayments to suppliers	Closing balance	Opening balance
Prepayments to related parties	5.866.347	4.111.467
<i>Petrolimex Sai Gon One Member Ltd</i>	5.866.347	4.111.467
Prepayments to other suppliers	12.944.462.488	7.583.407.185
<i>Wecons Construction Investment & JSC</i>	1.254.311.892	1.270.793.448
<i>Enter Construction Consulting Ltd</i>	3.400.397.687	2.064.454.884
<i>Phu Loc Construction Design Consulting Joint Stock Company</i>	1.607.038.866	0
<i>V-Green Global Charging Station Development Joint Stock Company</i>	1.192.800.000	0
<i>Echarging Joint Stock Company</i>	2.027.887.500	0
<i>Other suppliers</i>	3.462.026.543	4.248.158.853
Total	12.950.328.835	7.587.518.652

05- Other receivables:	Closing balance		Opening balance	
5a. Short-term	Carrying amount	Provision amount	Carrying amount	Provision amount
Receivables from related parties	7.028.077.763	0	7.457.168.238	0
- Hoc Mon Agriculture Wholesale Market Company Limited - Subsidiary	7.028.077.763	0	7.457.168.238	0
+ Profit shared	6.437.580.581	0	6.261.075.978	0
+ Collection of stall rental fees	590.497.182	0	1.196.092.260	0
Total	7.028.077.763	0	7.457.168.238	0
5b. Long - term	Carrying amount	Provision amount	Carrying amount	Provision amount
- Deposits and guarantees - Department of Planning and Investment of Ho Chi Minh City (*)	7.248.541.171	0	7.248.541.171	0
- Another deposits and guarantees	360.000.000	0	360.000.000	0
Total	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 Residential 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 Residential 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:**Closing balance****Opening balance**

Item	Original price	Provision	Original price	Provision
Properties (Residential - Xuan Thoi Dong Residential Area Project) (*)	50.517.234.104	0	109.294.691.344	0
- Other goods (petroleum and various types)	5.408.461.523	(45.051.429)	4.664.585.283	(45.051.429)
Total	55.925.695.627	(45.051.429)	113.959.276.627	(45.051.429)
* Value of inventory pledged to collateralize to ensure liabilities	0	0	0	0
* Value recovered from provision for inventory devaluation during the period	0	0	0	0

07- Prepaid expenses:**Closing balance****Opening balance****7a. Short-term pre-paid xem lại tiếng anh**

- Buying printers, computer cases, paper shredders, ...	423.383.888	312.668.440
- Repair and Construction Expenses	165.207.927	1.152.419.007
- Cleaning of Storage Tanks at Petrol Stations	248.500.000	0
- Other expenses	629.787.464	1.384.936.090
Total	1.466.879.279	2.850.023.537

7b. Non-current prepaid expenses**Closing balance****Opening balance**

- Land lease fee	3.781.437.499	3.854.313.172
- Renovation of some facilities at HocMon Agromarket	4.921.967.164	4.886.137.824
- Other expenses	2.566.312.765	2.065.016.426
Total	11.269.717.428	10.805.467.422

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

08. Deferred income tax assets

a) Deferred income tax assets:	Closing balance	Opening balance
* The rate to determind deferred income tax assets		
- Temporarily pay 1% CIT	1%	1%
- Accrual for severance allowance	20%	20%
* Deferred income tax assets relate to deductible temporary differences.		
- Temporarily pay 1% CIT	737.851.398	939.093.231
- Accrual for severance allowance	122.840.000	122.840.000
Total Deferred Tax Assets	860.691.398	1.061.933.231
b) Payable deferred income tax:	0	0

09- 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	41.334.624.198	13.470.647.188	9.206.779.091	808.140.343	64.820.190.820
- Purchases during the period	100.000.000	214.910.000	0	36.850.000	351.760.000
- Liquidation, sales and transfer	0	124.072.728	4.787.630.000	0	4.911.702.728
At the end of this period	41.434.624.198	13.561.484.460	4.419.149.091	844.990.343	60.260.248.092
Of which: Fully depreciated but still in use	11.284.065.189	4.471.203.404	0	202.457.735	15.957.726.328
Accumulated depreciation					
At the beginning of the year	16.670.930.716	7.910.172.585	2.426.217.525	325.655.440	27.332.976.266
- Depreciation during the period	1.395.645.545	831.776.250	563.653.661	147.590.388	2.938.665.844
- Liquidation, sales and transfer	0	124.072.728	265.651.526	0	389.724.254
At the end of this period	18.066.576.261	8.617.876.107	2.724.219.660	473.245.828	29.881.917.856
Net book value of tangible fixed assets					
- At the beginning of the year	24.663.693.482	5.560.474.603	6.780.561.566	482.484.903	37.487.214.554
- At the end of this period	23.368.047.937	4.943.608.353	1.694.929.431	371.744.515	30.378.330.236

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

10- Intangible fixed assets:

Item	Land use rights	Publication rights	Software	Other intangible assets	Total
Tangible 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	0	0	19.082.193.678
- Liquidation, transfer	0	0	0	0	0
- Other decreases	0	0	0	0	0
At the end of this period	59.175.446.212	0	0	430.000.000	59.605.446.212
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	0	32.249.997	141.444.232
- Liquidation, transfer	0	0	0	0	0
- Other decreases	0	0	0	0	0
At the end of this period	1.407.567.181	0	0	35.370.964	1.442.938.145
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	0	394.629.036	58.162.508.067

+ 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

11- 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	0	75.737.628.015
* Land use rights	0	0	0	0
* House	28.807.614.543	6.272.937.567	0	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
* House and land use rights	0	0	0	0
* Infrastructure	40.095.254.516	561.821.389	0	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	0	49.799.557.133
* Land use rights	0	0	0	0
* House	24.459.150.859	950.409.990	0	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
* House and land use rights	0	0	0	0
* Infrastructure	24.225.108.476	164.887.808	0	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
* Land use rights	0	0	0	0
* 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**

12- 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
- Company Office Interfloor Renovation 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

(*) Land use rights for the land plot behind Huong Cau, valid until October 11, 2072, under Land Use Rights Certificate No. 180303 issued by the Hoc Mon District People's Committee on October 11, 2002.

13- Current trade payables:	Closing balance	Opening balance
a) Current trade payables:	16.676.018.919	15.815.151.692
- Hoang Quan Real Estate Consulting Trading Services Jsc	5.000.000.000	5.000.000.000
- Phu Loc Construction Consulting Jsc	1.829.410.935	2.394.968.776
- Others	9.846.607.984	8.420.182.916
b) Non-current trade payables:	0	0
c) Overdue debt	0	0
d) Payables from related parties	0	0
Total	16.676.018.919	15.815.151.692

13- 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	-

15- Payable dividends and profits

Item	Closing balance	Opening balance
The third interim dividend of 2025 - The others	0	4.803.476.805
The first, the second and the third interim dividend of 2025 - 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:	-	-	-	-
* Short-term:	119.794.245	10.969.213.882	(10.566.004.259)	523.003.868
- Value added tax	0	10.179.463.059	(9.660.086.641)	519.376.418
- Personal income tax (from capital investments)	116.146.095	279.123.555	(395.269.650)	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
- Other payables (fees, charges, late payment fees)	0	403.904.030	(403.904.030)	-
* Long-term:	0	0	0	0
Total	119.794.245	10.969.213.882	(10.566.004.259)	523.003.868
b) Tax receivable:	-	-	-	-
* Short-term:	6.109.656.375	2.871.945.220	(3.801.678.524)	7.039.389.679
- Personal income (from salaries, wages)	362.510.416	992.210.994	(993.965.902)	364.265.324
- 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	(923.637.048)	1.059.167.182
* Long-term:	0	0	0	0
Total	6.109.656.375	2.871.945.220	(3.801.678.524)	7.039.389.679

(*) Corporate income tax from properties sales and transfer :

- The company has to pay corporate income tax on taxable income at a tax rate of 20%.

- The company has prepaid corporate income tax at a rate of 1% on the revenue collected in advance from the sale of future-formed houses in the Xuan Thoi Dong Residential Area project, in accordance with Circular 78/2014/TT-BTC dated June 18, 2014, issued by the Ministry of Finance. issued by the Ministry of Finance, as amended and supplemented by Circular No. 151/2014/TT-BTC and Circular No. 96/2015/TT-BTC. The Company will finalize the corporate income tax payable for these activities upon completion of the project.

17- Payables expense:

	Closing balance	Opening balance
a) Short-term	312.621.541	494.858.907
Payable to related parties	194.294.519	268.865.755
Hoc Mon Agriculture Wholesale Market Ltd - Subsidiary	194.294.519	268.865.755
Interest expense payable	118.327.022	225.993.152
b) Long-term	0	0
Total	312.621.541	494.858.907

18- Deferred revenue:	Closing balance	Opening balance
18a. Current	769.858.926	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
- Unearned revenue - Basement	0	0
18b. 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 unearned revenue	113.212.996.200	87.094.979.637

19- Other payables:	Closing balance	Opening balance
19a. Current	8.461.394.973	8.470.416.723
- Payable to Hoang Quan Consulting - Trading - Service Real Estate Corporation	8.226.893.022	8.226.893.022
- Other Payables and Dues - Land Lease Payment	0	0
- Other payables	234.501.951	243.523.701
19b. Non-current	10.021.890.320	11.955.672.304
- Deposit for the right to purchase properties in the Xuan Thoi Dong Residential Area project	5.095.000.000	7.295.000.000
- Other payables and obligations	4.926.890.320	4.660.672.304
Total other payables	18.483.285.293	20.426.089.027

20- Short-term borrowings and finance lease liabilities

Index	Closing balance	Year 2026		Opening balance
		Increased	Decreased	
a. Short-term borrowings:	70.561.941.995	556.801.680.000	550.739.738.005	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 - Hoc Mon Branch	39.925.121.995	125.541.500.000	85.616.378.005	0
b. Short-term borrowings from related parties:	22.000.000.000	43.000.000.000	48.000.000.000	27.000.000.000
- Hoc Mon Agriculture Wholesale Market Co., Ltd. - Subsidiary	22.000.000.000	43.000.000.000	48.000.000.000	27.000.000.000
Total	92.561.941.995	599.801.680.000	598.739.738.005	91.500.000.000

21- Payable provisions:

Item	Opening balance	Increase during the period	Decrease during the period	Closing balance
a) Short term:	614.200.000	0	0	614.200.000
Provision for severance allowance	614.200.000	0	0	614.200.000
b) Long term:	0	0	0	0
Total	614.200.000	0	0	614.200.000

22-Equity:
a-Changes in owners'equity table:

Item	Items belonging to Owners's 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	55.628.483.776	49.750.161.024	282.889.072.170
- 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	26.939.120.116	26.939.120.116
- Profit distribution	0	0	0	4.667.253.879	4.667.253.879
- 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	56.635.818.883	45.622.038.461	279.768.284.714
Balance at the beginning of this year	164.999.930.000	12.510.497.370	56.635.818.883	45.622.038.461	279.768.284.714
-Capital increase during the period.	0	0	2.372.269.140	0	2.372.269.140
- Net profit for the period.	0	0	0	21.352.233.272	21.352.233.272
- Profit distribution	0	0	0	4.075.834.778	4.075.834.778
- Dividends	0	0	0	11.549.995.100	11.549.995.100
Balance at the end of this period	164.999.930.000	12.510.497.370	59.008.088.023	51.348.441.855	287.866.957.248

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 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
Increase in contributed capital during the period	0	0
Decrease in contributed capital during the period	0	0
Contributed capital at the end of the period	164.999.930.000	164.999.930.000
Distributed dividends and profit	9TH- 2026	9TH- 2025
2024 dividends	16.499.993.000	16.499.993.000
2025 dividends	0	11.549.995.100
2026 dividends	11.549.995.100	4.949.997.900
	4.949.997.900	0

d- Shares:

	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

* Par value per Share

10,000 VND/share

e- The Company's funds

	Closing balance	Opening balance
- Development and investment fund	59.008.088.023	56.635.818.883
Total	59.008.088.023	56.635.818.883

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 standards

23 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	1.481.128.818	120.000.000	0	(421.000.000)	1.180.128.818
- Welfare fund	737.702.402	838.974.702	0	(1.306.075.000)	270.602.104
Total	1.978.831.220	1.703.565.638	0	(2.411.665.936)	1.270.730.922

24- Other owner's equity:

- Opening balance of fund	12.510.497.370
Ending balance of funds	12.510.497.370

25- Off balance sheet items:

	Closing balance	Opening balance
- Written-off bad debts	70.946.464	70.946.464

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	317.168.154.403	192.258.592.597	818.586.030.138	605.733.298.717
+ Revenue from sales	249.873.499.295	182.972.267.322	677.504.540.066	544.669.330.951
* <i>Petroleum and lubricants of all types</i>	249.873.499.295	182.972.267.322	677.504.540.066	544.669.330.951
+ Revenue from real estate transfers	61.462.934.283	3.663.811.720	123.576.521.908	44.202.847.101
* <i>Sale of houses in the Xuan Thoi Dong Residential Area Project</i>	61.462.934.283	3.663.811.720	123.576.521.908	44.202.847.101
+ Revenue from premises leasing	4.832.936.751	4.565.723.691	14.295.934.033	13.690.751.073
* <i>Rental of premises</i>	4.832.936.751	4.565.723.691	14.295.934.033	13.690.751.073
+ Revenue from leasing real estate investment	998.784.074	1.056.789.864	3.209.034.131	3.170.369.592
* <i>Vegetable Market</i>	409.580.079	400.523.100	1.228.700.850	1.201.569.300
* <i>Meat Market</i>	499.203.995	574.448.583	1.710.333.281	1.723.345.749
* <i>Motorcycle Store, Office at 53/1D LTK</i>	90.000.000	81.818.181	270.000.000	245.454.543
b. Revenue from related parties	15.506.460.000	10.464.120.369	40.755.967.407	27.717.420.374
+ <i>Transimex Port Joint Stock Company</i>	9.929.280.000	7.242.370.370	26.657.698.518	18.230.297.646
+ <i>Xuan Thoi Petroleum Private Enterprise</i>	5.572.680.000	3.217.999.999	14.084.768.889	9.475.872.728
+ <i>Ben Thanh Group</i>	4.500.000	3.750.000	13.500.000	11.250.000
Total	332.674.614.403	202.722.712.966	859.341.997.545	633.450.719.091

2. Các khoản giảm trừ doanh thu (Mã số 02)

0 0 0 0

	<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>
3- Cost of goods sold (No. 11)				
- <i>Cost of goods sold</i>	259.035.045.832	185.379.179.803	703.082.842.710	549.858.018.128
+ <i>Petroleum and lubricants of all types</i>	259.035.045.832	185.379.179.803	703.082.842.710	549.858.018.128
- <i>Cost of house sales in the Xuan Thoi Dong Residential Area Project</i>	52.810.215.053	3.058.987.892	105.438.962.906	37.741.276.475
- <i>Cost of leasing premises and real estate investment</i>	2.115.674.001	1.991.377.561	8.401.626.677	6.255.845.644
- <i>Loss and damage of inventories</i>	596.055.584	394.861.675	1.483.140.083	1.155.839.281
Total	314.556.990.470	190.824.406.931	818.406.572.376	595.010.979.528

	<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>
4- Financial income (No. 21)				
Interest income from bank deposits	3.088.666.827	1.874.829.269	6.952.236.683	5.354.373.066
<i>Including: Interest income from escrow deposits for the Xuan Thoi Dong Residential Area project</i>	98.009.731	81.223.964	269.639.827	239.458.736
Dividends and profit shared	6.437.580.581	6.490.195.502	21.121.621.166	20.963.331.612
<i>Including: Profit transferred from Market Company</i>	6.437.580.581	6.490.195.502	18.496.617.166	18.863.330.012
Total	9.526.247.408	8.365.024.771	28.073.857.849	26.317.704.678

	<u>This term</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>
5- Financial expenses (No. 22)				
- Interest expenses	1.864.592.612	892.125.068	5.254.634.324	2.461.758.867
<i>Including:</i>	1.584.017.272	608.245.614	4.444.224.735	1.757.429.822
	280.575.340	283.879.454	810.409.589	704.329.045
- Provision for devaluation of securities	3.320	(1.280)	7.360	6.280
Total	1.864.595.932	892.123.788	5.254.641.684	2.461.765.147
6- Other income (No. 31)				
- Penalties for contract violations, compensation, relocation support	203.789.337	0	625.369.904	0
- Other income	314.609	292.890	2.542.698.350	1.757.729
Total	204.103.946	292.890	3.168.068.254	1.757.729
7- Other expenses (No. 32)				
- Additional CIT assessment	0	0	0	17.955
- Fixed ASSETS liquidation	0	0	2.933.139.292	0
Total	0	0	2.933.139.292	17.955

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

Item	Quarter III - 2026	Quarter III - 2025	Year 2026	Year 2025
a) General and administration expenses	10.180.643.764	7.198.525.485	28.898.921.166	25.605.709.247
Labour costs	5.225.187.605	4.002.900.174	13.523.267.175	13.157.886.701
Other expenses	2.871.514.319	1.861.848.850	8.455.160.736	6.676.886.490
Another general and administration expenses	2.083.941.840	1.333.776.461	6.920.493.255	5.770.936.056
b) Selling expenses	4.650.803.208	4.570.333.901	13.738.415.858	13.690.717.194
Labour costs	2.800.266.500	2.747.257.296	8.611.427.250	8.265.444.880
External service expenses	1.514.067.646	1.126.519.371	4.361.520.341	3.797.159.758
Another Selling expenses	336.469.062	696.557.234	765.468.267	1.628.112.556
c) Decrease Selling expenses and General and administration expenses	0	0	0	0
Total	14.831.446.972	11.768.859.386	42.637.337.024	39.296.426.441

**** Production and business costs by element**

Includes:	<u>This term</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>
- Labour costs	8.025.454.105	6.750.157.470	1.698.178.113	21.423.331.581
- Costs of materials	528.312.033	562.392.545	4.104.313.558	1.900.543.434
- Depreciation expense	1.414.715.509	1.318.223.998	38.728.140.642	3.915.984.270
- External service expenses	17.593.567.693	17.550.856.144	13.942.344.868	41.228.350.386
- Other expenses	4.767.587.961	3.647.249.334	80.607.671.606	11.864.880.460
Total	32.329.637.301	29.828.879.491	80.607.671.606	80.333.090.131

10- Current corporate income tax expenses (No. 51)

Corporate income tax payable for the period is estimated as follows:	<u>This term</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>
- Total net profit before tax	11.151.932.383	7.602.640.522	21.352.233.272	23.000.992.427
Adjustments to increase or decrease accounting profit to determine taxable income for corporate income tax	(6.018.045.073)	(6.214.258.002)	(19.829.893.184)	(19.703.780.257)
- Increasing adjustments	419.535.508	275.937.500	1.291.725.982	1.259.551.355
Including: - Remuneration for 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	(6.437.580.581)	(6.490.195.502)	(21.121.619.166)	(20.963.331.612)
Including: - Profit after tax transferred from Market Company	(6.437.580.581)	(6.490.195.502)	(18.496.617.166)	(18.863.330.012)
Taxable income	5.133.887.310	1.388.382.520	1.522.340.088	3.297.212.176
Corporate income tax rate	20%	20%	20%	20%
Current corporate income tax expense	51.860.361	40.420.831	(201.241.833)	888.351.039
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	51.860.361	40.420.831	(201.241.833)	888.351.039
	0			

11- Deferred corporate income tax

expense (No. 52)	<u>This term</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>
Deferred corporate income tax expenses arising from temporary differences in taxable income	(51.860.361)	(34.049.504)	201.241.833	29.915.784
Total deferred corporate income tax expense	(51.860.361)	(34.049.504)	201.241.833	29.915.784

	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
1- Proceeds from borrowings	228.483.980.000	190.700.000.000	599.801.680.000	551.900.000.000
2- Payments of settle loan principal	247.582.748.005	181.200.000.000	598.739.738.005	553.500.000.000

VIII. OTHER SUPPLEMENTARY INFORMATION

1- Contingent liabilities, commitments and other financial information:

2- Events arising after the end of the accounting year:

1.- Information on related parties:

No.	Related parties	Relationship
1	Hoc Mon Agriculture Wholesale Market Company Limited	Subsidiary, capital contribution ratio: 100% of ownership
2	Hoc Mon Foods Processing Corporation	Associate, capital contribution ratio: 35% of ownership
3	Mr. To Van Liem	Deputy General Director of Hoc Mon Trade Joint Stock Company and Chairman of the Board of Directors of Hoc Mon Foods Processing Corporation (Associate).
4	Mr. Le Van Tien	Deputy General Director of Hoc Mon Trade Joint Stock Company and Director of Hoc Mon Agricultural Products Wholesale Market Management and Trading Company Limited.

2. Transactions with Subsidiaries during the period	<u>Quarter III - 2026</u>	<u>Quarter III - 2025</u>	<u>Year 2026</u>	<u>Year 2025</u>
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
Receivable for premises rental	2.312.868.271	2.275.818.270	6.938.604.811	6.789.504.810
Collected from premises rental	2.312.868.271	2.275.818.270	6.938.604.811	6.789.504.810
Commission for collected-on-behalf	19.071.700	22.268.640	60.979.940	65.815.360
+ Cost of goods sold	0	0	0	0
+ Expenses	0	0	0	0

Closing balance with subsidiaries	<u>As of September 30, 2026</u>	<u>As of September 30, 2025</u>
Profit receivable from subsidiaries	6.437.580.581	6.490.195.502
Receivable for stall rental (collected-on-behalf by subsidiary)	1.202.791.282	1.273.366.226
Current payables to subsidiaries	22.000.000.000	26.200.000.000
Interest payable to subsidiaries	194.294.519	137.380.822

3.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
	Board of Directors		493.787.500	294.000.000	54.600.000	654.327.180	90.000.000	1.586.714.680
1	LE VAN MY	Chairman of the Board of Directors/ Legal Representative	258.950.000	0	34.600.000	479.650.680	10.000.000	783.200.680
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
7	PHAN QUANG ĐAN	Member	0	36.000.000			10.000.000	46.000.000
8	LE ANH PHUONG	Member	65.087.500	36.000.000	0	124.278.525	10.000.000	235.366.025
9	NGUYEN THI THAI NHI	Member/Deputy General Director	0	36.000.000	0	0	10.000.000	46.000.000
	Supervisory Board		62.850.000	96.000.000	7.700.000	10.758.750	24.000.000	201.308.750
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
	Board of Directors		371.186.368	0	43.800.000	57.047.025	32.000.000	504.033.393
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	12.000.000	0	0	10.354.050	9.000.000	31.354.050
4	TRUONG HOANG MINH THU	Chief Accountant	107.013.632	0	12.700.000	14.250	9.000.000	128.727.882
	Total		927.823.868	390.000.000	106.100.000	722.132.955	146.000.000	2.292.056.823

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

INDICATORS	Commercial	Rental of premises and real estate	Real estate transfer	Total
Current period	1	2	3	4=1+2+3
Net revenue from sales and service rendered	265.375.459.295	5.836.220.825	61.462.934.283	318.795.121.118
Costs of goods sold	259.631.101.416	2.115.674.001	52.810.215.053	314.556.990.470
Gross profit	5.744.357.879	3.720.546.824	8.652.719.230	12.149.512.444
Previous period	1	2	3	4=1+2+3
Net revenue from sales and service rendered	193.432.637.691	5.626.263.555	3.663.811.720	202.722.712.966
Costs of goods sold	185.774.041.478	1.991.377.561	3.058.987.892	190.824.406.931
Gross profit	7.658.596.213	3.634.885.994	604.823.828	11.898.306.035

5- Comparative Information (Changes in Information in the Financial Statements of Previous Accounting Periods):

The profit after tax of the Company for Quarter III of 2026 increased by 46,81% compared to of the Company for Quarter III of 2025 to the same period of the previous year. Specifically:

- The separate profit after tax of the Company for Quarter III of 2026 amounted to VND 11.151.932.383.
- The separate profit after tax of the Company for Quarter III of 2025 amounted to VND 7.596.269.195.

Primary reason

- The main reason was the 1.577,57% increase in revenue from real estate business activities at Xuan Thoi Dong Residential Area in the third quarter of 2026 compared to the third quarter of 2025.

6- 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 by



NGUYEN THUY DOAN THY

Chief Accountant



TRUONG HOANG MINH THU

Prepared on October 28, 2026

Legal Representative



LE VAN MY