DAI VIET GROUP JOINT STOCK COMPANY DVG
Address: No. 9, Alley 61, Phuong Bai Road, Yen Thanh Residential Group, Chuong My Ward, Hanoi.
MST: 0500478210

Separate financial statements

Third quarter/2026

Year 2026

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN ĐẠI VIỆT GROUP DVG
Ký ngày: 29/10/2026 10:50:38

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REPORT OF THE GENERAL MANAGEMENT BOARD

The Board of Directors of Dai Viet Group Joint Stock Company DVG (hereinafter referred to as "the Company") presents its Report and the Company's separate financial statements for the third quarter of 2026.

I. COMPANY

1. Forms of capital utilization

Dai Viet Group Joint Stock Company (formerly Dai Viet Paint Group Joint Stock Company) was established and operates under business registration certificate number: 0500478210, initially registered on February 27, 2006, issued by the Hanoi Department of Planning and Investment, and amended for the 16th time on September 8, 2025.

Headquarters: No. 9, Lane 61, Phuong Bai Street, Yen Thanh Hamlet, Chuong My Ward, Hanoi City.

The company's charter capital is 280,000,000,000 VND (Two hundred and eighty billion Vietnamese Dong).

The paid-up capital as of September 30, 2026 is VND 280,000,000,000 (Two hundred and eighty billion Vietnamese Dong). This is equivalent to 28,000,000 shares.

The par value of the shares is VND 10,000 per share.

The company has the following branches and business locations:

- Business location in Thanh Hoa. Address: National Highway 1A, Hoang Phu Commune, Thanh Hoa Province

- Hai Phong Branch. Address: Hamlet 5, Tran Hung Dao Ward, Hai Phong City.

2. Business Area

The company's business areas include manufacturing, trading, and services.

3. Business lines

- Manufacture of paints, varnishes and similar coating materials; manufacture of printing inks and putty.
Details: Manufacture of building paints; Manufacture of putty, varnish and similar coating substances;
- Wholesale of materials

II. EVENTS AFTER THE ACCOUNTING CLOSING DATE FOR FINANCIAL STATEMENT PREPARATION

The Company's Board of Directors affirms that no material events have occurred after September 30, 2026, up to the time of this report that have not been considered for adjustment or disclosed in the Financial Statements.

III. BOARD OF DIRECTORS, GENERAL MANAGEMENT BOARD AND SUPERVISORY BOARD

The members of the Board of Directors during the year and up to the time of this Report include:

Mr. Trinh Van Nhat	Chairman of the Board
Ms. Du Thi Van	Member
Mr. Ngo Ngoc Dinh	Member
Ms. Le Thi Tinh	Member
Mr. Nguyen Hong Phong	Member

The members of the Board of Directors and the Chief Accountant who have managed the company during the year and up to the time of this Report include:

Ms. Du Thi Van	General Director
Mr. Chu Van Ly	Deputy General Manager
Mr. Trinh Van Nhat	Deputy General Manager
Mr. Nguyen Hong Phong	Chief Accountant

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Supervisory Board

Ms. Vu Thi Khanh Linh	Prefect
Ms. Nguyen Thi Minh Hue	Member
Ms. Nguyen Thi Hien	Member

DISCLOSURE OF THE GENERAL MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

The Company's Board of Directors is responsible for preparing financial statements that fairly and accurately reflect the Company's financial position, business performance, and cash flow for the year. In preparing these financial statements, the Company's Board of Directors commits to having complied with the following requirements:

To establish and maintain internal controls that the Board of Directors and the Company's management team deem necessary to ensure that the preparation and presentation of the financial statements are free from material misstatements due to fraud or error;

- Select appropriate accounting policies and apply them consistently;
- Provide reasonable and prudent assessments and predictions;
- Clearly state whether the accounting standards applied have been complied with, and whether there are any material deviations that require disclosure and explanation in the financial statements;

Prepare and present financial statements in compliance with Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant legal regulations concerning the preparation and presentation of financial statements;

- Prepare financial statements on a going concern basis, unless it is not possible to assume that the Company will continue to operate.

The Company's Board of Directors ensures that accounting records are maintained to reflect the Company's financial position accurately and fairly at all times, and ensures that the financial statements comply with current State regulations. They are also responsible for ensuring the security of the Company's assets and taking appropriate measures to prevent and detect fraud and other violations.

The Company's Board of Directors commits that the financial statements fairly and accurately reflect the Company's financial position as of September 30, 2026, its operating results and cash flow for the fiscal year ending on the same date, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and all relevant legal regulations concerning the preparation and presentation of financial statements.

Other commitments

The Board of Directors commits that the Company complies with Decree 71/2017/ND-CP dated June 6, 2017, guiding corporate governance applicable to public companies, and that the Company does not violate its information disclosure obligations as stipulated in Circular 155/2015/TT-BTC dated October 6, 2015, and Circular 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding information disclosure on the securities market.

Hanoi, October 25, 2026

TM. Board of Directors
General Director

M.S.D.N: 0500... CÔNG TY CỔ PHẦN ĐẠI VIỆT GROUP DVG Q. HÀ ĐÔNG - TP. HÀ NỘI

Du Thi Van

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FINANCIAL STATEMENT REPORT

As of September 30, 2026

Unit of measurement: VND

ASSET	Code number	Explanation	Final number	First issue of the year
A. SHORT-TERM ASSETS	**100**		**60,844,070,004**	**62,560,012,025**
I. Cash and cash equivalents	**110**	**V.01**	**439,416,240**	**300,893,971**
1. Money	111		439,416,240	300,893,971
2. Cash equivalents	112		-	-
II. Short-term financial investments	**120**		-	-
3. Investment held until maturity.	123	V.02	-	-
III. Short-term receivables	**130**		**22,483,601,728**	**25,393,735,091**
1. Short-term receivables from customers	131	V.03	15,300,464,178	23,301,853,287
2. Prepayment to short-term suppliers	132	V.04	7,183,137,550	2,091,881,804
5. Short-term loans receivable	135		-	-
6. Other short-term receivables	136	V.05	-	-
IV. Inventory	**140**	**V.06**	**37,899,802,136**	**36,847,837,519**
1. Inventory	141		37,899,802,136	36,847,837,519
2. Provision for inventory devaluation (*)	149		-	-
V. Other current assets	**160**		**21,249,900**	**17,545,444**
1. Short-term prepaid expenses	161	V.9a	800,000	17,496,003
2. Deductible VAT	162		20,400,459	-
3. Taxes and other amounts due to the State	163		49,441	49,441
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-
B. LONG-TERM ASSETS	**200**		**240,953,269,236**	**243,163,384,992**
II. Fixed Assets	**220**		**25,767,649,694**	**27,723,836,180**
1. Tangible fixed assets	221	V.07	16,953,896,225	18,832,071,296
- Original price	*222*		*35,440,647,047*	*35,440,647,047*
- Accumulated depreciation value(*)	*223*		*(18,486,750,822)*	*(16,608,575,751)*
3. Intangible fixed assets	227	V.08	8,813,753,469	8,891,764,884
- Original price	*228*		*9,661,500,000*	*9,661,500,000*
- Accumulated depreciation value(*)	*229*		(847,746,531)	*(769,735,116)*
IV. Long-term financial investments	**260**		**215,185,619,542**	**215,439,548,812**
1. Investing in subsidiaries	261		215,791,544,000	215,791,544,000
2. Investing in joint ventures and affiliated companie	262		-	-
3. Investing capital in other entities.	263		-	-
4. Provision for long-term financial investments (*)	264		(605,924,458)	(351,995,188)
5. Investment held until maturity.	265		-	-
2. Investing in joint ventures and affiliated companie	266		-	-
V. Other long-term assets	**270**		-	-
1. Long-term upfront costs	271	V.9b	-	-
TOTAL ASSETS	**280**		**301,797,339,240**	**305,723,397,017**

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FINANCIAL STATEMENT REPORT

As of September 30, 2026

(Next)

Unit of measurement: VND

FUNDING	Code number	Explanation	Final number	First issue of the year
C. LIABILITIES	**300**		**2,637,685,652**	**4,393,047,373**
I. Short-term debt	**310**		**2,637,685,652**	**4,393,047,373**
1. Short-term payables to suppliers.	311	V.10	343,414,699	2,918,331,538
2. Short-term advance payment by the buyer	312	V.11	96,483,148	19,888,522
3. Taxes and other payments due to the State	314	V.12	50,649,493	261,223,693
4. Workers must be paid.	315		19,196,500	-
5. Short-term liabilities	316	V.13	471,851,861	520,000,012
9. Other short-term payables	320	V.14	212,934,513	84,340,744
10. Short-term loans and financial leases	321	V.15	-	-
11. Short-term provisions for liabilities	322		-	-
12. Reward and Welfare Fund	323		1,443,155,438	589,262,864
D. EQUITY	**400**		**299,159,653,588**	**301,330,349,644**
I. Equity	**410**	V.16	**299,159,653,588**	**301,330,349,644**
1. Owner's equity contribution	411		280,000,000,000	280,000,000,000
- Common stock with voting rights	*411A*		*280,000,000,000*	*280,000,000,000*
- Preferred stock	*411B*			
2. Shareholder surplus	412		(30,000,000)	(30,000,000)
8. Development Investment Fund	418		721,577,719	294,631,432
11. Undistributed after-tax profit	420		18,468,075,869	21,065,718,212
- Undistributed net profit accumulated up to the end	420a		*19,582,091,837*	*17,814,585,052*
- Undistributed net profit for this period	420b		*(1,114,015,968)*	*3,251,133,160*
TOTAL FUNDING	**440**		**301,797,339,240**	**305,723,397,017**

Hanoi, October 25, 2026

Schedule maker	Chief Accountant	General Director
Tran Thi Thanh	Nguyen Hong Phong	Du Thi Van

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DAI VIET GROUP DVG JOINT STOCK COMPANY
Address: No. 9, Lane 61, Phuong Bai Street, Yen Thanh Hamlet, Chuong My Ward, Hanoi
Tax identification number: 0500478210

FORM NO. B02-DN
Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance

REPORT ON BUSINESS PERFORMANCE
As of September 30, 2026

Indicators	MS	Explanation	This quarter of this year	This time last year	Cumulative figures from the beginning of the year to the end of this quarter (This year)	Cumulative figures from the beginning of the year to the end of this quarter (Last year)
1. Revenue from sales and services	01	VI.1	2,998,135,810	6,340,563,800	63,848,577,745	37,038,721,746
2. Revenue deductions	02		0		0	0
3. Net revenue from sales and services (10=01-02)	10		2,998,135,810	6,340,563,800	63,848,577,745	37,038,721,746
4. Cost of goods sold	11	VI.2	3,282,411,033	5,903,635,067	62,537,139,062	35,497,208,614
5. Gross profit from sales and services (20=10-11)	20		-284,275,223	436,928,733	1,311,438,683	1,541,513,132
6. Financial operating revenue	22	VI.3	237	18,903	33,924	39,506
7. Financial costs	23	VI.4	0	0	253,929,270	0
In interest payable	*24*				0	0
Other expenses					253,929,270	0
8. Cost of goods sold	25	VI.7	487,924,045	556,551,768	1,534,697,596	1,646,782,228
9. Business management costs	26	VI.8	335,157,968	182,831,074	820,462,034	1,031,435,879
10. Net profit from business operations (30=20+(21-22)+24-25-26)	30		-1,107,356,999	(302,435,206)	(1,297,616,293)	(1,136,665,469)
11. Other income	31	VI.5			0	0
12. Other expenses	32	VI.6	6,658,969	122,749,979	58,775,306	124,396,088
13. Other profits (40=31-32)	40		(6,658,969)	(122,749,979)	(58,775,306)	-124,396,088
14. Total profit before tax (50 = 30 + 40)	50		(1,114,015,968)	(425,185,185)	(1,356,391,599)	(1,261,061,557)
15. Current Corporate Income Tax Expense	51	VI.10			0	0
16. Deferred Corporate Income Tax Expense	52				0	0
17. Total profit after corporate income tax (60=50-51)	60		-1,114,015,968	(425,185,185)	(1,356,391,599)	(1,261,061,557)

Hanoi, October 25, 2026

Schedule maker	Chief Accountant	General Director
Tran Thi Thanh	Nguyen Hong Phong	Do Thi Van

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CASH FLOW STATEMENT

Direct method
As of September 30, 2026

Unit of measurement: VND

TARGETS	Code number	This year	Last year
I. Cash flow from operating activities			
1. Revenue from the sale of goods, provision of services, and other income	01	77,034,481,624	31,995,124,051
2. Payments to suppliers of goods and services	02	(76,226,647,374)	(32,950,390,456)
3. Payments to employees	03	(333,286,850)	(453,084,025)
4. Interest already paid	04	-	-
5. Corporate income tax paid	05	-	-
6. Other income from business operations	06	220,000	2,686,456,000
7. Other expenses for business operations	07	(336,245,131)	(217,642,693,073)
Net cash flow from operating activities	20	138,522,269	(216,364,587,503)
II. Cash flow from investing activities		-	-
1. Expenses for purchasing and constructing fixed assets and other long-term assets.	21	-	-
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets.	22	-	-
3. Money spent on loans and purchasing debt instruments from other entities	23	-	-
4. Proceeds from loan repayments and resale of debt instruments from other entities	24	-	-
5. Funds spent on investment and capital contributions to other entities	25	-	-
6. Recovered investment capital contributed to other entities.	26	-	215,910,000,000
7. Interest income from loans, dividends, and distributed profits.	27	-	-
Net cash flow from investing activities	30	-	215,910,000,000
III. Cash flow from financing activities		-	-
1. Proceeds from issuing shares and receiving capital contributions from owners	31	-	-
2. Payment of capital contributions to owners, repurchase of issued shares of the enterprise.	32	-	-
3. Money received from borrowing	33	-	-
4. Loan principal repayment	34	-	-
5. Principal repayment of a financial lease	35	-	-
6. Dividends and profits paid to owners	36	-	-
Net cash flow from financing activities	40	-	-
Net cash flow during the period (50 = 20 + 30 + 40)	50	138,522,269	(454,587,503)
Cash and cash equivalents at the beginning of the period	60	300,893,971	755,481,474
The impact of changes in foreign exchange rates	61	-	-
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	439,416,240	300,893,971

Hanoi, October 25, 2026

Schedule maker	Chief Accountant	General Director
Tran Thi Thanh	Nguyen Hong Phong	Do Thi Van

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NOTES TO THE FINANCIAL STATEMENTS

For the accounting period of Quarter III - 2026

(These notes are an integral part of and must be read in conjunction with the financial statements.)

1. CHARACTERISTICS OF BUSINESS OPERATIONS

Form of capital ownership:

Dai Viet Group Joint Stock Company (formerly Dai Viet Paint Group Joint Stock Company) was established and operates under business registration certificate number: 0500478210, initially registered on February 27, 2006, issued by the Hanoi Department of Planning and Investment, and amended for the 16th time on September 8, 2025.

Headquarters: No. 9, Lane 61, Phuong Bai Street, Yen Thanh Hamlet, Chuong My Ward, Hanoi City

The company's charter capital is 280,000,000,000 VND (Two hundred and eighty billion Vietnamese Dong).

The paid-up capital as of September 30, 2026 is VND 280,000,000,000 (Two hundred and eighty billion Vietnamese Dong). This is equivalent to 28,000,000 shares.

The par value of the shares is VND 10,000 per share.

The company has the following branches and business locations:

- Business location in Thanh Hoa. Address: National Highway 1A, Hoang Phu Commune, Thanh Hoa Province
- Hai Phong Branch. Address: Hamlet 5, Tran Hung Dao Ward, Hai Phong City.

The company's main business activities include:

- Manufacture of paints, varnishes and similar coating materials; manufacture of printing inks and putty. Details: Manufacture of building paints; Manufacture of putty, varnish and similar coating substances;
- Wholesale of materials .

2. ACCOUNTING SYSTEM AND POLICIES APPLIED AT THE COMPANY

2.1. Purpose of preparing Financial Statements

The Company has prepared these Financial Statements to meet the information disclosure requirements stipulated in Circular No. 99/2025/TT-BTC and Circular No. 96/2020/TT-BTC dated November 16, 2020, guiding the disclosure of information on the securities market. Accordingly, the Company has also prepared Financial Statements for the fiscal year ending December 31, 2025.

2.2. Accounting period (year), currency unit

company's accounting year follows the calendar year, beginning on January 1st and ending on December 31st each

The company's normal production and business cycle is within a 12-month period.

The currency used in accounting records is the Vietnamese Dong (VNĐ).

2.3. Applicable Accounting Standards and Regulations

Accounting system applied

The company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016, of the Ministry of Finance amending and supplementing some articles of Circular No. 99/2025/TT-BTC.

Statement on Compliance with Accounting Standards and Accounting Regulations

The company has applied Vietnamese Accounting Standards and the guiding documents for those Standards issued by the State. The financial statements are prepared and presented in accordance with all regulations of each standard, circulars guiding the implementation of accounting standards, and the current accounting system for enterprises.

2.4. Financial Instruments

Initial observations

Financial assets

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The Company's financial assets include cash and cash equivalents, accounts receivable and other receivables, loans, and short-term and long-term investments. At the time of initial recognition, financial assets are determined by the purchase price/issuance cost plus other expenses directly related to the purchase and issuance of those financial assets.

Financial liabilities

The company's financial liabilities include loans, accounts payable to suppliers and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are determined by the issuance price plus any costs directly related to the issuance of those financial liabilities.

Value after initial recording

Currently, there are no regulations regarding the revaluation of financial instruments after initial recognition.

2.5. Financial Instruments

The actual exchange rate for foreign currency transactions occurring during the period:

- The actual exchange rate is the rate stipulated in the foreign currency purchase and sale contract between the Company and the commercial bank.
- The exchange rate when contributing or receiving capital contributions is the foreign currency buying rate of the bank where the Company opens an account to receive capital from investors on the date of capital contribution;
- The exchange rate used when recording accounts receivable is the buying rate of the commercial bank where the Company designates the customer to make payment at the time the transaction occurs;

The exchange rate used when recording liabilities is the selling rate of the commercial bank where the Company expects to conduct the transaction at the time the transaction occurs;

- The exchange rate when purchasing assets or making immediate payments in foreign currency is the buying rate of the commercial bank where the Company makes the payment.

The actual exchange rate used when revaluing monetary items denominated in foreign currencies at the time of preparing the financial statements:

- For items classified as assets, the foreign exchange buying rate applies;
- For foreign currency deposits, the buying rate of the bank where the Company opens its foreign currency account will be applied;
- For items classified as liabilities, the foreign exchange selling rate of the commercial bank where the Company regularly conducts transactions shall apply.

All actual exchange rate differences arising during the period and differences resulting from the revaluation of ending balances of monetary items denominated in foreign currency are accounted for in the operating results of the accounting period.

2.6. Cash and cash equivalents

Money includes cash in hand, demand deposits, and monetary gold used as a store of value, excluding gold classified as inventory used as raw material for the production of products or goods for sale.

Cash equivalents are short-term investments with a maturity period of no more than 3 months, which are highly liquid, easily convertible into specific amounts of cash, and do not carry significant conversion risks.

2.7. Financial Investments

Investments held to maturity include: time deposits (including promissory notes and bills of exchange), bonds, preferred shares that the issuer is obligated to repurchase at a certain point in the future, loans, etc., held to maturity for the purpose of earning periodic interest, and other investments held to maturity.

Investments in joint ventures and associates are initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at cost less any provision for impairment of the investment.

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Dividends received in the form of shares only record the number of shares received; they do not record an increase in the value of the investment or financial income.

Provisions for impairment of investments are established at the end of the year as follows:

- For securities investments: the basis for provision is the difference between the original cost of the investments as recorded in the accounting books and their market value at the time the provision is made.

For investments in subsidiaries, joint ventures, and associated companies: Provisions for investment impairment are established when the investee incurs losses, based on the financial statements of the subsidiary, joint venture, or associated company at the time the provision is made.

For long-term investments (not classified as trading securities) that do not have a significant impact on the investee: if the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time of provision.

- For investments held until maturity: based on the likelihood of recovery, provisions for doubtful receivables should be established in accordance with the law.

2.8. Accounts Receivable

Accounts receivable are tracked in detail according to the due date, debtor, currency type, and other factors as required by the Company's management needs.

Provisions for doubtful receivables are established for: overdue receivables as stipulated in economic contracts, loan agreements, contractual commitments or debt commitments, and receivables that are not yet due but are unlikely to be collected. Specifically, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, excluding any debt extensions between the parties, and for receivables that are not yet due but the debtor has gone bankrupt, is undergoing dissolution procedures, is missing, or has absconded.

2.9. Inventory

Inventory is recorded at cost. If the net realizable value is lower than the cost, the inventory is recorded at its net realizable value. The cost of inventory includes the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

Inventory value is determined using the weighted average method.
Inventory is accounted for using the perpetual inventory method.
Methods for determining the value of work-in-progress at the end of the period:
Work-in-progress production costs are the aggregated costs of key raw materials for each type of unfinished project.

The provision for inventory devaluation is established at the end of the period based on the difference between the original cost of inventory and its net realizable value.

2.10. Fixed Assets

Tangible fixed assets are initially recorded at their original cost. During their useful life, tangible fixed assets are recorded at their original cost, accumulated depreciation, and remaining value.
Depreciation is calculated using the straight-line method. The depreciation period is estimated as follows:
- Houses and buildings
- Machinery and equipment
- Transportation and transmission means
- Computer software

Intangible assets are land use rights recognized based on the investment costs incurred to acquire the legal right to use the land, as well as related costs for land compensation, site leveling (if any), and registration fees.

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Depreciation of intangible fixed assets, such as land use rights, is calculated using the straight-line method. The depreciation period is allocated according to the land use period: 35-40 years.

2.11. Upfront costs

Expenses incurred related to the business results of multiple accounting periods are recorded as prepaid expenses to be gradually allocated to the business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to the cost of production and business operations in each accounting period is based on the nature and extent of each type of expense to select an appropriate allocation method and criteria. Prepaid expenses are gradually allocated to the cost of production and business operations using the straight-line method.

2.12. Liabilities

Accounts payable are tracked by payment due date, payer, currency type, and other factors as required by the Company's management needs.

2.13 Loans and lease liabilities

The value of a lease liability is the total amount payable, calculated as the present value of the minimum lease payments or the fair value of the leased asset.

Loans and lease payments are tracked by individual lender, loan agreement, and repayment term. In the case of loans or debts denominated in foreign currency, detailed tracking is performed in the original currency.

2.14 Borrowing Costs

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

For general loans used for the construction or production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined by the capitalization rate of the weighted average cumulative costs incurred for the construction or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of outstanding loans during the period, excluding specific loans used for the construction or production of an unfinished asset. The capitalization rate for interest expense during the period is 0%.

2.15 Costs payable

Amounts payable for goods and services received from sellers or provided to buyers during the reporting period but not yet paid are recognized as production and business expenses for the reporting period.

The recording of accrued expenses as production and business costs in the period is carried out according to the matching principle between revenue and expenses incurred during the period. Accrued expenses will be settled with the actual expenses incurred. The difference between the amount provisioned and the actual expenses will be

2.16. Equity

Owner's investment capital is recorded based on the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with issuing shares, and the issue price of shares (including cases of reissuing treasury shares) and can be a positive premium (if the issue price is higher than the par value and direct costs associated with issuing shares) or a negative premium (if the issue price is lower than the par value and direct costs associated with issuing shares).

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Undistributed after-tax profit reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Company. In the case of dividend payments, profits to owners exceeding the undistributed after-tax profit are recorded as a reduction in capital contribution. Undistributed after-tax profit may be distributed to investors based on their capital contribution ratio after approval by the General Meeting of Shareholders/Board of Directors and after the allocation of funds in accordance with the Company's Charter and Vietnamese law.

Dividends payable to shareholders are recorded as a liability on the Company's Balance Sheet after the Company's Board of Directors announces the dividend distribution and the Vietnam Securities Depository Center announces the record date for receiving dividends.

2.17. Revenue

Sales revenue

Sales revenue is recognized when the following conditions are met simultaneously:

- The majority of the risks and benefits associated with ownership of the product or goods have been transferred to the buyer;

- The company no longer holds the right to manage the goods as the owner or the right to control the goods;

- Revenue is determined with relative certainty;
- The company has obtained or will obtain economic benefits from the sales transaction;

Identify the costs associated with the sales transaction.

Revenue from providing services

Revenue from providing services is recognized when the following conditions are simultaneously met:

- Revenue is determined with relative certainty;
- There is the potential to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed as of the date the Balance Sheet is prepared;
- Identify the costs incurred for the transaction and the costs to complete the transaction for providing that service.

The portion of service delivery completed is determined using the work completion assessment method.

Financial operating revenue

Revenue arising from interest, royalties, dividends, shared profits and other financial operating revenues is recognized when both of the following two (2) conditions are met:

- There is potential to obtain economic benefit from that transaction;
- Revenue figures are determined with relative certainty.

2.18. Cost of Goods Sold

The cost of goods sold for the year is recorded in accordance with the revenue generated during the year and in compliance with the prudence principle. Cases of material and goods losses exceeding the prescribed limits, expenses exceeding normal limits, and inventory losses after deducting the responsibility of the relevant individuals and groups, etc., are fully and promptly recorded in the cost of goods sold for the year.

2.19. Financial costs

The expenses recorded as financial expenses include:

- Costs or losses related to financial investment activities;
- Costs of borrowing;
- Losses from the liquidation and transfer of short-term securities, and transaction costs associated with selling securities;
- Provisions for impairment of trading securities, provisions for investment losses in other entities, losses arising from the sale of foreign currency, exchange rate losses, etc.

These amounts are recorded based on the total amount incurred during the year, and are not offset against financial operating revenue.

2.20. Corporate Income Tax

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a. Deferred income tax assets and Deferred income tax liabilities

Deferred income tax assets are determined based on the total deductible temporary differences and the carry-forward deductible value of unused tax losses and tax credits. Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred corporate income tax assets and deferred income tax liabilities are determined at the applicable corporate income tax rate, based on the tax rates and tax laws in effect at the end of the accounting period.

b. Current Corporate Income Tax Expense and Deferred Corporate Income Tax Expense

Current corporate income tax expense is determined based on taxable income for the year and the corporate income tax rate for the current fiscal year.

Deferred corporate income tax expense is determined based on the deductible temporary difference, the taxable temporary difference, and the corporate income tax rate.

Current corporate income tax expenses are not offset against deferred corporate income tax expenses.

2.21. Stakeholders

Parties are considered related if they have the ability to control or exert significant influence over the other party in decision-making regarding financial and operational policies. Related parties of the Company include:

Businesses that directly or indirectly, through one or more intermediaries, have control over the Company, are under the Company's control, or share control with the Company, including parent companies, subsidiaries, and affiliated companies.

- Individuals who directly or indirectly hold voting rights in the Company and have a significant influence over the Company, key management personnel of the Company, and close family members of these individuals;

-Businesses in which the aforementioned individuals directly or indirectly hold a significant stake or have considerable influence. In considering each related-party relationship for the purpose of preparing and presenting the Financial Statements, the Company pays attention to the nature of the relationship rather than its legal form.

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3. CASH AND CASH EQUIVALENTS

	Final number	First issue of the year
	VND	VND
- Cash	438,253,494	279,041,853
- Demand deposit accounts	1,162,746	21,852,118
Cash equivalents	-	-
Add	**439,416,240**	**300,893,971**

4. FINANCIAL INVESTMENTS

(Details in Appendix No. 01)

5. Accounts Receivable from Customers

measurement: VND

	Final number	First issue of the year
a. Short term	**15,300,464,178**	**23,301,853,287**
SENDAI GROUP JOINT STOCK COMPANY	3,505,428,751	2,489,917,199
International Candy Joint Stock Company	-	112,576,464
VIETTIN GROUP JOINT STOCK COMPANY	3,560,599,887	3,513,485,126
Sao Phuong Nam International Joint Stock Company	297,942,840	
- Other subjects	7,936,492,700	17,185,874,498
Add	**15,300,464,178**	**23,301,853,287**

6. PAY IN ADVANCE TO THE SELLER

	Final number	First issue of the year
	VND	VND
Short term	**7,183,137,550**	**2,091,881,804**
MY.DREAM COMPANY LIMITED	1,928,463,999	1,895,779,637
Dai Viet Petroleum Investment Joint Stock Company	6,587,404,008	
Other subjects	(1,332,730,457)	196,102,167
Add	**7,183,137,550**	**2,091,881,804**

Stakeholders

(See details in Explanation No. 32)

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7. OTHER RECEIVABLES

measurement: VND

	Final number		First issue of the year	
	Value	Preventive	Value	Preventive
a, Short term	-	-	-	-
- Other receivables	-	-	-	-
Other (*)	-	-		-
- Advance payment	-	-	-	-
Add	-	-	-	-

8. INVENTORY

	Final number		First issue of the year	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
- Raw materials	37,858,946,213	-	36,845,496,418	-
- Finished product	40,855,923	-	2,341,101	-
- Goods	-	-	-	-
Add	37,899,802,136	-	36,847,837,519	-

* Value of obsolete, substandard, or unsaleable inventory as of September 30, 2026: 0 VND
* Value of inventory used as collateral to secure liabilities as of September 30, 2026 : 0 VND

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9. Increases and Decreases in Tangible Fixed Assets

Unit of measurement: VND

Item	VKT Houses	Machinery and equipment	Transportation	Management equipment and tools	Add
Original cost of fixe					
Beginning balance	**3,197,882,000**	**30,016,495,956**	**2,226,269,091**		**35,440,647,047**
Increase during the pe					
- Purchase during					
- Capital					
Decrease during the p					
Reclassification					
- Liquidation sale					
- Liquidation of asset					
Ending balance	**3,197,882,000**	**30,016,495,956**	**2,226,269,091**		**35,440,647,047**
Accumulated depreciation					
Beginning balance	**1,221,719,845**	**13,160,586,815**	**2,226,269,091**		**16,608,575,751**
Increase during the pe	134,862,138	1,743,312,933			1,878,175,071
- Customers during the period	*134,862,138*	*1,743,312,933*			*1,878,175,071*
- Transfer from leased fixed assets					
Decrease during the p					
Asset liquidation					
- Other discounts					
Ending balance	**1,356,581,983**	**14,903,899,748**	**2,226,269,091**		**18,486,750,822**
Remaining value					
On the first day of th	**1,976,162,155**	**16,855,909,141**			**18,832,071,296**
On the last day of th	**1,841,300,017**	**15,112,596,208**			**16,953,896,225**

The remaining value as of September 30, 2026, of tangible fixed assets used as collateral for the loan: 0 VND.

- Original cost of tangible fixed assets that have been fully depreciated but are still in use as of September 30, 2026: VND 2,1

10. Increases and Decreases in Intangible Fixed Assets

Unit of measurement: VND

Item	Land use rights	Accounting software	Other assets	Add
Original cost of fixed assets				
Beginning balance	**9,271,500,000**	**390,000,000**		**9,661,500,000**
Increase (decrease) during the pe				
Ending balance	9,271,500,000	390,000,000		9,661,500,000
Accumulated depreciation				
Beginning balance	**411,928,664**	**357,806,452**		**769,735,116**
Increase during the period	60,011,415	18,000,000		78,011,415
- Depreciation during the	*60,011,415*	*18,000,000*		*78,011,415*
Decrease during the period				
Ending balance	471,940,079	375,806,452		847,746,531
Remaining value				
On the first day of the	8,859,571,336	32,193,548		8,891,764,884
On the last day of the	8,799,559,921	14,193,548		8,813,753,469

- The remaining value as of September 30, 2026, of intangible assets used as collateral for the loan: 0 VND
- Original cost of intangible fixed assets that have been fully depreciated but are still in use as of September 30, 2026 : VND

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11. PREPAID COSTS

	Final number	First issue of the year
	VND	VND
a. Short term	**800,000**	**17,496,003**
Costs of tools and equipment awaiting allocation.	800,000	17,496,003
Short-term expenses awaiting allocation	-	
b. Long term	-	-
- Long-term prepaid expenses awaiting allocation	-	
- Tools and equipment awaiting allocation		
Add	**800,000**	**17,496,003**

12. Amount payable to the seller

	Final number		First issue of the year	
	Book value	Number of people capable of	Book value	Number of people capable of repaying
	VND	VND	VND	VND
Short term	**343,414,699**	**343,414,699**	**2,918,331,538**	-
International Candy Joint Stock Company	297,916,640	297,916,640		-
Other subjects	45,498,059	45,498,059	2,918,331,538	
Add	**343,414,699**	**343,414,699**	**2,918,331,538**	-

Stakeholders

(See details in Explanation No. 32)

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13. TAXES AND OTHER PAYMENTS TO THE GOVERNMENT

a. Must pay

it of measurement: VND

Interpretation	First issue of the year	Amount payable during the period	Amount paid/deducted	Final number
(a)	(b)	(c)	(d)	(b + c -d)
Total taxes and other payments	**261,223,693**			**50,649,493**
Value Added Tax payable	261,223,693	50,649,493	261,223,693	50,649,493
Import and export taxes			-	-
Corporate Income Tax	-	-		-
Other taxes (business license tax)		-	-	-
Taxes, fees, and other payments.	-			-
Add	**261,223,693**	**50,649,493**	**261,223,693**	**50,649,493**

The company's tax returns will be subject to audit by the tax authorities. Because the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the tax amounts presented in the financial statements may be subject to change at the discretion of the tax authorities.

14. COSTS TO BE PAID

	Final number VND	First issue of the year VND
	471,851,861	**520,000,012**
- Allocate expenses in advance.	471,851,861	520,000,012
Add	**471,851,861**	**520,000,012**

15. OTHER PAYABLES

	Final number VND	First issue of the year VND
Short term	**212,934,513**	**84,340,744**
- Trade union funds	25,837,500	15,291,500
- Social insurance	157,204,077	61,690,785
- Health insurance	16,155,450	2,704,500
- Unemployment insurance	7,286,400	1,202,000
- Other payables (*)	6,451,086	3,451,959
Add	**212,934,513**	**84,340,744**

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Appendix No. 01:

16. FINANCIAL INVESTMENTS

Investing equity in affiliated companies.

Unit of measurement: VND

	Year-end issue			First issue of the year		
	Original price	**Preventive**	**Fair value**	**Original price**	**Preventive**	**Fair value**
Investing equity in affiliated companies.	**215,791,544**	-	-	**215,791,544**	-	-
TCTC Investment Joint Stock Company	215,791,544	-	(*)	215,791,544	-	(*)

(*) As of the reporting date, the Company has not determined the fair value of these financial instruments for disclosure in the financial statements because there are no listed market prices for these financial instruments and the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System currently do not provide guidance on how to calculate fair value using valuation techniques. The fair value of these financial instruments may differ from their book value.

Details regarding the investment in the company's subsidiary as of September 30, 2026 are as follows:

Company name	**Place of establishment and operation**	**Control ratio**	**Voting ratio**	**Main business activities**
TCTC Investment Joint Stock Company	Quang Tri	84.01%	94.74%	Forest planting and forest care

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17. EQUITY

a. Table comparing changes *in equity*

Unit of measurement: VND

	Owner's investment capital	Capital surplus	Development Investment Fund	Capital investment for basic construction	Undistributed profits	Add
Beginning balance of the p	**280,000,000,000**	**(30,000,000)**	**721,577,719**		**19,659,670,961**	**300,351,248,680**
- Capital increase in the pre						-
- Profit in the previous quar					3,251,133,160	3,251,133,160
- Setting aside funds						-
Previous closing balance	**280,000,000,000**	**(30,000,000)**	**721,577,719**		**22,910,804,121**	**303,602,381,840**
This opening balance	**280,000,000,000**	**(30,000,000)**	**721,577,719**		**22,910,804,121**	**303,602,381,840**
- Capital increase during the						-
- Profit for the period					(1,114,015,968)	(1,114,015,968)
- Other increases						-
- Loss for the year						-
- Profit distribution						-
- Dividends						-
- Setting aside funds						-
Final number	**280,000,000,000**	**(30,000,000)**	**721,577,719**	**-**	**21,796,788,153**	**302,488,365,872**

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b. Details of owner's capital contribution	Final number	Proportion	First issue of the year	Proportion
	VND	%	VND	%
Mrs. Tran Thi Trinh	28,210,000,000	10.08	28,210,000,000	10.08
Other shareholders	251,790,000,000	89.93	251,790,000,000	89.93
Add	**280,000,000,000**	**100**	**280,000,000,000**	**100**

c. Capital transactions with owners and dividend distribution, profit sharing.

	This time this year	This time last year
	VND	VND
- Owner's investment capital		
+ *Initial capital contribution*	*280,000,000,000*	*280,000,000,000*
+ *Capital contribution increased during the period*		
+ *Capital contributions decreased during the period*		
+ *Capital contribution at the end of the period*	*280,000,000,000*	*280,000,000,000*
- Dividends, distributed profits	-	

d. Stocks	Final number	First issue of the year
	VND	VND
Number of shares registered for issuance	28,000,000	28,000,000
Number of shares sold to the public		28,000,000
+ *Common stock*		*28,000,000*
+ *Preferred stock*		
Number of shares repurchased (treasury shares)		
+ *Common stock*		
+ *Preferred stock (classified as equity)*		
Number of outstanding shares		28,000,000
+ *Common stock*		*28,000,000*
+ *Preferred stock (classified as equity)*		

* Par value of outstanding shares: 10,000 VND

18. REVENUE

	This time this year	This time last year
	VND	VND
Total revenue	**2,998,135,810**	**6,340,563,800**
Revenue from the sale of raw materials for the paint industry	2,980,429,810	5,018,073,800
- Revenue from the sale of finished paint products	17,706,000	1,322,490,000
Net revenue	**2,998,135,810**	**6,340,563,800**

19. COST OF GOODS SOLD

	This time this year	This time last year
	VND	VND
- Cost of goods sold for paint raw materials	3,153,374,447	5,057,347,343
- Cost of goods sold for finished paint products	129,036,586	846,287,724
Add	**3,282,411,033**	**5,903,635,067**

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20. FINANCIAL OPERATING REVENUE

	This time this year VND	This time last year VND
Interest on deposits, interest on loans	237	18,903
Exchange rate difference gains		
Add	**237**	**18,903**

21. FINANCIAL COSTS

	This time this year VND	This time last year VND
Interest expense	-	-
Other financial costs	-	
Add	**-**	**-**

22. COST OF SELLING

	This time this year VND	This time last year VND
- Costs of raw materials, supplies, and office equipment.		
- Labor costs	20,669,077	89,296,800
- Depreciation costs of fixed assets	467,254,968	467,254,968
- Outsourced service costs		
- Other expenses in cash		
Add	**487,924,045**	**556,551,768**

23. BUSINESS MANAGEMENT COSTS

	This time this year VND	This time last year VND
- Costs of raw materials, supplies, and office equipment.	480,000	7,422,000
- Management staff costs	62,349,884	80,757,550
- Depreciation costs of fixed assets	48,952,395	48,952,395
- Taxes, fees, and charges		
- Outsourced service costs		
- Other expenses in cash	223,375,689	45,699,129
Add	**335,157,968**	**182,831,074**

24. OTHER INCOME

	This time this year VND	This time last year VND
- Other items	-	-
Add	**-**	**-**

25. OTHER EXPENSES

	This time this year VND	This time last year VND
- Other expenses	6,658,969	122,749,979
Add	**6,658,969**	**122,749,979**

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26. CURRENT CORPORATE INCOME TAX EXPENSES

	This time this year VND	This time last year VND
Profit before tax	**(1,114,015,968)**	**(425,185,185)**
Adjustments for taxable income	**6,658,969**	**122,749,979**
Upward adjustments	6,658,969	122,749,979
- Invalid expense	*6,658,969*	*122,749,979*
Downward adjustments	-	-
Taxable profit	**(1,107,356,999)**	**(302,435,206)**
Tax rate	*20%*	*20%*
Corporate income tax is payable at the standard tax rate.	-	-
Corporate income tax payable	-	-

27. EARNINGS PER SHARE

	This time this year VND	This time last year VND
Net profit after tax	**(1,114,015,968)**	**(425,185,185)**
Profits allocated to common stock	(1,114,015,968)	(425,185,185)
Average number of outstanding common shares during the year	28,000,000	28,000,000
Earnings per share	**(40)**	**(15)**
Par value of shares (VND/share)	10,000 VND / share	10,000 VND / share

28. FINANCIAL INSTRUMENTS

The company's financial instruments include:

Financial assets	**Final number**		**First issue of the year**	
	Original price	**Preventive**	**Original price**	**Preventive**
Money and related expenses	439,416,240	-	300,893,971	-
cash				
Accounts receivable from customer	15,300,464,178	-	23,301,853,287	-
Other receivables				
Short-term investment	-		-	
Add	**15,739,880,418**	**(605,924,458)**	**23,602,747,258**	**(351,995,188)**

Financial liabilities	**Final number** VND	**First issue of the year** VND
Loans and debts		
Payable to the seller, payable to other parties.	556,349,212	3,002,672,282
Costs payable	471,851,861	520,000,012
Add	**1,028,201,073**	**3,522,672,294**

Financial assets and financial liabilities were not valued at fair value at the end of the accounting period because Circular 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance on the valuation and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful receivables and provisions for impairment of securities investments, which are detailed in the relevant Notes.

Financial risk management

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has established a control system to ensure a reasonable balance between the costs of risk incurred and the costs of risk management. The Company's Board of Directors is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

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Market risk

The Company's business operations will primarily be subject to risk from changes in prices, exchange rates, and interest rates.

Price risk:

The company is subject to price risk on equity instruments arising from short-term and long-term equity investments due to the uncertainty surrounding the future price of the invested shares. Long-term equity investments are held for long-term strategic purposes, and at the end of the accounting period, the company has no plans to sell these investments.

Exchange rate risk:

The company is exposed to exchange rate risk because the fair value of future cash flows from a financial instrument will fluctuate with changes in foreign exchange rates when the company's borrowings, revenues, and expenses are realized in currencies other than the Vietnamese Dong.

Interest rate risk:

The company faces interest rate risk because the fair value of future cash flows from a financial instrument will fluctuate with changes in market interest rates when the company has term deposits, loans, and other liabilities subject to floating interest rates. The company manages interest rate risk by analyzing the competitive market situation to obtain interest rates that are favorable to its objectives.

Credit risk

Credit risk is the risk that one party to a financial instrument or contract will be unable to fulfill its obligations, resulting in financial losses for the Company. The Company faces credit risks from its business operations (primarily with respect to accounts receivable) and its financial activities (including bank deposits, loans, and other financial instruments).

	One year or less VND	Over 1 year to 5 years VND	Over 5 years VND	Total VND
Final number				
Money and related expenses cash	439,416,240			439,416,240
Accounts receivable from customer	15,300,464,178	-		15,300,464,178
Other receivables				
Short-term investment	-			-
Add	**15,739,880,418**	**-**	**-**	**15,739,880,418**
First issue of the year				
Money and related expenses cash	300,893,971			300,893,971
Accounts receivable from customer	23,301,853,287	-		23,301,853,287
Other receivables				
Loans	-			-
Short-term investment	-			-
Long-term investment		215,185,619,542		215,185,619,542
Add	**23,602,747,258**	**215,185,619,542**	**-**	**238,788,366,800**

Liquidity risk

Liquidity risk is the risk that a company will have difficulty meeting its financial obligations due to a lack of capital. A company's liquidity risk primarily arises from the fact that its financial assets and financial liabilities have different maturity dates.

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The payment terms for financial liabilities are based on the contractually expected payments (on the basis of the principal cash flows) as follows:

	One year or less VND	Over 1 year to 5 years VND	Over 5 years VND	Total VND
Final number				
Loans and debts	-	-		-
Payable to the seller, payable to other parties.	556,349,212			556,349,212
Costs payable	471,851,861			471,851,861
Add	**1,028,201,073**	-	-	**1,028,201,073**
First issue of the year				
Loans and debts	-	-		-
Payable to the seller, payable to other parties.	3,002,672,282			3,002,672,282
Costs payable	520,000,012			520,000,012
Add	**3,522,672,294**	-	-	**3,522,672,294**

The company believes that the level of risk concentration regarding debt repayment is manageable. The company is able to pay its debts as they fall due from cash flow from operating activities and proceeds from maturing financial assets.

29. EVENTS OCCURRING AFTER THE END OF THE ACCOUNTING PERIOD

No material events occurred after the end of the accounting period that would require adjustments or disclosures in these Financial Statements.

30. DEPARTMENT REPORT

Departmental report by geographic region (Classification of domestic and international operations)

The company operates only within the geographical area of Vietnam.

Departmental report by business area

The company's main business divisions are as follows:

	Sales of goods and raw materials	*Semi-finished product activities*	*Algae sales activities*	*Total*
Net revenue from external sources	2,980,429,810	17,706,000	-	2,998,135,810
Total net revenue	**2,980,429,810**	**17,706,000**	-	**2,998,135,810**
Department costs	3,153,374,447	129,036,586	-	3,282,411,033
Departmental business results	**(172,944,637)**	**(111,330,586)**	-	**(284,275,223)**
Costs not allocated by department				**823,082,013**
Profit from business operations				(1,107,357,236)
Financial operating revenue				237
Financial costs				-
Other income				-
Other expenses				6,658,969
Current Corporate Income Tax				-
Deferred Corporate Income Tax				-
Net profit after tax				**(1,114,015,968)**

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31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The company had the following transactions during the year and balances at the end of the accounting period with related parties:

Information about the parties involved:

Stakeholders	Relationship
TCTC Investment Joint Stock Company	Subsidiary company from December 31, 2025
Newton International Joint Stock Company	Affiliated company of subsidiary company

The company had significant transactions during the year and the following balances at the end of the accounting period with related parties:

d. Income of the Board of Directors and the Management Board

Full name	Position	This year VND
Mr. Ho Dinh Tung	Board Member	
Mr. Vu Van Minh	Board Member	
Ms. Nguyen Thi Hien	Supervisory Board Member	

In addition to the disclosures to stakeholders already explained in the sections above, the Board of Directors commits to not engaging in transactions with any other related parties.

Hanoi, October 25, 2026

Schedule maker	Chief Accountant	General Director
Tran Thi Thanh	Nguyen Hong Phong	Du Thi Van

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