

THANH LE CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – HappinessNo.: 8.2.0/CV-TL

Ho Chi Minh City, October 30, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, Thanh Le Corporation hereby discloses Quarter 3/2026 financial statements to the Hanoi Stock Exchange as follows:

1. Organization name: Thanh Le Corporation

- Stock code: TLP

- Address: No. 63, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City.

- Điện thoại liên hệ/Tel: 0274 3829534

Fax: 0274 3824112

- Email: contact@thalexim.vn

Website: thalexim.vn

2. Contents of disclosure:

- Quarter 3/2026 financial statements:

☒ Separate financial statements (for listed companies without subsidiaries or with dependent accounting units under a superior accounting entity);

☒ Consolidated financial statements (for listed companies with subsidiaries);

☐ Combined financial statements (for listed companies with dependent accounting units operating under a separate accounting system).

- Cases requiring explanation:

+ The auditing firm issued a qualified, or disclaimer opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes☐ No

Explanation document required if applicable:

☐ Yes☐ No

+ Net profit after tax in the reporting period differs by 5% or more before and after the audit, shifts from loss to profit or vice versa (for audited financial statements):

☐ Yes☐ No

Explanation document required if applicable:

☐ Yes☐ No

+ Net profit after corporate income tax in the income statement changes by 10% or more compared to the same period of the previous year:

☒ Yes☐ No

Explanation document required if applicable:



☒ Yes

☐ No

+ Net profit after tax in the reporting period records a loss, changing from profit in the same period of the previous year to a loss in the current period or vice versa:

☐ Yes

☒ No

Explanation document required if applicable:

☐ Yes

☐ No

This information has been published on the company's website on: October 30, 2026, at the following link: thalexim.vn

Attachments:

- Quarter 3/2026 financial statements;
- Explanation documents.

Organization Representative

Legal representative/ Authorized disclosure officer
(Signature, full name, title, seal)



GENERAL DIRECTOR



Pham Thi Bang Trang



Nội dung dịch sang tiếng Anh chỉ sử dụng cho mục đích thông tin và không dùng thay thế cho nội dung tiếng Việt. Trong trường hợp có sự mâu thuẫn giữa nội dung tiếng Việt và nội dung tiếng Anh, nội dung tiếng Việt sẽ được ưu tiên áp dụng.

The English translation is for informational purposes only and is not a substitute for the Vietnamese version. In case of any discrepancy between the Vietnamese and English version, the Vietnamese version shall prevail.

THANH LE CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 8.2.2/CV-TL

Ho Chi Minh City, October 30, 2026

Re: Explanation of the fluctuations in profit after corporate income tax in the consolidated financial statements for Quarter 3 2026 compared to Quarter 3 2025.

To:

- State Securities Commission;
- Hanoi Stock Exchange.

1. Organization name: Thanh Le Corporation.

- Stock code: TLP

- Head office address: No. 63, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City.

- Tel: (0274) 3829 535

Fax: (0274) 3829 533

- Person in charge of information disclosure: Ms. Pham Thi Bang Trang.

- Position: General Director.

2. Contents of disclosure: Explanation of the fluctuations in profit after corporate income tax in the consolidated financial statements for Quarter 3 2026 compared to Quarter 3 2025: profit after corporate income tax in the reporting period was 48,81 billion VND, an increase of 155,25% compared to Quarter 3 2025, primarily due to the following reasons:

- Due to the impact of the Parent Company's petroleum trading operations, revenue from sale of goods and rendering of services increased by 62,99%, leading to a 17,13% increase in gross profit for Quarter 3, 2026 compared to the same period;

- Foreign exchange gains caused financial income to increase by 144,58% compared to the same period last year;

- Business operations at subsidiaries and associates remained stable, with profits achieving strong growth, resulting in a 69,41% increase in the share of profit or loss in joint ventures and associates compared to the same period in 2025.

3. Type of information disclosure: ☐ Periodic ☒ Irregular ☐ Upon request

4. This information has been published on the official website www.thalexim.vn of Thanh Le Corporation.

We hereby affirm that the information disclosed above is accurate and we assume full legal responsibility for the content of the disclosed information.

Sincerely,

Recipients:

- As stated above;
- Archived:
Administration,
Accounting.

ORGANIZATION REPRESENTATIVE
AUTHORIZED DISCLOSURE OFFICER



GENERAL DIRECTOR

Pham Thi Bang Trang

Nội dung dịch sang tiếng Anh chỉ sử dụng cho mục đích thông tin và không dùng thay thế cho nội dung tiếng Việt. Trong trường hợp có sự mâu thuẫn giữa nội dung tiếng Việt và nội dung tiếng Anh, nội dung tiếng Việt sẽ được ưu tiên áp dụng.

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SOCIALIST REPUBLIC OF VIETNAM
INDEPENDENCE – FREEDOM – HAPPINESS

THANH LE CORPORATION
THALEXIM

**CONSOLIDATED FINANCIAL
STATEMENTS**
Quarter 03/2026

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Recipient:
Date received:



SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

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CHIEF ACCOUNTANT



Nguyen Ngoc Quynh Giao

October 30, 2026
GENERAL DIRECTOR



Pham Thi Bang Trang

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of September 30, 2026

Currency unit: Vietnamese Dong

Items	Code	Notes	End of quarter	Beginning of year
ASSETS				
A. CURRENT ASSETS	100		7.743.450.063.046	6.754.983.044.873
I. Cash and cash equivalents	110	V.1	2.056.206.634.364	1.794.732.984.086
1. Cash	111		489.823.753.564	735.727.984.086
2. Cash equivalents	112		1.566.382.880.800	1.059.005.000.000
II. Short-term financial investments	120	V.2	7.691.561.644	30.765.000.000
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities	122		-	-
3. Held-to-maturity investments	123		7.691.561.644	30.765.000.000
III. Short-term receivables	130	V.3	1.709.224.489.600	2.240.410.119.581
1. Short-term trade receivables	131		1.621.732.906.428	2.082.778.918.268
2. Short-term advances to suppliers	132		5.520.676.788	11.519.682.403
3. Other short-term receivables	135		89.872.586.156	154.023.132.682
4. Provision for doubtful short-term receivables (*)	136		(7.901.679.772)	(7.911.613.772)
IV. Inventories	140	V.4	3.781.040.532.281	2.639.030.359.741
1. Inventories	141		3.781.040.532.281	2.639.030.359.741
2. Provision for diminution in value of inventories	142		-	-
V. Other current assets	160		189.286.845.157	50.044.581.465
1. Short-term prepaid expenses	161	V.5	17.718.202.696	8.918.276.139
2. Deductible VAT	162	V.6	167.988.634.721	27.325.742.822
3. Taxes and other receivables from the State	163	V.7	3.580.007.740	13.800.562.504
4. Other current assets	165	V.8	-	-
B. NON-CURRENT ASSETS	200		2.783.898.822.359	2.731.007.009.616
I. Long-term receivables	210	V.9	43.437.179.445	41.037.179.445
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Other long-term receivables	215		43.437.179.445	41.037.179.445
4. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		1.296.204.447.306	1.351.821.767.603
1. Tangible fixed assets	221	V.10	1.098.506.506.567	1.148.642.974.120
- Historical cost	222		2.411.293.485.735	2.393.645.172.498
- Accumulated depreciation (*)	223		(1.312.786.979.168)	(1.245.002.198.378)
2. Intangible fixed assets	227	V.11	197.697.940.739	203.178.793.483
- Historical cost	228		312.493.603.234	312.423.261.234
- Accumulated depreciation (*)	229		(114.795.662.495)	(109.244.467.751)
III. Investment property	240	V.12	291.284.593.456	293.167.114.468
- Historical cost	241		351.718.379.254	351.718.379.254
- Accumulated depreciation (*)	242		(60.433.785.798)	(58.551.264.786)
IV. Long-term work in progress	250	V.13	705.339.410.732	651.943.440.926
1. Long-term work in progress	251		48.293.685.280	47.131.030.447
2. Construction in progress	252		657.045.725.452	604.812.410.479
V. Long-term financial investments	260	V.14	425.734.309.176	375.550.689.293
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		425.734.309.176	375.550.689.293
VI. Other long-term assets	270	V.15	21.898.882.244	17.486.817.881
1. Long-term prepaid expenses	271		21.898.882.244	17.486.817.881
2. Deferred tax assets	272		-	-
3. Long-term equipment, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (280=100+200)	280		10.527.348.885.405	9.485.990.054.489

Items	Code	Notes	End of quarter	Beginning of year
C. LIABILITIES	300		7.553.185.666.049	6.664.418.098.534
I. Current liabilities	310		7.272.307.750.013	6.377.793.110.464
1. Short-term trade payables	311	V.16.1	1.053.396.622.934	467.953.577.425
2. Short-term advances from customers	312	V.17.1	9.601.770.430	7.405.268.904
3. Dividends and profits payable	313		140.445.625	6.606.063.120
4. Short-term taxes and amounts payable to the State	314	V.18	11.883.097.711	278.294.265.348
5. Payables to employees	315	V.19	13.464.798.167	10.445.307.661
6. Short-term accrued expenses	316	V.20.1	2.969.926.920	8.647.928.603
7. Short-term payables under construction contract progress	318		-	-
8. Short-term unearned revenue	319	V.21.1	-	-
9. Other short-term payables	320	V.23	36.397.712.764	36.382.825.640
10. Short-term borrowings and finance lease liabilities	321	V.22.1	5.770.719.895.731	5.120.928.402.538
11. Short-term provisions	322		-	-
12. Bonus and welfare fund	323	V.24	33.471.550.932	49.488.842.608
13. Price stabilization fund	324	V.25	340.261.928.799	391.640.628.617
II. Long-term liabilities	330		280.877.916.036	286.624.988.070
1. Long-term trade payables	331	V.16.2	22.024.200.000	22.024.200.000
2. Long-term advances from customers	332	V.17.2	-	-
3. Long-term taxes and amounts payable to the State	333			
4. Long-term accrued expenses	334	V.20.2	-	-
5. Long-term unearned revenue	337	V.21.2	223.438.835.729	219.352.501.016
6. Other long-term payables	338	V.23	19.395.807.307	20.525.504.054
7. Long-term borrowings and finance lease liabilities	339	V.22.2	16.019.073.000	24.722.783.000
D. OWNER'S EQUITY	400	V.26	2.974.163.219.356	2.821.571.955.955
1. Owner's contributed capital	411		2.366.000.000.000	2.366.000.000.000
- Ordinary shares with voting rights	411a		2.366.000.000.000	2.366.000.000.000
2. Treasury shares (*)	415		(243.800.000)	(243.800.000)
3. Asset revaluation differences	416		(25.242.423.594)	(25.242.423.594)
4. Foreign exchange differences	417		-	-
5. Development investment fund	418		41.140.666.966	41.140.666.966
6. Other equity funds	419		-	-
7. Undistributed after-tax profit	420		212.193.791.257	72.039.163.163
- Undistributed after-tax profit accumulated to the end of the previous period	420a		72.039.163.163	(49.666.015.231)
- Undistributed after-tax profit for this period	420b		140.154.628.094	121.705.178.394
8. Non-controlling interests	429		380.314.984.727	367.878.349.420
TOTAL RESOURCES (440=300+400)	440		10.527.348.885.405	9.485.990.054.489

Preparer



Tran Ngoc Dan Thao

Chief Accountant



Nguyen Ngoc Quynh Giao



Pham Thi Bang Trang

INCOME STATEMENT

Quarter 3, 2026

Items	Code	Notes	This quarter, current year	This quarter, previous year	Cumulative from the beginning of the year to the end of this quarter (Current year)	Cumulative from the beginning of the year to the end of this quarter (Previous year)
1. Revenue from sale of goods and rendering of services	01	VI.27	8.516.557.462.127	5.225.100.041.881	22.944.371.660.556	15.498.487.973.058
2. Revenue deductions	02		-	-		
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10		8.516.557.462.127	5.225.100.041.881	22.944.371.660.556	15.498.487.973.058
4. Cost of goods sold	11	VI.28	8.277.686.654.465	5.021.156.683.676	22.224.175.530.537	14.897.051.213.260
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		238.870.807.662	203.943.358.205	720.196.130.019	601.436.759.798
6. Gain/loss from sale and liquidation of investment property	21					
7. Financial income	22	VI.29	36.239.024.981	14.816.568.513	61.249.623.970	37.095.061.207
8. Financial expenses	23	VI.30	86.694.593.262	64.726.621.419	254.344.359.748	209.413.064.445
- Of which: Interest expense	24		85.706.728.129	59.136.184.416	238.690.533.832	168.262.556.275
9. Selling expenses	25	VI.31	125.262.941.455	119.223.360.088	322.563.299.699	266.918.302.289
10. General and administrative expenses	26	VI.32	24.579.573.166	23.662.012.484	82.517.686.664	113.505.498.320
11. Share of profit or loss in joint ventures and associates	27	VI.33	18.197.701.924	10.741.673.197	54.675.612.283	24.275.305.695
12. Net profit from operating activities {30=20+21+(22-23) - (25+26) + 27}	30		56.770.426.684	21.889.605.924	176.696.020.161	72.970.261.646
13. Other income	31	VI.34	820.662.761	1.327.903.109	5.032.288.351	7.565.607.811
14. Other expenses	32	VI.35	578.644.317	1.259.695.297	2.875.303.711	5.969.821.622
15. Other profit (40=31-32)	40		242.018.444	68.207.812	2.156.984.640	1.595.786.189
16. Total accounting profit before tax (50=30+40)	50		57.012.445.128	21.957.813.736	178.853.004.801	74.566.047.835
17. Current corporate income tax expense	51	VI.36	8.202.392.374	2.835.711.672	26.261.741.400	9.518.388.076
18. Deferred corporate income tax expense	52	VI.37	-	-		
19. Profit after corporate income tax (60=50-51-52)	60		48.810.052.754	19.122.102.064	152.591.263.401	65.047.659.759
20. Profit after tax attributable to the parent company	61		43.268.338.509	14.770.348.990	140.154.628.093	52.657.744.110
21. Profit after tax attributable to non-controlling interests	62		5.541.714.245	4.351.753.074	12.436.635.308	12.389.915.649

Preparer



Tran Ngoc Dan Thao

Chief Accountant



Nguyen Ngoc Quynh Giao



October 30, 2026
General Director

Pham Thi Bang Trang

Company name: THANH LE CORPORATION
Address: No. 63 Yersin, Thu Dau Mot Ward, Ho Chi Minh City

Form No. B03 - DN/HN
(Issued under Circular No. 43/2026/TT-BTC
dated 20/04/2026 of the Ministry of Finance)

CASH FLOW STATEMENT

(Direct method)

Quarter 3, 2026

Items	Code	Notes	Cumulative from the beginning of the year to the end of this quarter (Current year)	Cumulative from the beginning of the year to the end of this quarter (Previous year)
I. Cash flows from operating activities				
1. Proceeds from sale of goods, rendering of services and other revenue	01		26.589.236.985.413	20.187.736.034.911
2. Payments to suppliers of goods and services	02		(30.384.322.445.966)	(17.322.513.859.441)
3. Payments to employees	03		(144.724.782.738)	(134.355.924.801)
4. Interest paid	04		(244.902.423.966)	(173.438.233.093)
5. Corporate income tax paid	05		(15.698.985.811)	(10.235.390.210)
6. Other cash receipts from operating activities	06		5.391.973.351.372	1.488.003.808.739
7. Other cash payments for operating activities	07		(1.630.057.203.625)	(4.182.240.923.652)
Net cash flows from operating activities	20		(438.495.505.321)	(147.044.487.547)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21		(127.416.407.655)	(129.725.035.824)
2. Proceeds from disposal of fixed assets and other long-term assets	22		142.354.641.586	103.088.155.732
3. Loans granted and purchase of debt instruments of other entities	23		(5.000.000.000)	(64.190.000.000)
4. Collection of loans and proceeds from sale of debt instruments of other entities	24		-	-
5. Investments in other entities	25		-	-
6. Proceeds from divestment in other entities	26		-	-
7. Interest, dividends and profits received	27		54.941.467.369	60.145.930.102
Net cash flows from investing activities	30		64.879.701.300	(30.680.949.990)
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and owner's capital contributions	31		-	81.500.000.000
2. Repayment of owners' contributed capital and repurchase of issued shares	32		-	-
3. Proceeds from borrowings	33		21.731.202.461.319	16.650.499.566.537
4. Repayment of borrowing principal	34		(21.078.384.481.568)	(16.007.679.376.614)
5. Repayment of finance lease principal	35		-	-
6. Dividends and profits paid to owners	36		(17.728.525.452)	(22.831.652.810)
Net cash flows from financing activities	40		635.089.454.299	701.488.537.113
Net cash flows during the period (50 = 20+30+40)	50		261.473.650.278	523.763.099.576
Cash and cash equivalents at beginning of period	60		1.794.732.984.086	1.309.974.148.970
Effect of foreign exchange rate changes	61		-	-
Cash and cash equivalents at end of period (70 = 50+60+61)	70		2.056.206.634.364	1.833.737.248.546

Preparer

Chief Accountant

October 30, 2026

General Director

Nguyen Huyen Phuong

Nguyen Ngoc Quynh Giao

Pham Thi Bang Trang



THANH LE CORPORATION No. 63 Yersin, Thu Dau Mot Ward, Ho Chi Minh City	FORM B09-DN/HN <i>(Issued under Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Ministry of Finance)</i>
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 03/2026

I. Characteristics of the enterprise's operations:

1. Form of capital ownership: Joint stock company

2. Business lines and main activities:

Import and export of petroleum products; trading of petroleum raw materials and fuel; petroleum processing; real estate business, office space leasing, leasing of conference halls and meeting rooms, organizing conferences and seminars, leasing of warehouses and factories; entertainment business operations; trading of construction materials, stone, sand and gravel; investment, construction and operation of industrial park technical infrastructure, residential and urban areas, and worker housing...

3. Normal production and business cycle: 12 months

4. Characteristics of the enterprise's operations during the financial year affecting the Financial Statements.

5. Enterprise structure:

As of 30/09/2026, Thanh Le Corporation had the following dependent units and subsidiaries:

Unit name	Address
1. Dependent units	
Thanh Le Corporation Branch in Ho Chi Minh City	102 Nguyen Du, Sai Gon Ward, Ho Chi Minh City
Corporation Branch in An Giang Province	No. 493/43, Tran Hung Dao, Binh Duc Ward, An Giang Province.
Corporation Branch in Thua Thien Hue Province	Hamlet 1B, Phu Bai Ward, Hue City.
Corporation Branch in Dak Lak Province	No. 463 Nguyen Van Cu, Tan Lap Ward, Dak Lak Province
Corporation Branch in Binh Phuoc Province	National Highway 14, Nha Bich Commune, Dong Nai Province
Corporation Branch in Hai Phong City	Dam Mam, Ha Doan 2 area, Dong Hai Ward, Hai Phong City
Petroleum retail store network (25 stores)	Ho Chi Minh City and Dong Nai Province
Thanh Le Water Park	Thu Dau Mot Ward, Ho Chi Minh
Gold Star Hotel, Restaurant and Convention Center	Thu Dau Mot Ward, Ho Chi Minh
Chanh My Petroleum Depot	Thu Dau Mot Ward, Ho Chi Minh
VK 102 - Thanh Le Petroleum Depot	Hamlet 6, Nha Be Commune, Ho Chi Minh City.

Song Than I - Binh Duong Industrial Park Di An Ward, Ho Chi Minh City.
Management Board

Concrete Production Plant

Thuan An Ward, Ho Chi Minh City

Binh Thang Petroleum Warehouse

Di An Ward, Ho Chi Minh City

Thanh Le Conference and Event Center

Phu Giao, Ho Chi Minh City

2. Subsidiaries and associates

Thanh Le Production and Trading JSC

Thu Dau Mot Ward, Ho Chi Minh City

Binh Duong Petroleum Co., Ltd.

Thu Dau Mot Ward, Ho Chi Minh City

Binh Duong Water and Road Transport Co., Ltd.

Thu Dau Mot Ward, Ho Chi Minh City

Binh Duong Urban Works One Member Co., Ltd.

Thu Dau Mot Ward, Ho Chi Minh City

Vehicle Inspection Center 61-05D Co., Ltd.

Ho Chi Minh City

An Son Binh Duong Logistics Co., Ltd.

Ho Chi Minh City

Binh Duong Agriculture and Forestry JSC

Ho Chi Minh City

Binh Duong Materials and Construction JSC

Di An Ward, Ho Chi Minh City

- Charter capital according to the business registration certificate is: 2.366.000.000.000 VND (Two trillion three hundred sixty-six billion Vietnamese Dong)

List of consolidated subsidiaries

No.	Company name	Main business activities	Interest percentage	Voting rights
1	Binh Duong Urban Works One Member Co., Ltd.	Public utility operations and service business	100,00%	100,00%
2	Vehicle Inspection Center 61-05D Co., Ltd.	Technical inspection and analysis; maintenance and repair of automobiles and other motor vehicles; wholesale of fuel products...	100,00%	100,00%
3	Binh Duong Petroleum Co., Ltd.	Petroleum trading	80,00%	80,00%
4	An Son Binh Duong Logistics Co., Ltd.	Warehousing, storage and transportation of goods	60%	60%
5	Binh Duong Water and Road Transport Co., Ltd.	Petroleum trading, water and road transport	57,97%	57,97%
6	Thanh Le Production and Trading JSC	Trading services; factory leasing	56,84%	56,84%

II. Accounting period and currency unit used in accounting:

The Corporation's financial year begins on 01/01/2026 and ends on 31/12/2026.

Currency unit used in accounting: Vietnamese Dong (VND)

II. Accounting system applied:

The Company applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Minister of Finance guiding the enterprise accounting system

The consolidated financial statements are prepared and presented in accordance with Circular No. 43/2026/TT-BTC dated 20/04/2026 of the Ministry of Finance guiding the preparation and presentation of consolidated financial statements

IV. Summary of significant accounting policies

The following are the significant accounting policies applied by the Corporation in preparing the consolidated financial statements:

- The consolidated financial statements are consolidated from the financial statements of the Parent Company and the financial statements of its subsidiaries prepared as of 30/09/2026.
- The business results of subsidiaries are presented in the consolidated statement of profit or loss. All transactions and balances between subsidiaries within the Corporation are eliminated on consolidation of the financial statements.
- The interests of minority shareholders in the net assets of the consolidated subsidiary are determined as a separate item. Minority interests comprise the value of minority shareholders' interests, determined on the basis of the minority shareholders' proportion of the total fair value of assets at the date of consolidation.

1. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term investments with high liquidity that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

2. Receivables and provision for doubtful debts

Provision for doubtful debts is made for receivables that are overdue for payment by one year or more, or for receivables where the debtor is unlikely to be able to settle due to liquidation, bankruptcy, or similar financial difficulties.

3. Inventories

- Inventories are stated at cost. The cost of inventories comprises purchase costs, conversion costs, and other directly attributable costs incurred in bringing the inventories to their present location and condition.

Method of determining the value of : Weighted average method, distinguished
inventories by import and domestic sources

Method of accounting for inventories : Perpetual inventory system

4. Principles of recognition and depreciation of Fixed Assets and Investment Property

- Principle of recognizing fixed assets and investment property: At historical cost

In the Balance Sheet, fixed assets and investment property are presented using three indicators: Historical cost, Accumulated depreciation, and Net book value.

- Depreciation of fixed assets and investment property

Fixed assets are depreciated using the straight-line method over their estimated useful lives in accordance with the guidance in Circular No. 45/2013/TT-BTC dated 09/05/2013 of the Ministry of Finance guiding the management and depreciation of fixed assets.

The depreciation periods of fixed asset groups are as follows:

Tangible fixed assets

- Buildings. Solid-structure type	25 - 50
- Factories, warehouses and other structures	5 - 20
- Machinery and equipment	5 - 10
- Means of transportation	6 - 15

- Management equipment and tools 3 - 8
- Other fixed assets 3 - 8

Intangible fixed assets and investment property

Recognized at cost. During its operating period, investment property is presented at historical cost, accumulated depreciation and net book value.

Investment property is depreciated in the same manner as the Company's other fixed assets

Land use rights are depreciated over the period of use stated on the Land Use Right Certificate

5. Principles of recognizing financial investments

Financial investments, securities investments, and other short-term and long-term investments are recognized at cost.

6. Principles of recognizing and capitalizing borrowing costs

Borrowing costs are recognized and allocated to relevant production, business, construction investment or work in progress cost objects (capitalized).

Borrowing costs include interest expense, amortization of discounts, and incidental costs incurred in connection with the borrowing process

Principles of recognizing and capitalizing other expenses

- Prepaid expenses (short-term and long-term) include rent, insurance, tools and equipment, packaging materials, repair costs, and similar items...
- Prepaid expenses are costs incurred for production and business activities whose useful life extends over several accounting periods, and which are capitalized and gradually allocated to production and business expenses
- Method of allocation: Straight-line, based on estimated useful life.

7. Principle of recognizing accrued expenses

- Accrued expenses and major repair costs are recognized based on reasonable estimates of the amounts payable for goods and services used during the period.

8. Construction in progress

- Assets under construction for production, leasing, administrative, or other purposes are recognized at cost. This cost includes service costs and interest expense allocated in accordance with business results. Depreciation of these assets is calculated in the same manner as for other assets, commencing when the asset is ready for its intended use.

9. Principles and methods of revenue recognition

Revenue from sale of goods

- Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have been transferred to the buyer; the Company retains neither continuing managerial involvement nor effective control over the goods sold; revenue can be measured reliably; it is probable that the economic benefits associated with the transaction will flow to the Company; and the costs incurred in respect of the transaction can be measured reliably

Revenue from rendering of services

- Revenue from the rendering of services is recognized when the outcome of the transaction can be measured reliably; it is probable that the economic benefits associated with the transaction will flow to the Company; the stage of completion at the balance sheet date can be measured reliably; and the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

- For service transactions spanning multiple periods, revenue is recognized in each period based on the stage of completion at the balance sheet date of that period. Where the outcome of the transaction cannot be measured reliably, revenue is recognized only to the extent of the recoverable expenses recognized.
- Revenue and expenses relating to the same transaction are recognized simultaneously in accordance with the matching principle.

Financial income

- Financial income is recognized when it is probable that the economic benefits associated with the transaction will flow to the Company and the amount of revenue can be measured reliably.

Principles and methods of recognizing corporate income tax expense

- Current corporate income tax expense represents the total amount of tax currently payable and deferred tax, determined based on taxable income and the corporate income tax rate applicable in the current year.
- Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting bases, as well as adjustments for non-taxable income and non-deductible expenses.

V. Additional information on items presented in the Statement of Financial Position:

	End of quarter	Beginning of year
01. Cash and cash equivalents		
- Cash	489.823.753.564	735.727.984.086
- Cash equivalents	1.566.382.880.800	1.059.005.000.000
Total	2.056.206.634.364	1.794.732.984.086
02. Short-term financial investments		
- Held-to-maturity investments	7.691.561.644	30.765.000.000
Total	7.691.561.644	30.765.000.000
03. Short-term receivables		
- Short-term trade receivables	1.621.732.906.428	2.082.778.918.268
- Short-term advances to suppliers	5.520.676.788	11.519.682.403
- Short-term loan receivables	-	-
- Other receivables	89.872.586.156	154.023.132.682
- Provision for doubtful short-term receivables	(7.901.679.772)	(7.911.613.772)
- Assets shortage pending resolution	-	-
Total	1.709.224.489.600	2.240.410.119.581
04. Inventories		
- Goods in transit	-	750.915.360.368
- Raw materials and supplies	369.921.409.819	69.142.742.628
- Tools and equipment	584.010.216	677.780.261
- Work in progress	32.323.771.055	279.100.000
- Finished goods	884.394.461.979	478.080.786.593
- Merchandise	2.493.816.879.212	1.339.934.589.891
Total	3.781.040.532.281	2.639.030.359.741
05. Short-term prepaid expenses	17.718.202.696	8.918.276.139
06. Deductible VAT	167.988.634.721	27.325.742.822

07. Taxes and receivables from the State

- Value added tax	-	-
- Housing and land tax, land rental	-	1.722.170.992
- Special consumption tax	-	-
- Environmental protection tax	33.394.800	-
- Corporate income tax	3.082.149.539	11.672.140.383
- Personal income tax	464.463.401	-
Total	3.580.007.740	13.800.562.504

08. Other current assets**09. Other long-term receivables**

- Long-term trade receivables	-	-
- Long-term advances to suppliers	-	-
- Other long-term receivables	43.437.179.445	41.037.179.445
Total	43.437.179.445	41.037.179.445

10. Tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Equipment and tools	Other tangible fixed assets	Total
Historical cost of tangible fixed assets						
Beginning balance	1.640.999.603.851	297.495.010.459	442.949.597.914	7.528.818.470	4.672.141.804	2.393.645.172.498
- Purchases during the period	-	472.367.006	965.921.708	-	-	344.333.333
- Completed capital construction investments	10.892.180.770	5.305.991.011	1.261.852.742	-	-	13.314.296.928
- Other increases	-	-	-	-	-	-
- Transferred to investment property	-	-	-	-	-	-
- Disposals and sales	-	-	1.250.000.000	-	-	1.250.000.000
- Other decreases	-	-	-	-	-	-
Ending balance	1.651.891.784.621	303.273.368.476	443.927.372.364	7.528.818.470	4.672.141.804	2.411.293.485.735
Accumulated depreciation						
Beginning balance	740.581.820.686	167.375.304.319	327.728.496.749	5.718.304.178	3.598.272.446	1.245.002.198.378
- Depreciation for the period	28.915.751.985	17.326.001.997	22.220.141.726	366.052.032	206.833.050	69.034.780.790
- Other increases	-	-	-	-	-	-
- Increase from handover						
- Transferred to investment property	-	-	-	-	-	-
- Disposals and sales	-	-	1.250.000.000	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	769.497.572.671	184.701.306.316	348.698.638.475	6.084.356.210	3.805.105.496	1.312.786.979.168

Net book value of tangible fixed assets						
- At beginning of period	900.417.783.165	130.119.706.140	115.221.101.165	1.810.514.292	1.073.869.358	1.148.642.974.120
- At end of period	882.394.211.950	118.572.062.160	95.228.733.889	1.444.462.260	867.036.308	1.098.506.506.567

11. Intangible fixed assets

Item	Land use rights	Copyrights and patents	Franchise licenses	Other intangible fixed assets	Total
Historical cost of intangible fixed assets					
Beginning balance	308.767.714.234	3.655.547.000	-	-	312.423.261.234
- Purchases during the period	-	70.342.000	-	-	70.342.000
- Internally generated by the enterprise	-	-	-	-	-
- Increase from business combination	-	-	-	-	-
- Other increases	-	-	-	-	-
- Disposals and sales	-	-	-	-	-
- Other decreases	-	-	-	-	-
Ending balance	308.767.714.234	3.725.889.000	-	-	312.493.603.234
Accumulated depreciation					
Beginning balance	108.291.237.035	953.230.716	-	-	109.244.467.751
- Depreciation for the period	5.319.872.469	231.322.275	-	-	5.551.194.744
- Other increases	-	-	-	-	-
- Disposals and sales	-	-	-	-	-
- Other decreases	-	-	-	-	-
Ending balance	113.611.109.504	1.184.552.991	-	-	114.795.662.495
Net book value of intangible fixed assets					
- At beginning of period	200.476.477.199	2.702.316.284	-	-	203.178.793.483
- At end of period	195.156.604.730	2.541.336.009	-	-	197.697.940.739

12. Investment property

Item	Beginning of period	Increase during the period	Decrease during the period	End of period
Historical cost of investment property	351.718.379.254	-	-	351.718.379.254
- Land use rights	281.104.376.155	-	-	281.104.376.155
- Buildings and structures	70.614.003.099	-	-	70.614.003.099
- Leased factories and offices	-	-	-	-
- Infrastructure	-	-	-	-
Accumulated depreciation	58.551.264.786	1.882.521.012	-	60.433.785.798
- Land use rights	26.850.367.487	392.266.107	-	27.242.633.594
- Buildings and structures	31.700.897.299	1.490.254.905	-	33.191.152.201
- Leased factories and offices	-	-	-	-

- Infrastructure	-	-	-	-
Net book value of investment property	293.167.114.468	1.882.521.012	-	291.284.593.456
- Land use rights	254.254.008.668	392.266.107	-	253.877.724.698
- Buildings and structures	38.913.105.800	1.490.254.905	-	37.422.850.895
- Leased factories and offices	-	-	-	-
- Infrastructure	-	-	-	-

13. Long-term work in progress	End of quarter	Beginning of year
- Long-term work in progress	48.293.685.280	47.131.030.447
- Construction in progress	657.045.725.452	604.812.410.479
Total	705.339.410.732	651.943.440.926
14. Long-term financial investments:		
- Investments in joint ventures and associates	425.734.309.176	375.550.689.293
- Provision for long-term financial investments	-	-
Total	425.734.309.176	375.550.689.293
15. Other long-term assets		
- Long-term prepaid expenses	21.898.882.244	17.486.817.881
- Deferred tax assets	-	-
Total	21.898.882.244	17.486.817.881
16. Trade payables		
16.1 Short-term trade payables	1.053.396.622.934	467.953.577.425
16.2 Long-term trade payables	22.024.200.000	22.024.200.000
Total	1.075.420.822.934	489.977.777.425
17. Advances from customers		
17.1 Short-term advances from customers	9.601.770.430	7.405.268.904
17.2 Long-term advances from customers	-	-
Total	9.601.770.430	7.405.268.904
18. Taxes and amounts payable to the State		
- Value added tax	1.380.559.778	33.714.991.937
- Import value added tax	-	38.533.799.847
- Special consumption tax	-	21.808.282.583
- Export and import tax	-	6.675.101
- Corporate income tax	5.191.051.754	3.624.538.138
- Personal income tax	326.510.199	78.680.019
- Natural resources tax	-	-
- Housing and land tax	4.933.375.980	-
- Environmental protection tax	-	180.463.622.723
- Business license tax	-	-
- Fees, charges and other payables	51.600.000	63.675.000
Total	11.883.097.711	278.294.265.348

19. Payables to employees	13.464.798.167	10.445.307.661
20. Accrued expenses		
20.1 Short-term accrued expenses	2.969.926.920	8.647.928.603
20.2 Long-term accrued expenses	-	-
Total	2.969.926.920	8.647.928.603
21. Unearned revenue		
21.1 Short-term unearned revenue	-	-
21.2 Long-term unearned revenue	223.438.835.729	219.352.501.016
Total	223.438.835.729	219.352.501.016
22. Borrowings and finance lease liabilities		
Short-term borrowings and finance lease liabilities	5.770.719.895.731	5.120.797.002.538
21.2 Long-term borrowings and finance lease liabilities	16.019.073.000	24.722.783.000
Total	5.786.738.968.731	5.145.651.185.538
23. Other payables		
- Assets surplus pending resolution	-	-
- Trade union fees	-	-
- Social insurance	-	-
- Health insurance	-	-
- Unemployment insurance	-	-
- Long-term deposits and collateral received	-	-
- Other payables	36.538.158.389	42.988.888.760
- Other long-term payables	19.395.807.307	20.525.504.054
Total	55.933.965.696	63.514.392.814
24. Bonus and welfare fund	33.471.550.932	49.488.842.608
25. Petroleum price stabilization fund	340.261.928.799	391.640.628.617
26. Equity		

a Statement of changes in owner's equity

Items	Owner's investment capital	Treasury shares	Asset revaluation differences	Development investment fund	Undistributed after-tax profit	Non-controlling interests	Total
Ending balance before this beginning balance	2.366.000.000.000	(243.800.000)	(25.242.423.594)	41.140.666.966	72.039.163.163	367.878.349.420	2.821.571.955.955
- Increase during this period	-	-	-	-	140.154.628.094	12.436.635.307	152.591.263.401
- Decrease during this period	-	-	-	-	-	-	-
Ending balance	2.366.000.000.000	(243.800.000)	(25.242.423.594)	41.140.666.966	212.193.791.257	380.314.984.727	2.974.163.219.356

b Details of owner's investment capital

End of quarter

Beginning of year

- State capital contribution	851.760.000.000	851.760.000.000
- Capital contribution from other parties	1.514.240.000.000	1.514.240.000.000
Total	2.366.000.000.000	2.366.000.000.000

VI. Additional information on items presented in the Income statement

	This quarter, current year	This quarter, previous year
27. Total sales revenue and service provision	8.516.557.462.127	5.225.100.041.881
28. Cost of goods sold	8.277.686.654.465	5.021.156.683.676
29. Financial income		
- Interest income on deposits and loans	10.853.644.604	9.876.232.573
- Dividends and profits received	-	-
- Foreign exchange gain	25.385.380.377	4.940.335.940
- Other financial income	-	-
Total	36.239.024.981	14.816.568.513
30. Financial expenses		
- Interest expense	85.706.728.129	55.189.479.134
- Foreign exchange loss	987.865.133	4.813.158.202
- Other financial expenses	-	-
Total	86.694.593.262	60.002.637.336
31. Selling expenses		
- Personnel expenses	23.766.624.715	20.775.360.306
- Material and packaging costs	441.704.841	1.485.075.841
- Supplies and equipment costs	297.341.147	352.589.101
- Depreciation of fixed assets	9.997.605.593	10.382.435.537
- Taxes, fees and charges	-	-
- Provision expenses	-	-
- Outsourced service expenses	39.299.955.832	41.509.129.611
- Other expenses	51.459.709.327	44.718.769.692
Total	125.262.941.455	119.223.360.088
32. General and administrative expenses		
- Personnel expenses	12.910.916.136	11.742.003.507
- Material and packaging costs	368.185.899	216.215.267
- Supplies and equipment costs	319.526.389	451.174.376
- Depreciation of fixed assets	1.415.745.173	2.764.788.150
- Taxes, fees and charges	39.424.000	-
- Provision expenses	-	57.447.190
- Outsourced service expenses	4.545.724.805	4.998.206.201
- Other expenses	4.980.050.764	3.432.177.793
Total	24.579.573.166	23.662.012.484
33. Share of profit or loss in joint ventures and associates	18.197.701.924	10.741.673.197
34. Other income	820.662.761	1.327.903.109
35. Other expenses	578.644.317	1.259.695.297

36. Current corporate income tax expense

- Corporate income tax calculated on current year taxable income	8.202.392.374	2.835.711.672
- Adjustment of prior years' corporate income tax expense into current year tax expense	-	-
- Total current corporate income tax expense	<u>8.202.392.374</u>	<u>2.835.711.672</u>

37. Deferred corporate income tax expense

- Deferred corporate income tax expense arising from taxable temporary differences

October 30, 2026

Preparer

Chief Accountant

General Director



Tran Ngoc Dan Thao

Nguyen Ngoc Quynh Giao

Pham Thi Bang Trang



Nội dung dịch sang tiếng Anh chỉ sử dụng cho mục đích thông tin và không dùng thay thế cho nội dung tiếng Việt. Trong trường hợp có sự mâu thuẫn giữa nội dung tiếng Việt và nội dung tiếng Anh, nội dung tiếng Việt sẽ được ưu tiên áp dụng.
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