CÔNG TY CỔ PHẦN
KHỬ TRÙNG VIỆT NAM
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VIETNAM FUMIGATION COMPANY

VFC Tower, 29 Ton Duc Thang, Sai Gon Ward, HCMC

CONSOLIDATED FINANCIAL STATEMENTS
Accounting Period for the Third Quarter:
July 1, 2026 – September 30, 2026

Including:

01- Financial Report

02- Income statement

03- Cash flow statement

04- Notes to financial statements

Form No. B01a – DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
1	2	3	4	5
A. CURRENT ASSETS	**100**		**2,906,378,763,075**	**2,149,025,236,955**
I. CASH AND CASH EQUIVALENTS	**110**	V.1	**208,818,642,078**	**653,313,311,764**
1. Cash	111		158,681,998,242	653,313,311,764
2. Cash equivalents	112		50,136,643,836	-
II. SHORT-TERM FINANCIAL INVESTMENTS	**120**	V.2	**564,731,134,233**	**87,814,956,000**
1. Trading securities	121		226,894,260,425	-
2. Held-to-maturity investments	123		337,836,873,808	87,814,956,000
III. SHORT-TERM RECEIVABLES	**130**		**541,209,025,319**	**544,631,761,862**
1. Accounts receivable from customers	131	V.3	535,967,856,043	544,338,135,994
2. Short-term advances to suppliers	132		13,365,943,037	5,679,365,052
3. Other short-term receivables	135	V.4	4,771,969,315	7,747,065,613
4. Provision for short-term doubtful debts	136	V.5	(12,896,743,076)	(13,132,804,797)
IV. INVENTORIES	**140**		**1,578,154,732,178**	**860,073,634,753**
1. Inventories	141	V.6	1,583,076,816,405	862,963,721,886
2. Provision for devaluation of inventories (*)	142		(4,922,084,227)	(2,890,087,133)
VI. OTHER CURRENT ASSETS	**160**		**13,465,229,267**	**3,191,572,576**
1. Short-term prepaid expenses	161	V.11	1,543,615,596	2,851,817,698
2. Deductible value-added tax	162		11,921,613,671	339,754,878
B. NON-CURRENT ASSETS	**200**		**256,729,305,639**	**270,878,712,649**
I. LONG-TERM RECEIVABLES	**210**		**2,496,483,222**	**2,535,259,921**
5. Other long-term receivables	215	V.4	2,496,483,222	2,535,259,921
II. FIXED ASSETS	**220**		**229,225,193,272**	**231,598,020,544**
1. Tangible fixed assets	221	V.8	174,301,876,402	179,553,135,848
- Cost	222		547,040,323,837	538,506,362,773
- Accumulated depreciation (*)	223		(372,738,447,435)	(358,953,226,925)
3. Intangible fixed assets	227	V.9	54,923,316,870	52,044,884,696
- Cost	228		75,494,145,021	72,901,484,048
- Accumulated depreciation (*)	229		(20,570,828,151)	(20,856,599,352)
IV. INVESTMENT PROPERTIES	**240**	**V.10**	**12,299,079,029**	**13,341,432,967**
- Cost	241		27,175,630,011	27,647,980,011
- Accumulated depreciation (*)	242		(14,876,550,982)	(14,306,547,044)
V. LONG-TERM ASSETS IN PROGRESS	**250**		-	**3,869,264,303**
2. Construction in progress	252	V.7	-	3,869,264,303
VII. OTHER NON-CURRENT ASSETS	**270**		**12,708,550,116**	**19,534,734,914**
1. Long-term prepaid expenses	271	V.11	12,708,550,116	9,534,734,914
2. Deferred tax assets	272		-	10,000,000,000

TOTAL ASSETS	280		3,163,108,068,714	2,419,903,949,604
RESOURCES	**Code**	**Notes**	**Closing balance**	**Opening balance**
1	2	3	4	5
C. LIABILITIES	**300**		**1,379,193,478,023**	**705,168,526,211**
I. CURRENT LIABILITIES	**310**		**1,363,736,611,192**	**689,408,803,914**
1. Accounts payable to suppliers	311	V.13	700,013,677,215	252,162,513,743
2. Short-term advances from customers	312		6,781,254,399	14,227,336,834
3. Dividends and profit payable	313	V.14	10,768,806,500	9,260,787,500
4. Taxes and amounts payable to the State budget	314	V.15	56,352,797,718	70,912,304,126
5. Payables to employees	315		80,060,837,869	145,365,295,819
6. Short-term accrued expenses	316	V.16	26,827,378,564	31,497,429,057
9. Short-term unearned revenue	319		1,166,769,128	366,495,360
10. Other short-term payables	320	V.17	14,345,873,973	12,264,976,928
11. Short-term loans and finance lease liabilities	321	V.12	399,468,727,932	87,449,061,000
13. Bonus and welfare fund	323	V.18	67,950,487,894	65,902,603,547
II. LONG-TERM LIABILITIES	**330**		**15,456,866,831**	**15,759,722,297**
8. Other long-term payables	338	V.17	2,024,032,578	1,518,582,885
12. Deferred income tax liabilities	342		13,432,834,253	14,241,139,412
D. OWNERS' EQUITY	**400**		**1,783,914,590,691**	**1,714,735,423,393**
1. Owners' contributed capital	411	V.19	417,146,140,000	417,146,140,000
- Ordinary shares with voting rights	411a		417,146,140,000	417,146,140,000
5. Treasury shares (*)	415	V.19	(20,000,000)	(20,000,000)
8. Development investment fund	418	V.19	216,795,677,276	215,462,343,942
9. Other funds	419	V.19	23,577,407,521	24,346,814,721
10. Retained earnings	420		1,075,896,640,373	1,006,276,590,520
- Retained earnings accumulated to the end of the previous period	4200		864,888,387,051	678,506,497,779
- Retained earnings of the current period	4201		211,008,253,322	327,770,092,741
8. Non-controlling interests	429		50,518,725,521	51,523,534,210
TOTAL RESOURCES	**440**		**3,163,108,068,714**	**2,419,903,949,604**

Prepared on 26 10 *2026*

PREPARER/ CHIEF ACCOUNTANT	GENERAL DIRECTOR
Pham Thi Ngoc Phuong	Tran Van Dung

Form No. B02-DN/HN

CONSOLIDATED INCOME STATEMENT

Q3/2026 (accounting period from 1 July 2026 to 30 September 2026)

Unit: VND

Items	Code	Notes	Q3/2026	Q3/2025	9 months of 2026	9 months of 2025
1. Revenue from sales of goods and provision of services	**01**	**VI.1**	**523,499,498,700**	**735,007,663,955**	**2,649,122,098,233**	**2,656,723,930,023**
2. Revenue deductions	02	VI.2	18,625,352,600	24,478,227,000	89,363,880,972	80,624,100,000
3. Net revenue	**10**		**504,874,146,100**	**710,529,436,955**	**2,559,758,217,261**	**2,576,099,830,023**
4. Cost of goods sold	11	VI.3	383,613,448,148	514,360,639,927	1,910,752,647,900	1,912,084,277,518
5. Gross profit	**20**		**121,260,697,952**	**196,168,797,028**	**649,005,569,362**	**664,015,552,505**
7. Financial income	22	VI.4	20,920,231,697	13,215,363,653	62,617,319,675	50,859,904,929
8. Financial expenses	23	VI.5	17,309,214,320	22,786,888,322	45,784,152,336	38,754,175,634
- In which: Borrowing cost	24		6,604,329,086	576,913,884	7,898,156,369	3,092,483,018
9. Selling expenses	25	VI.8	50,002,762,162	75,100,926,885	312,696,237,204	299,965,854,592
10. Administrative expenses	26	VI.8	20,999,101,347	22,864,756,462	82,152,476,178	80,030,595,774
11. Net operating profit	**30**		**53,869,851,820**	**88,631,589,012**	**270,990,023,319**	**296,124,831,435**
12. Other income	31	VI.6	553,749,370	2,029,878,887	3,184,168,659	5,230,055,550
13. Other expenses	32	VI.7	1,472,854,029	2,756,839,632	3,509,212,287	5,695,240,871
14. Other profit	**40**		**(919,104,659)**	**(726,960,745)**	**(325,043,629)**	**(465,185,321)**
15. Total accounting profit before tax	**50**		**52,950,747,161**	**87,904,628,267**	**270,664,979,691**	**295,659,646,114**
16. Current corporate income tax expense	51	VI.10	11,350,600,588	22,680,876,512	45,849,562,775	52,625,784,016
17. Deferred corporate income tax expense	52		**(269,435,053)**	(269,435,053)	9,191,694,840	12,030,957,998
18. Net profit after tax	**60**		**41,869,581,626**	**65,493,186,808**	**215,623,722,075**	**231,002,904,099**
18.1. Attributable to shareholders of the parent company	61		39,920,055,354	64,043,158,667	211,008,253,322	227,752,452,717
18.2. Non-controlling interests	62		1,949,526,272	1,450,028,141	4,615,468,754	3,250,451,382
19. Basic earnings per share	70	VI.11	744	1,317	4,731	4,957

Prepared on 26 10 2026

PREPARER/ CHIEF ACCOUNTANT	GENERAL DIRECTOR
Pham Thi Ngoc Phuong	Tran Van Dung

Form No. B03-DN/HN

CONSOLIDATED CASH FLOW STATEMENT

Unit: VND

ITEMS	Code	9 months of 2026	9 months of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	270,664,979,691	295,659,646,114
2. Adjustments for:			
- Depreciation of fixed assets and investment properties	02	20,685,499,059	20,926,514,802
- Allowances and provisions	03	1,795,935,373	(1,074,480,517)
- Foreign exchange gains and losses from revaluation of monetary items in foreign currencies	04	(973,750,012)	139,848,243
- Gains and losses from investing activities	05	(18,602,798,940)	(31,526,322,345)
- Borrowing costs	06	7,898,156,369	3,092,483,018
3. Operating profit before changes in working capital	**08**	**281,468,021,540**	**287,217,689,315**
- Change in receivables	09	(7,884,283,830)	164,681,640,914
- Change in inventories	10	(720,113,094,519)	(322,638,485,855)
- Change in payables and other liabilities (excluding interest payable and corporate income tax payable)	11	369,345,265,161	322,110,182,981
- Change in prepaid expenses	12	(1,865,613,100)	(1,120,557,180)
- Interest paid	14	(6,813,657,595)	(3,456,804,837)
- Corporate income tax paid	15	(59,428,885,328)	(80,855,723,170)
- Other cash receipts from operating activities	16	489,881,250	1,010,170,000
- Other cash payments for operating activities	17	(11,393,811,717)	(16,219,537,854)
Net cash flows from operating activities	**20**	**(156,196,178,138)**	**350,728,574,314**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchases and construction of fixed assets and other non-current assets	21	(14,155,209,991)	(8,691,213,494)
2. Proceeds from disposals of fixed assets and other non-current assets	22	120,080,911	3,008,636,362
3. Loans granted and purchases of debt instruments of other entities	23	(1,084,123,657,460)	(1,360,000,000,000)
4. Collections of loans and proceeds from resale of debt instruments of other entities	24	607,229,397,035	847,500,000,000
5. Interest, dividends and profits received	27	19,214,956,666	24,991,658,585
Net cash flows from investing activities	**30**	**(471,714,432,839)**	**(493,190,918,547)**
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	519,430,598,058	193,144,184,353
2. Repayment of loan principal	34	(207,410,931,126)	(365,530,076,932)
3. Dividends and profits paid to owners	36	(128,629,823,000)	(218,049,705,000)
Net cash flows from financing activities	**40**	**183,389,843,932**	**(390,435,597,579)**
Net cash flows during the period	**50**	**(444,520,767,045)**	**(532,897,941,812)**
Cash and cash equivalents at beginning of period	60	653,313,311,764	800,792,811,413
Impact of exchange rate fluctuation	61	26,097,359	33,004,554
Cash and cash equivalents at end of period	**70**	**208,818,642,078**	**267,927,874,155**

Prepared on 20 / 10 / *2026*

PREPARER/ CHIEF ACCOUNTANT	GENERAL DIRECTOR
Pham Thi Ngoc Phuong	Tran Van Dung

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
I. GENERAL INFORMATION

1. Form of capital ownership

Vietnam Fumigation Joint Stock Company (hereinafter referred to as the "Company") was formerly a state-owned enterprise under the Ministry of Agriculture and Rural Development. On 3 May 2001, the Company was equitized pursuant to Decision No. 70/QD-TTg of the Prime Minister. Accordingly, the Company was granted Enterprise Registration Certificate No. 0302327629 by the Department of Planning and Investment of Ho Chi Minh City (now the Department of Finance of Ho Chi Minh City), first issued on 31 December 2001, and amended for the 32nd time (latest) on 31 July 2025.

The Company's shares are listed on the Ho Chi Minh City Stock Exchange ("HOSE") under the ticker symbol VFG, pursuant to Decision No. 157/QD-SGDHCM issued by HOSE on 11 December 2009.
The Company's registered head office is located at No. 29 Ton Duc Thang, Sai Gon Ward, Ho Chi Minh City, Vietnam (formerly No. 29 Ton Duc Thang, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam), and its factory is located at Lot B, No. 107, Thai Hoa Industrial Park, Tan Hoa Hamlet, Duc Lap Commune, Tay Ninh Province, Vietnam (formerly at Lot B, No. 107, Thai Hoa Industrial Park, Tan Lap Hamlet, Duc Lap Commune, Duc Hoa District, Long An Province, Vietnam).

The total number of employees of the Company and its subsidiary as at 30 September 2026 was 1,528 (31 December 2025: 1,445).

Business activities

The principal business activities of the Company and its subsidiary are producing, processing and trading products from pesticides and agrichemicals; providing services related to fumigation; office leasing services and hotel services.

Normal operating cycle

The Company's normal operating cycle is carried out within a period not exceeding 12 months.

Corporate structure

As at 30 September 2026 and 31 December 2025, the Company had one subsidiary and eight branches.

Information on the subsidiary is as follows:

		Ending balance		Beginning balance		
Subsidiary	Establishing and operating in	Equity owned (%)	Voting rights (%)	Equity owned (%)	Voting rights (%)	Principal activities
Hai Yen Company Limited	Khanh Hoa	66.67	66.67	66.67	66.67	Providing hotel and restaurant services

Information on the branches is as follows:

No.	Branch name	Address
1	Vietnam Fumigation Joint Stock Company – Northern Branch	Ha Noi
2	Vietnam Fumigation Joint Stock Company – Da Nang City Branch	Da Nang
3	Vietnam Fumigation Joint Stock Company – Quy Nhon Branch	Gia Lai (formerly Quy Nhon)
4	Vietnam Fumigation Joint Stock Company – Nha Trang Branch	Nha Trang
5	Vietnam Fumigation Joint Stock Company – Ho Chi Minh City Branch	Ho Chi Minh City
6	Vietnam Fumigation Joint Stock Company – Nam Song Hau Branch	Can Tho
7	Vietnam Fumigation Joint Stock Company – Bac Song Hau Branch	An Giang
8	Vietnam Fumigation Joint Stock Company – Duc Hoa Long An Branch	Tay Ninh (formerly Long An)

The principal business activities of the branches are providing fumigation services and pest control for agricultural and forestry products as well as other objects.

Explanation of the comparability of information in the consolidated financial statements

The comparative figures presented in the Statement of Financial Position are those as at 31 December 2025 (audited); the comparative figures presented in the Income Statement and the Cash Flow Statement are those for the corresponding period of 2025.

Restatement of comparative information upon the initial application of the new accounting circular

Item	Opening balance as previously reported	Reclassification	Opening balance as restated
Dividends and profit payable	-	9,260,787,500	9,260,787,500
Other short-term payables	21,525,764,428	(9,260,787,500)	12,264,976,928

2. BASIS OF PREPARATION OF THE Q3/2026 CONSOLIDATED FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

Basis of preparation of the Q3/2026 consolidated financial statements

The accompanying Q3/2026 consolidated financial statements are presented in Vietnamese Dong (VND), prepared on a historical cost basis and in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of the Q3/2026 consolidated financial statements.

The Q3/2026 consolidated financial statements are prepared based on the consolidation of the separate financial statements of the Company and the financial statements of its subsidiary.

The accompanying Q3/2026 consolidated financial statements are not intended to present the consolidated financial position, consolidated results of operations, and consolidated cash flows in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

Accounting period

The Company's fiscal year begins on 1 January and ends on 31 December.

The Q3/2026 consolidated financial statements have been prepared for the period from 1 July 2026 to 30 September 2026; the accumulated figures have been prepared for the nine-month period from 1 January 2026 to 30 September 2026.

3. NEWLY ISSUED ACCOUNTING GUIDANCE

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99"), which provides guidance on the corporate accounting regime. Circular 99 became effective on 1 January 2026 and applies to financial years beginning on or after 1 January 2026. Circular 99 supersedes the following regulations:

Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the corporate accounting regime (except for provisions relating to the accounting for the equitization of State-owned enterprises);
Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance amending and supplementing Article 128 of Circular 200;
Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular 200; and
Circular No. 195/2012/TT-BTC dated 15 November 2012 of the Ministry of Finance providing accounting guidance applicable to project owners.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the principal accounting policies adopted by the Company in preparing the Q3/2026 consolidated financial statements:

Accounting estimates

The preparation of the Q3/2026 consolidated financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant legal regulations applicable to the preparation and presentation of the Q3/2026 consolidated financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and contingent liabilities as at the date of the Q3/2026 consolidated financial statements, and the reported amounts of revenue and expenses during the reporting period. Although these accounting estimates are based on the Board of General Directors' best knowledge, actual results may differ from those estimates and assumptions.

Basis of consolidation of the financial statements

The consolidated financial statements comprise the financial statements of the Company and the financial statements of the entity controlled by the Company (its subsidiary) for the third quarter ended 30 September 2026. Control is achieved where the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

The results of operations of a subsidiary acquired or disposed of during the period are included in the Q3/2026 consolidated income statement from the date of acquisition or up to the date of disposal of the investment in that subsidiary.

Where necessary, the Q3/2026 financial statements of the subsidiary are adjusted so that the accounting policies applied by the Company and its subsidiary are consistent.

All intercompany balances and transactions between the Company and its subsidiary are eliminated upon consolidation of the Q3/2026 financial statements.

Non-controlling interests comprise the amount of the non-controlling shareholders' interests at the date of the initial business combination and the non-controlling shareholders' share of changes in total equity since the date of the combination. Losses incurred by the subsidiary are allocated in proportion to the ownership interest of the non-controlling shareholders, even if such losses exceed the non-controlling shareholders' interest in the net assets of the subsidiary.

Business combinations

Assets, liabilities, and contingent liabilities of a subsidiary are measured at fair value as at the acquisition date. Any excess of the purchase consideration over the fair value of the net identifiable assets acquired is recognized as goodwill. Any excess of the fair value of the net identifiable assets acquired over the purchase consideration is recognized in the consolidated income statement for the period in which the acquisition occurs.

The initial non-controlling interests at the acquisition date are measured based on their proportionate share of the fair value of the identifiable assets, liabilities, and contingent liabilities recognized.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits at banks, and short-term investments (with original maturities of not more than three months) that are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company and its subsidiary have the intention and ability to hold until maturity. These include term deposits.

Interest income from held-to-maturity investments arising after the acquisition date is recognized in the Q3/2026 consolidated income statement on an accrual basis.

Loans receivable

Loans receivable are stated at cost less provision for doubtful debts. The provision for doubtful loans of the Company and its subsidiary is made in accordance with prevailing accounting regulations.

Receivables

Receivables represent amounts recoverable from customers or other parties. They are stated at carrying value less provision for doubtful debts.

The provision for doubtful debts is made for receivables that are overdue or those deemed doubtful of collection due to the debtor's liquidation, bankruptcy, or other similar financial difficulties, as assessed by the Board of General Directors.

Inventories

Inventories are stated at the lower of cost and net realizable value.

-- For merchandise, raw materials, tools, and supplies: cost includes purchase costs and other directly attributable costs incurred in acquiring the inventories.

-- For work in progress and products: cost includes direct materials, direct labor, and applicable manufacturing overheads incurred to bring the inventories to their current location and condition.

The Company applies the perpetual method in accounting for inventories. The cost of inventories is determined using the weighted average method. Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated selling, marketing, and distribution expenses.

The Company makes a provision for devaluation of inventories at 100% for expired goods.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets acquired by purchase comprises the purchase price and all directly attributable costs incurred in bringing the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings and structures	05 - 50
Machinery and equipment	03 - 07
Vehicles	05 - 10
Office equipment	03 - 05
Others	03 - 06

Gains or losses arising from the disposal or sale of fixed assets, representing the difference between the net proceeds and the carrying amount of the assets, are recognized in the Q3/2026 consolidated income statement.

Leases

A lease is classified as a finance lease when substantially all the risks and rewards incidental to ownership of the asset are transferred to the lessee. All other leases are classified as operating leases.

When the Company is a lessor

Operating lease income is recognized on a straight-line basis over the lease term. Initial direct costs incurred in negotiating and arranging an operating lease are either recognized as expenses when incurred or amortized over the lease term on a straight-line basis consistent with the recognition of lease income.

When the Company is a lessee

A lease is classified as an operating lease when the lessor retains substantially all the risks and rewards incidental to ownership of the asset. Operating lease expenses are recognized in the Q3/2026 consolidated income statement on a straight-line basis over the lease term. Any payments received or receivable to facilitate the negotiation of an operating lease are also recognized on a straight-line basis over the lease term.

Intangible fixed assets and amortization

Intangible fixed assets comprise land use rights and computer software, stated at cost less accumulated amortization.

The cost of an intangible fixed asset acquired by purchase includes the purchase price and all directly attributable costs incurred in bringing the asset to its working condition for its intended use.

Intangible fixed assets are amortized using the straight-line method over their estimated useful lives as follows:

	Years
Land use rights	20 - 50
Computer software	03 - 05

Investment properties

Investment properties comprise land use rights and buildings held by the Company for the purpose of earning rental income or for capital appreciation. Investment properties held for rental purposes are stated at cost less accumulated depreciation, while those held for capital appreciation are stated at cost less impairment losses. The cost of purchased investment properties includes the purchase price and directly related costs such as legal service fees, registration tax, and other transaction-related costs. The cost of self-constructed investment properties comprises the total construction settlement value or other directly attributable costs of the investment property.

The Company's investment properties include:

-Land use rights with indefinite terms, which are not depreciated; and
-Buildings and structures, which are depreciated using the straight-line method over estimated useful lives ranging from 17 to 25 years.

Prepayments

Prepayments include expenses actually incurred that relate to operations over more than one accounting period, such as office rent, insurance, repair and renovation costs, tools and equipment issued for use, and other prepaid expenses.

Office rent and insurance represent amounts paid in advance and are amortized on a straight-line basis over the lease or insurance period, respectively, in the Q3/2026 consolidated income statement.

Expenses related to repairs, renovations, tools and equipment issued for use, and other prepaid amounts expected to bring future economic benefits to the Company are capitalized as prepaid expenses and amortized to the Q3/2026 consolidated income statement using the straight-line method in accordance with prevailing accounting regulations.

Unearned revenue

Unearned revenue represents amounts received in advance relating to one or more accounting periods for services not yet rendered or delivered. The Company recognizes unearned revenue corresponding to the portion of obligations it will perform in the future. When revenue recognition conditions are satisfied, unearned revenue is recognized in the consolidated income statement for the period corresponding to the portion that meets those conditions.

Revenue recognition

Revenue from sale of goods

Revenue from sale of goods is recognized when all of the following five (5) conditions are satisfied:

(a)The Company has transferred substantially all the risks and rewards of ownership of the products or goods to the buyer;

(b)The Company no longer retains managerial involvement or control over the goods sold;

(c)The amount of revenue can be measured reliably;

(d)It is probable that the economic benefits associated with the transaction will flow to the Company; and

(e)The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from services rendered

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. When a service transaction extends over several accounting periods, revenue is recognized in the period by

reference to the stage of completion of the transaction at the statement of financial position date. The outcome of a transaction can be measured reliably when all of the following four (4) conditions are satisfied:

(a)The amount of revenue can be measured reliably;

(b)It is probable that the economic benefits associated with the transaction will flow to the Company;

(c)The stage of completion of the transaction at the statement of financial position date can be measured reliably; and

(d)The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income from deposits and loans

Interest income on deposits and loans is recognized on an accrual basis, determined based on the outstanding balance and the applicable interest rate.

Deductions from revenue

Deductions from revenue include trade discounts.

Deductions arising in the same period as the sale of goods or services are offset against revenue for that period. If trade discounts relate to products, goods or services sold in the reporting period but arise in a subsequent period before the date of issuance of the Q3/2026 consolidated financial statements, such deductions are recognized as a reduction of revenue of the reporting period.

Foreign currencies

Foreign currency transactions are translated at the exchange rates ruling at the transaction dates. Monetary items denominated in foreign currencies at the end of the period are translated at the average telegraphic transfer buying and selling rate (being the average of the transfer buying rate and the transfer selling rate) of the commercial bank with which the Company regularly transacts (being the commercial bank with which the Company has the highest frequency or value of transactions) at the end of the accounting period. Exchange differences arising are recognized in the Q3/2026 consolidated income statement.

Borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except when they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs." Accordingly, borrowing costs that are directly attributable to the acquisition, construction, or production of a qualifying asset that requires a substantial period of time to prepare for its intended use or sale are capitalized as part of the cost of that asset until the asset is ready for use or sale. Any income earned from the temporary investment of specific borrowings before being utilized for the qualifying asset is deducted from the cost of that asset. For specific borrowings used to finance the construction of fixed assets or investment properties, borrowing costs are capitalized even when the construction period is less than 12 months.

Taxes

Corporate income tax represents the total amount of current and deferred tax.

Current tax is calculated based on taxable income for the period. Taxable income differs from profit before tax as presented in the Q3/2026 consolidated income statement because taxable income excludes items of income or expense that are taxable or deductible in different periods, and it also excludes items that are non-taxable or non-deductible.

Deferred income tax is determined on the temporary differences between the carrying amounts and the tax bases of assets and liabilities in the Q3/2026 consolidated financial statements and is recognized using the statement of financial position liability method. Deferred tax liabilities are recognized for all taxable temporary

differences, while deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences can be utilized.

Deferred income tax is calculated using the tax rates that are expected to apply in the period when the asset is realized or the liability is settled. Deferred tax is recognized in the Q3/2026 consolidated income statement, except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity.

Deferred tax assets and deferred tax liabilities are offset when the Company and its subsidiary have a legally enforceable right to offset current tax assets against current tax liabilities, and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax liabilities on a net basis.

The determination of the Company's and its subsidiary's income tax is based on prevailing tax regulations in Vietnam. However, these regulations are subject to change from time to time, and the final determination of corporate income tax is dependent on the outcome of examinations conducted by the competent tax authorities.

Other taxes are applied in accordance with the prevailing tax laws in Vietnam.

II. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Unit: VND

1. Cash	**Closing balance**	**Opening balance**
- Cash on hand	697,197,536	512,860,868
- Bank demand deposits	157,984,800,706	652,800,450,896
- Cash equivalents	50,136,643,836	-
Total	**208,818,642,078**	**653,313,311,764**

2. Financial investments	**Closing balance**	**Opening balance**
a) Trading securities		
+ Cost	226,894,260,425	-

The Company has not determined the fair value of the trading securities at the end of the accounting period because the current regulations do not provide specific guidance on determining the fair value of these unlisted financial investments.

b) Held-to-maturity investments		
- Short-term held-to-maturity investments	337,836,873,808	87,814,956,000
b1) Term deposits at banks		
Vietnam Joint Stock Commercial Bank for Industry and Trade	*87,526,900,000*	*87,526,900,000*
Southeast Asia Commercial Joint Stock Bank	288,056,000	*288,056,000*
b2) Loans	250,021,917,808	
PAN Group Joint Stock Company	*250,021,917,808*	

This represents an unsecured loan to PAN Group Joint Stock Company – the ultimate parent company – with an original term of 6 months. Under the extension appendix, the loan matures on 31 December 2026. Principal and interest will be repaid in a single payment at maturity. The interest rate applicable to the outstanding loan balance as at 30 September 2026 was 8.4% per annum.

3. Accounts receivable from customers	**Closing balance**	**Opening balance**
a) Short-term accounts receivable from customers	535,967,856,043	544,338,135,994

- There were no customers with receivables accounting for 10% or more of the total trade receivables.

b) Provision for doubtful debts

Opening balance	**13,132,804,797**	**18,290,131,866**
+ Accumulated increases during the year	15,927,092,771	12,236,576,483
+ Accumulated decreases during the year	16,163,154,492	17,393,903,552
Closing balance	**12,896,743,076**	**13,132,804,797**

4. Other receivables	**Closing balance**	**Opening balance**
a) Short-term		
- Receivables from customers related to land fees	1,500,000,000	1,500,000,000
- Advances	2,362,566,060	3,704,448,947
- Short-term deposits	280,908,285	262,305,600
- Other receivables	628,494,971	2,280,311,066
Total	**4,771,969,315**	**7,747,065,613**
b) Long-term		
- Long-term deposits	2,496,483,222	2,535,259,921
Total	**2,496,483,222**	**2,535,259,921**

5. Overdue receivables		
Provision for overdue receivables from over 6 months to under 1 year.	3,658,914,975	4,773,115,183
Provision for overdue receivables from 1 year to under 2 years.	3,637,869,622	1,625,453,477
Provision for overdue receivables from 2 years to under 3 years.	1,671,736,655	5,013,145,362
Provision for receivables overdue for 3 years or more.	3,928,221,824	1,721,090,775
Total	**12,896,743,076**	**13,132,804,797**

As at the reporting date, full provision has been made for receivables that are unlikely to be recovered.

6. Inventories:	**Closing balance**	**Opening balance**
- Goods in transit;	-	11,868,144,075
- Raw materials;	219,178,743,834	197,783,865,740
- Tools and supplies;	4,095,831,582	2,952,476,341
- Work in progress;	6,729,638,848	5,849,994,829
- Products;	98,266,470,831	43,116,751,476
- Merchandise;	1,254,806,131,310	601,392,489,425
Total	**1,583,076,816,405**	**862,963,721,886**

Provision for devaluation of inventories		
Opening balance	**(2,890,087,133)**	**(6,316,145,356)**
+ *Accumulated increases during the year*	(2,331,345,285)	(1,433,262,843)
+ *Accumulated decreases during the year*	299,348,191	4,859,321,066
Closing balance	**(4,922,084,227)**	**(2,890,087,133)**

7. Long-term assets in progress		
Construction in progress		
Experimental farm construction project	-	231,892,875
Sales and marketing management application development project	-	3,637,371,428
Total	-	**3,869,264,303**

8. Increase and decrease in tangible fixed assets:

Appendix 1 on page 21

9. Increase and decrease in intangible fixed assets:

Item	*Land use rights*	*Other intangible fixed assets*	*Total*
Historical cost			
Opening balance	*65,750,630,035*	*7,150,854,013*	*72,901,484,048*
- Purchased during the year	-	*194,444,444*	*194,444,444*
- Transfer from construction in progress	-	*4,310,285,142*	*4,310,285,142*
- Disposals	-	*1,912,068,613*	*1,912,068,613*
Closing balance	***65,750,630,035***	***9,743,514,986***	***75,494,145,021***
Accumulated depreciation			-
Opening balance	*14,430,640,169*	*6,425,959,183*	*20,856,599,352*
- Depreciation for the year	1,031,725,652	594,571,760	1,626,297,412
- Disposals	-	1,912,068,613	1,912,068,613
Closing balance	***15,462,365,821***	***5,108,462,330***	***20,570,828,151***
Carrying amount			-
- At the beginning of the period	*51,319,989,866*	*724,894,830*	*52,044,884,696*
- At the end of the period	***50,288,264,214***	***4,635,052,656***	***54,923,316,870***

- Historical cost of intangible fixed assets fully amortized but still in use: **395,656,844** **3,381,867,000** **3,777,523,844**

10. Increase and decrease in investment properties:

Item	*Land use rights*	*Buildings and offices*	*Total*
Historical cost			
Opening balance	*8,092,241,500*	*19,555,738,511*	*27,647,980,011*
- Other decreases	*472,350,000*	-	*472,350,000*
Closing balance	***7,619,891,500***	***19,555,738,511***	***27,175,630,011***
Accumulated depreciation			-
Opening balance	-	*14,306,547,044*	*14,306,547,044*
- Depreciation for the year	-	570,003,938	570,003,938
Closing balance	-	***14,876,550,982***	***14,876,550,982***
Carrying amount			-
- At the beginning of the period	*8,092,241,500*	*5,249,191,467*	*13,341,432,967*
- At the end of the period	***7,619,891,500***	***4,679,187,529***	***12,299,079,029***

11. Prepaid expenses	**Closing balance**	**Opening balance**
a) Short-term		
- Tools and supplies;	135,303,722	1,183,500,002
- Office and warehouse rental costs	434,279,217	223,335,123
- Insurance	480,090,320	438,426,597
- Other prepaid expenses	493,942,337	1,006,555,976
Total	**1,543,615,596**	**2,851,817,698**

b) Long-term		-
- Tools and supplies;	3,560,122,002	2,893,980,204
- Other prepaid expenses	9,148,428,114	6,640,754,710
Total	**12,708,550,116**	**9,534,734,914**

12. Loans and finance lease liabilities	**Closing balance**	**Opening balance**
Short-term loans		
+ Carrying amount	399,468,727,932	87,449,061,000
+ Amount within repayment capacity	399,468,727,932	87,449,061,000
- During the year		
+ Accumulated increases during the year	519,430,598,058	280,593,245,353
+ Accumulated decreases during the year	207,410,931,126	365,530,076,932

13. Accounts payable to suppliers	**Closing balance**	**Opening balance**
Syngenta Vietnam Company Limited	609,688,454,061	176,804,737,381
Itochu Chemical Frontier Corporation	26,677,161,000	28,315,647,160
- Other payables	63,648,062,155	46,842,129,202
Total	**700,013,677,215**	**252,162,513,743**

14. Dividends and profit payable	**Closing balance**	**Opening balance**
Dividends and profit payable	10,768,806,500	9,260,787,500
Total	**10,768,806,500**	**9,260,787,500**

15. Taxes and other receivables from and payables to the State

Appendix 2 on page 22

16. Accrued expenses	**Closing balance**	**Opening balance**
Short-term		
- Accrued expenses for sales policies	26,827,378,564	31,497,429,057
Total	**26,827,378,564**	**31,497,429,057**

17. Other payables	**Closing balance**	**Opening balance**
a) Short-term		
- Trade union fees;	1,351,429,053	966,967,238
- Social insurance;	4,075,043,365	-
- Health insurance;	712,386,506	-
- Unemployment insurance;	316,612,691	-
- Short-term deposits and collateral received;	3,563,645,636	3,382,803,370
- Remuneration of the Board of Directors & Board of Supervisors	210,000,002	2,075,289,456
- Amounts payable to employees pending completion of procedures for the refund of their entitlements from capital contributions to the hotel construction.	2,802,880,000	2,802,880,000
- Other payables	1,313,876,720	3,037,036,864
Total	**14,345,873,973**	**12,264,976,928**
b) Long-term		
- Long-term deposits received	2,024,032,578	1,518,582,885
Total	**2,024,032,578**	**1,518,582,885**

18. Bonus and welfare fund	**Closing balance**	**Opening balance**
Opening balance	**65,902,603,547**	**76,429,489,983**
Additions during the period	*12,672,288,864*	*19,239,762,564*
- Appropriation during the period	12,182,407,614	17,840,368,410
- Other increases	489,881,250	1,399,394,154
Utilization during the period	***10,624,404,517***	***29,766,649,000***
- Utilization during the period	9,856,446,579	29,766,649,000
- Other decreases	767,957,938	-
Closing balance	**67,950,487,894**	**65,902,603,547**

19. Owners' equity

a) Reconciliation of changes in owners' equity

See Appendix 3 on page 23

b) Details of owners' contributed capital	**Closing balance**	**Opening balance**
- Shareholders' contributed capital	417,146,140,000	417,146,140,000
Total	**417,146,140,000**	**417,146,140,000**

c) Capital transactions with owners and distribution of dividends and profits	**Closing balance**	**Opening balance**
- Owners' invested capital	417,146,140,000	417,146,140,000
+ Contributed capital at the beginning of the period	417,146,140,000	417,146,140,000
+ Contributed capital at the end of the period	417,146,140,000	417,146,140,000

d) Shares	**Closing balance**	**Opening balance**
Number of ordinary shares registered for issuance:	**41,714,614**	**41,714,614**
+ Ordinary shares before additional issuance	41,714,614	41,714,614
Number of ordinary shares issued to the public:	**41,714,614**	**41,714,614**
+ Ordinary shares before additional issuance	41,714,614	41,714,614
Number of ordinary shares repurchased (treasury shares):	**2,000**	**2,000**
Number of ordinary shares outstanding:	**41,712,614**	**41,712,614**
+ Ordinary shares before additional issuance	41,712,614	41,712,614

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

e) Dividends	**Closing balance**	**Opening balance**
Dividends declared on ordinary shares	125,137,842,000	208,563,070,000

f) Enterprise's funds	**Closing balance**	**Opening balance**
+ Development investment fund	183,588,794,776	182,255,461,442
+ Financial reserve fund	33,206,882,500	33,206,882,500
+ Supplementary charter capital reserve fund	17,475,127,025	17,475,127,025
+ Social activities fund	6,102,280,496	6,871,687,696
Total	**240,373,084,797**	**239,809,158,663**

20. Off-statement of financial position items

b) Foreign currencies:	**Closing balance**	**Opening balance**
USD	35,006.15	10,289.87

VI. NOTES TO SPECIFIC ITEMS ON THE CONSOLIDATED INCOME STATEMENT

1. Total revenue from goods sold and services rendered	**Current period**	**Previous period**
- Revenue from sales of goods and products	328,567,651,116	544,993,405,871
- Revenue from service provision	191,214,950,819	186,680,528,025
- Revenue from office rental	3,716,896,765	3,333,730,059
Total	**523,499,498,700**	**735,007,663,955**

2. Revenue deductions	**Current period**	**Previous period**
- Trade discounts;	18,625,352,600	24,478,227,000
Total	**18,625,352,600**	**24,478,227,000**

3. Cost of goods sold	**Current period**	**Previous period**
- Cost of goods and products sold;	279,024,363,588	415,333,382,111
- Cost of services provided;	104,399,083,248	98,837,256,505
- Cost of office rental services;	190,001,312	190,001,311
Total	**383,613,448,148**	**514,360,639,927**

4. Financial income	**Current period**	**Previous period**
- Interest on deposits and loans	5,210,907,660	5,957,041,413
- Dividends and profits received;	3,285,256,101	-
- Foreign exchange gains;	986,642,512	151,061,907
- Interest on deferred payment sales to distributors;	10,345,742,250	5,059,164,000
- Early payment discounts received;	1,091,664,620	2,048,065,715
- Other financial income	18,554	30,618
Total	**20,920,231,697**	**13,215,363,653**

5. Financial expenses	**Current period**	**Previous period**
- Loan interest;	6,604,329,086	576,913,884
- Payment discounts to distributors;	10,134,754,761	21,847,405,934
- Foreign exchange losses;	526,308,666	362,568,504
- Other financial expenses;	43,821,807	-
Total	**17,309,214,320**	**22,786,888,322**

6. Other income	**Current period**	**Previous period**
- Disposal of fixed assets;	169,927,192	1,935,909,091
- Others	383,822,178	93,969,796
Total	**553,749,370**	**2,029,878,887**

7. Other expenses	**Current period**	**Previous period**
- Penalties	-	1,370,685,487
- Others	1,472,854,029	1,386,154,145
Total	**1,472,854,029**	**2,756,839,632**

8. Selling expenses and administrative expenses	**Current period**	**Previous period**
a) Selling expenses incurred during the period		
- Salaries and salary-related contributions	33,875,989,188	52,567,347,900
- Depreciation	1,823,933,434	1,629,924,346
- Outsourced services and other expenses	14,302,839,540	20,903,654,639
Total	**50,002,762,162**	**75,100,926,885**

b) Administrative expenses incurred during the period		
- Salaries and salary-related contributions	6,891,470,714	12,403,210,248
- Depreciation	823,096,526	605,103,813
- Outsourced services and other expenses	13,284,534,107	9,856,442,401
Total	**20,999,101,347**	**22,864,756,462**

9. Production and business costs by element	**Current period**	**Previous period**
- Cost of raw materials, products and merchandise	381,936,447,941	513,075,935,692
- Labor costs;	40,648,574,871	64,908,087,117
- Depreciation of fixed assets	4,442,915,198	3,582,203,425
- Outsourced services and other expenses	27,587,373,647	30,760,097,040
Total	**454,615,311,657**	**612,326,323,274**

10. Current corporate income tax expense	**Current period**	**Previous period**
Corporate income tax expense calculated on the current year's taxable income	11,350,600,588	22,680,876,512
- Total current corporate income tax expense	**11,350,600,588**	**22,680,876,512**

11. Basic earnings per share		
Profit after corporate income tax	39,920,055,354	64,043,158,667
Appropriation to funds from retained earnings after tax	8,905,819,846	9,117,499,950
Profit attributable to ordinary shareholders	31,014,235,508	54,925,658,717
Weighted average number of ordinary shares outstanding during the year (Shares)	41,712,614	41,712,614
Basic earnings per share	**744**	**1,317**

12. Related party transactions and balances – Q3/2026 consolidated financial statements

List of related parties with significant transactions and balances during the period:

Related party	**Relationship**
PAN Group Joint Stock Company	Ultimate parent company
PAN Farm Joint Stock Company	Parent company
Southern Seed Joint Stock Company	Company within the same Group
Vietnam Rice Company Limited	Company within the same Group
Vietnam National Seed Group Joint Stock Company	Company within the same Group
Long An Food Processing Export Joint Stock Company	Company within the same Group
584 Nha Trang Seafood Joint Stock Company	Company within the same Group
Golden Beans Coffee Joint Stock Company	Company within the same Group
Vietnam National Agrifood Investment and Export Import Company Limited	Company within the same Group
Spring Biotech Company Limited	Company within the same Group
Bentre Aquaproduct Import and Export Joint Stock Company	Company within the same Group
Quang Nam National Seed Joint Stock Company	Company within the same Group
Coco Food Trading Company Limited	Company within the same Group
Bibica Bien Hoa One Member Company Limited	Company within the same Group (until 27 March 2026)

West Bibica One Member Company Limited	Company within the same Group (until 27 March 2026)
Bibica Consumer Goods Distribution Company Limited (formerly PAN Consumer Goods Distribution Joint Stock Company)	Company within the same Group (until 27 March 2026)
Bibica Hanoi One Member Company Limited	Company within the same Group (until 27 March 2026)

During the period, the Company had the following significant transactions with related parties:

	Q3/2026 VND	Q3/2025 VND
Sales of goods and rendering of services	**4,430,970,300**	**1,416,879,800**
Vietnam National Seed Group Joint Stock Company	3,361,996,909	376,990,000
Southern Seed Joint Stock Company	280,600,000	194,640,000
Vietnam Rice Company Limited	227,300,000	308,460,000
Vietnam National Agrifood Investment and Export Import Company Limited	246,441,891	39,690,000
Long An Food Processing Export Joint Stock Company	155,096,500	216,086,000
Quang Nam National Seed Joint Stock Company	121,860,000	112,688,000
584 Nha Trang Seafood Joint Stock Company	22,000,000	19,500,000
Spring Biotech Company Limited	15,675,000	15,675,000
West Bibica One Member Company Limited (i)	-	91,696,000
Bibica Bien Hoa One Member Company Limited (i)	-	24,704,800
Bibica Hanoi One Member Company Limited (i)	-	12,900,000
Bentre Aquaproduct Import and Export Joint Stock Company	-	3,850,000
Purchases of goods and services	**2,163,385,094**	**286,694,809**
Spring Biotech Company Limited	2,138,000,000	-
Bibica Consumer Goods Distribution Company Limited (i)	-	278,759,448
Golden Beans Coffee Joint Stock Company	11,912,038	833,333
584 Nha Trang Seafood Joint Stock Company	8,450,000	7,102,028
Long An Food Processing Export Joint Stock Company	5,023,056	-
Advances for purchases	**1,443,762,117**	-
Coco Food Trading Company Limited	1,443,762,117	-
Held-to-maturity loans	**50,000,000,000**	-
PAN Group Joint Stock Company	50,000,000,000	-
Collection of loan principal	**100,000,000,000**	-
PAN Group Joint Stock Company	100,000,000,000	-
Loan interest income	**4,739,726,027**	**5,334,246,577**
PAN Group Joint Stock Company	4,739,726,027	5,334,246,577
Loan interest received	**4,717,808,219**	-
PAN Group Joint Stock Company	4,717,808,219	-

(i) No longer a related party since 27 March 2026; Q3/2025 figures are presented for comparative purposes.

Significant balances with related parties as at the end of the accounting period were as follows:

	Closing balance VND	Opening balance VND
Short-term accounts receivable from customers	**279,909,645**	**300,044,760**
Vietnam National Seed Group Joint Stock Company	145,570,396	11,854,080
Vietnam National Agrifood Investment and Export Import Company Limited	67,796,249	53,261,280
Southern Seed Joint Stock Company	60,900,000	108,780,000
584 Nha Trang Seafood Joint Stock Company	-	7,020,000
Spring Biotech Company Limited	5,643,000	5,643,000
West Bibica One Member Company Limited (i)	No longer a related party	108,842,400
Bibica Hanoi One Member Company Limited (i)	No longer a related party	4,644,000
Short-term advances to suppliers	**1,443,762,117**	-
Coco Food Trading Company Limited	1,443,762,117	-
Held-to-maturity loans receivable	**250,000,000,000**	-
PAN Group Joint Stock Company	250,000,000,000	-
Accrued loan interest	**21,917,808**	-
PAN Group Joint Stock Company	21,917,808	-
Short-term accounts payable to suppliers	**1,509,900,000**	-
Spring Biotech Company Limited	1,509,900,000	-

13. Approval for issuance of the consolidated financial statements

The consolidated financial statements for the third quarter ended 30 September 2026 were approved and authorized for issue by the General Director of the Company on 26 / 10 /, 2026.

Pham Thi Ngoc Phuong	**Tran Van Dung**
Preparer/ Chief Accountant	**General Director**
Ho Chi Minh City, 26 / 10 /2026	

Appendix 1

8. Increase and decrease in tangible fixed assets:

Item	*Buildings and structures*	*Machinery and equipment*	*Motor vehicles and transmission equipment*	*Office equipment and tools*	*Other tangible fixed assets*	*Total*
Historical cost						
Opening balance	*335,905,513,521*	*31,995,511,618*	*151,914,182,997*	*7,392,395,301*	*11,298,759,336*	*538,506,362,773*
- Purchased during the year	-	615,306,250	11,546,948,417	184,715,927	63,000,000	12,409,970,594
- Transfer from construction in progress	1,109,774,114	-	-	-	-	1,109,774,114
- Disposals	240,345,091	568,440,840	2,778,362,116	1,056,398,762	342,236,835	4,985,783,644
Closing balance	***336,774,942,544***	***32,042,377,028***	***160,682,769,298***	***6,520,712,466***	***11,019,522,501***	***547,040,323,837***
Accumulated depreciation						-
Opening balance	*190,452,714,017*	*27,032,770,950*	*124,047,562,025*	*6,332,486,393*	*11,087,693,540*	*358,953,226,925*
- Depreciation for the year	9,949,915,604	1,149,655,478	6,739,719,972	503,674,192	146,232,463	18,489,197,709
- Disposals	240,345,091	568,440,840	2,496,555,671	1,056,398,762	342,236,835	4,703,977,199
Closing balance	***200,162,284,530***	***27,613,985,588***	***128,290,726,326***	***5,779,761,823***	***10,891,689,168***	***372,738,447,435***
Carrying amount						-
- At the beginning of the period	*145,452,799,504*	*4,962,740,668*	*27,866,620,972*	*1,059,908,908*	*211,065,796*	*179,553,135,848*
- At the end of the period	***136,612,658,014***	***4,428,391,440***	***32,392,042,972***	***740,950,643***	***127,833,333***	***174,301,876,402***
- Historical cost of fixed assets at the end of the period that have been fully depreciated but are still in use:	**32,853,838,123**	**23,383,558,698**	**38,243,052,404**	**3,498,915,539**	**4,646,803,174**	**102,626,167,938**

Appendix 2

15. Taxes and other receivables from and payables to the State

	Opening balance		*Amount payable during the year*	*Amount actually paid during the year*	*Closing balance*	
	Receivable	*Payable*			*Receivable*	*Payable*
Output VAT payable	-	8,358,653,844	170,670,796,963	172,279,723,748	-	6,749,727,059
VAT on imported goods	-	-	14,297,915,099	14,297,915,099	-	-
Import and export duties	-	-	290,897,019	290,897,019	-	-
Corporate income tax	-	55,484,621,241	41,579,656,051	55,484,621,245	-	41,579,656,047
Personal income tax	-	4,421,205,284	27,650,661,545	29,503,891,629	-	2,567,975,200
Property tax and land rental	-	-	15,789,053	15,556,200	-	232,853
Environmental protection tax	-	-	602,788,937	602,788,937	-	-
Prize winnings tax and non-recurring taxes	-	299,799,000	6,018,708,527	5,038,410,924	-	1,280,096,603
Other taxes	-	309,922,515	2,696,607,650	3,006,530,165	-	-
Total	**-**	***68,874,201,884***	***263,823,820,843***	***280,520,334,966***	**-**	***52,177,687,762***
Taxes of the subsidiary						
Output VAT payable	-	458,477,310	4,218,214,297	4,029,766,155	-	646,925,452
Special consumption tax	-	16,594,420	139,060,073	142,458,675	-	13,195,818
Import and export duties	-	-	-	-	-	-
Corporate income tax	-	1,405,937,116	4,269,906,724	3,944,264,083	-	1,731,579,757
Personal income tax	-	89,771,700	698,158,023	753,027,197	-	34,902,526
Natural resources tax	-	-	-	-	-	-
Property tax and land rental	-	-	5,128,628,633	3,424,910,433	-	1,703,718,200
Foreign contractor tax	-	67,321,695	1,728,389,885	1,750,923,377	-	44,788,203
Other taxes	-	-	-	-	-	-
Total	**-**	***2,038,102,241***	***16,182,357,635***	***14,045,349,920***	**-**	***4,175,109,956***

Appendix 3

19. Owners' equity

a. Reconciliation of changes in owners' equity

Unit: VND

Contents	Owners' contributed capital	Treasury shares	Development investment fund	Other funds	Retained earnings and other reserves	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND
Balance as at 31 December 2024	**417,146,140,000**	**(20,000,000)**	**214,069,992,205**	**21,974,704,575**	**901,389,019,076**	**51,316,496,719**	**1,605,876,352,574**
Profit for 2025					337,129,053,469	4,765,787,466	341,894,840,935
Use of social activities fund				(2,627,889,854)			(2,627,889,854)
Appropriation to social activities fund for 2024				5,000,000,000	(5,000,000,000)		
Appropriation of bonus and welfare fund for 2025 – Hai Yen					(1,117,499,950)	(558,749,975)	(1,676,249,925)
Appropriation of bonus and welfare fund for 2025 – Parent Company					(16,164,118,484)		(16,164,118,484)
Dividends for 2024 – 2025					(208,563,070,000)		(208,563,070,000)
Profit distribution from subsidiary						(4,000,000,000)	(4,000,000,000)
Appropriation to development investment fund			1,392,351,737		(1,392,351,737)		
Other increases							
Other decreases					(4,441,854)		(4,441,854)
Balance as at 31 December 2025	**417,146,140,000**	**(20,000,000)**	**215,462,343,942**	**24,346,814,721**	**1,006,276,590,520**	**51,523,534,210**	**1,714,735,423,393**
Profit for the first 9 months of 2026					211,008,253,322	4,615,468,754	215,623,722,075
Use of social activities fund				(769,407,200)			(769,407,200)
Appropriation of bonus and welfare fund for 2026 – Hai Yen					(1,240,554,883)	(620,277,442)	(1,860,832,325)
Appropriation of bonus and welfare fund and Executive Board bonus fund for 2025-2026 – Parent Company					(10,321,575,289)		(10,321,575,289)
Dividends for 2025					(125,137,842,000)		(125,137,842,000)
Profit distribution from subsidiary						(5,000,000,000)	(5,000,000,000)
Appropriation to development investment fund			1,333,333,333		(1,333,333,333)		
Other increases							
Other decreases					(3,354,897,963)		(3,354,897,963)
Balance as at 30 September 2026	**417,146,140,000**	**(20,000,000)**	**216,795,677,276**	**23,577,407,521**	**1,075,896,640,373**	**50,518,725,521**	**1,783,914,590,691**