Người ký: Phạm Trí Dũng
Ký ngày: 30/10/2026 15:59:37

VICOSTONE JOINT STOCK COMPANY

VICOSTONE

INTERIM SEPARATE FINANCIAL STATEMENTS
For the third quarter of 2026

Hanoi - 2026

Vicostone Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vicostone Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate for joint stock company No.0500469512 issued by the Department of Planning and Investment of Ha Tay province (now known as Hanoi city) on 2 June 2005 and its subsequent amendments with the latest being the 21th amendment dated 16 April 2026.

On 5 December 2007, the Company's shares were listed at the Hanoi Stock Exchange (now known as HNX) with the stock code VCS according to the Listing Decision No. 670/QD-TTGDHN with permission of the Hanoi Stock Exchange Center.

The current principal activities of the Company are to manufacture and distribute quartz-based compound stone related products.

The Company's head office is located at Hoa Lac Hi-Tech Park, Hoa Lac commune, Hanoi city, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Ho Xuan Nang	Chairman
Mr Nguyen Quang Hung	Member
Mr Pham Tri Dzung	Member
Ms Tran Lan Phuong	Member
Ms Le Thi Minh Thao	Member

AUDIT COMMITTEE

Member of Audit committee during the period and at the date of this report are:

Mr Nguyen Quang Hung	Head of Audit Committee
Ms Tran Lan Phuong	Member

MANAGEMENT

Members of the management during the period and at the date of this report are:

Mr Pham Tri Dzung	General Director
Mr Luu Cong An	Deputy General Director
Mr Nguyen Quang Anh	Deputy General Director
Mr Nguyen Chi Cong	Deputy General Director
Mr Dong Quang Thuc	Deputy General Director
Ms Tran Thi Thu Huong	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Ho Xuan Nang, Chairman. Mr Pham Tri Dzung is authorised by Mr Ho Xuan Nang to sign the accompanying interim separate financial statements for the third quarter of 2026 of the fiscal year ended 30 September 2026 in accordance with the Letter of Authorisation No 14A/2026 UQ/VCS-CTHĐQT dated 27 February 2026.

Vicostone Joint Stock Company

REPORT OF MANAGEMENT

Management of Vicostone Joint Stock Company ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the third quarter of 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

Management is responsible for the interim separate financial statements of each financial period which give a true and fair view of the interim separate financial position of the Company and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim separate financial statements; and

- prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 30 September 2026 and of the interim separate results of its operations and its interim separate cash flows for the third quarter of 2026 period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Company has subsidiary as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary for the third quarter of 2026.

STATEMENT BY MANAGEMENT (continued)

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company and its subsidiary.

For and on behalf of management:

M.S.D.N: 0500469512 C.T.C.P CÔNG TY CỔ PHẦN VICOSTONE THÀNH PHỐ HÀ NỘI

Pham Tri Dzung
General Director

Hanoi, Vietnam
29 October 2026

Vicostone Joint Stock Company

B01a-DN

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

Item	*Code*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
ASSETS				
A - CURRENT ASSETS	**100**		**5,531,449,062,955**	**4,681,685,192,279**
I. Cash and cash equivalents	**110**	**4.1**	**1,039,637,567,682**	**1,061,676,481,999**
1. Cash	111		356,135,423,921	131,676,481,999
2. Cash equivalents	112		683,502,143,761	930,000,000,000
II. Short-term financial investments	**120**		**1,712,100,000,000**	**596,272,572,603**
1. Held-to-maturity investments	123	4.2	1,712,100,000,000	596,272,572,603
III. Short-term receivables	**130**		**1,167,644,880,873**	**1,329,636,417,213**
1. Short-term trade receivables	131	4.4	1,177,605,913,725	1,334,755,216,129
2. Short-term advances to suppliers	132		5,369,146,539	11,008,886,858
3. Other short-term receivables	135	4.5	3,314,541,106	1,407,131,708
4. Provision for doubtful short-term receivables	136		(18,644,720,497)	(17,534,817,482)
IV. Inventories	**140**	4.6	**1,367,442,535,208**	**1,526,391,713,335**
1. Inventories	141		1,452,774,430,619	1,597,489,378,440
2. Provision for obsolete inventories	142		(85,331,895,411)	(71,097,665,105)
VI. Other current assets	**160**		**244,624,079,192**	**167,708,007,129**
1. Short-term prepaid expenses	161	4.10	4,516,435,832	3,798,727,526
2. Deductible VAT	162		240,107,643,360	163,909,279,603
B - NON-CURRENT ASSETS	**200**		**355,758,936,684**	**411,133,467,124**
I. Long-term receivables	**210**		**930,666,746**	**715,761,500**
1. Other long-term receivables	215	4.5	930,666,746	715,761,500
II. Fixed assets	**220**		**271,077,194,680**	**338,106,956,546**
1. Tangible fixed assets	221	4.8	269,819,225,778	337,219,405,584
- Cost	222		1,689,826,977,308	1,685,207,374,753
- Accumulated depreciation	223		(1,420,007,751,530)	(1,347,987,969,169)
2. Intangible assets	227	4.9	1,257,968,902	887,550,962
- Cost	228		31,719,365,247	30,759,385,247
- Accumulated amortization (*)	229		(30,461,396,345)	(29,871,834,285)
V. Long-term work in progress	**250**		**22,280,560,596**	**9,940,347,915**
2. Construction in progress	252	4.7	22,280,560,596	9,940,347,915
VI. Long-term financial investments	**260**		**50,000,000,000**	**50,000,000,000**
1. Investments in subsidiaries	261	4.3	50,000,000,000	50,000,000,000
VII. Other non-current assets	**270**		**11,470,514,662**	**12,370,401,163**
1. Long-term prepaid expenses	271	4.10	11,470,514,662	12,370,401,163
TOTAL ASSETS (280 = 100 + 200)	**280**		**5,887,207,999,639**	**5,092,818,659,403**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

Item	*Code*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
C - LIABILITIES	**300**		**1,159,074,731,591**	**392,234,824,644**
I. Current liabilities	**310**		**1,156,964,589,791**	**389,996,790,144**
1. Short-term trade payables	311	4.12	113,243,715,812	177,390,531,791
2. Advances from customers	312		28,723,891,398	17,170,866,802
3. Dividends and profit payable	313	4.14	2,918,317,645	4,356,507,525
4. Taxes and other payables to the State	314	4.13	60,439,687,242	24,757,514,994
5. Payables to employees	315		8,477,028,839	9,354,851,101
6. Accrued expenses	316		2,629,634,018	1,290,062,794
7. Other short-term payables	320	4.14	7,373,054,922	456,336,887
8. Short-term loans	321	4.11	908,069,162,167	123,251,100,325
9. Bonus and welfare funds	323	4.16	25,090,097,748	31,969,017,925
II. Non-current liabilities	**330**		**2,110,141,800**	**2,238,034,500**
1. Long-term provisions	343		2,110,141,800	2,238,034,500
D - OWNERS' EQUITY	**400**		**4,728,133,268,048**	**4,700,583,834,759**
I. Owners' equity	**410**	4.15	**4,728,133,268,048**	**4,700,583,834,759**
1. Owners' equity	411		1,600,000,000,000	1,600,000,000,000
- Ordinary shares	411a		1,600,000,000,000	1,600,000,000,000
2. Share premium	412		290,584,886	290,584,886
3. Investment and development fund	418		71,295,286,052	81,024,546,980
10. Undistributed earnings	420		3,056,547,397,110	3,019,268,702,893
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**5,887,207,999,639**	**5,092,818,659,403**

M.S.D.N: 0500469512 - C.T.C.P
CÔNG TY CỔ PHẦN VICOSTONE
THÀNH PHỐ HÀ NỘI

Tran Thi Huong Thu	Nguyen Phuong Anh	Pham Tri Dzung
Preparer	Chief Accountant	General Director

Hanoi, Vietnam
29 October 2026

Vicostone Joint Stock Company

B02a-DN

INTERIM SEPARATE INCOME STATEMENT
For the third quarter of 2026

Currency: VND

Item	*Code*	*Note*	*3rd quarter*		*For the nine-month period ended 30 September*	
			2026	*2025*	*2026*	*2025*
1. Revenue from sale of goods	01	5.1	805,725,689,987	894,731,194,111	2,382,042,991,563	2,914,584,403,120
2. Deductions	02		1,183,578,721	1,383,062,187	20,014,365,390	8,025,045,203
3. Net revenue from sale of goods	10		804,542,111,266	893,348,131,924	2,362,028,626,173	2,906,559,357,917
4. Cost of goods sold	11	5.2	603,911,628,452	692,222,359,521	1,762,904,730,609	2,233,423,405,240
5. Gross profit from sale of goods	20		200,630,482,814	201,125,772,403	599,123,895,564	673,135,952,677
7. Finance income	22	5.3	44,511,012,558	28,978,142,483	105,724,249,312	193,037,148,490
8. Finance expenses	23	5.4	11,047,314,613	15,524,389,236	28,079,777,290	41,691,710,153
In which: Interest expense	*24*		*8,421,598,063*	*11,421,096,839*	*17,116,391,825*	*28,769,594,583*
9. Selling expenses	25	5.7	48,137,005,584	48,159,710,821	141,473,600,843	134,430,267,742
10. General & administrative expenses	26	5.7	15,321,588,343	14,966,714,985	59,545,974,308	38,386,330,299
11. Operating profit	30		170,635,586,832	151,453,099,844	475,748,792,435	651,664,792,973
12. Other income	31	5.5	552,718,181	121,201,669	689,613,293	294,455,020
13. Other expenses	32	5.6	5,981,576,417	3,705,602,004	16,430,994,353	8,795,690,174
14. Other loss	40		(5,428,858,236)	(3,584,400,335)	(15,741,381,060)	(8,501,235,154)
15. Accounting profit before tax	50		165,206,728,596	147,868,699,509	460,007,411,375	643,163,557,819
16. Current corporate income tax expenses	51	5.9	29,976,341,997	23,950,660,884	82,156,143,786	89,419,795,183
18. Net profit after tax	60		135,230,386,599	123,918,038,625	377,851,267,589	553,743,762,636

Tran Thi Huong Thu
Preparer

Nguyen Phuong Anh
Chief Accountant

M.S.D.N: 0500469512 - C.T.C.P
CÔNG TY CỔ PHẦN VICOSTONE
THÀNH PHỐ HÀ NỘI

Pham Tri Dzung
General Director

Hanoi, Vietnam
29 October 2026

INTERIM SEPARATE CASH FLOW STATEMENT
For the nine-month period ended 30 September 2026

Currency: VND

Item	*Code*	*Note*	*For the nine-month period ended 30 September*	
			2026	*2025*
I. Cash flows from operating activities				
1. Income from sales of merchandises, services rendered	01		2,333,960,429,513	2,650,702,200,973
2. Payments to suppliers of merchandises and services	02		(1,555,797,289,945)	(1,863,716,638,597)
3. Payments to employees	03		(128,558,175,330)	(131,343,076,088)
4. Interest paid	04		(15,621,840,550)	(26,426,838,451)
5. Corporate income tax paid	05		(47,321,249,753)	(199,809,506,909)
6. Other income from operating activity	06		12,705,564,129	43,325,971,168
7. Other payments for operating activity	07		(52,378,816,914)	(69,749,273,553)
Net cash flows from operating activities	***20***		***546,988,621,150***	***402,982,838,543***
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets	21		(12,290,940,115)	(4,613,258,470)
2. Proceeds from disposals of fixed assets	22		-	124,391,500
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(2,221,300,000,000)	(1,256,000,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		1,097,200,000,000	1,103,000,000,000
5. Interest and dividends received	27		99,200,143,781	142,794,191,548
Net cash flows from investing activities	***30***		***(1,037,190,796,334)***	***(14,694,675,422)***

INTERIM SEPARATE CASH FLOW STATEMENT
For the nine-month period ended 30 September 2026

Currency: VND

Item	*Code*	*Note*	*For the nine-month period ended 30 September*	
			2026	*2025*
III. Cash flows from financing activities				
1. Drawdown of borrowings	33		1,331,920,860,913	1,610,943,371,611
2. Payment of borrowings	34		(538,968,011,136)	(1,244,547,094,110)
3. Dividends paid to shareholders	36		(321,438,189,880)	(322,948,889,450)
Net cash flows used in financing activities	***40***		***471,514,659,897***	***43,447,388,051***
Net increase in cash for the period	**50**		**(18,687,515,287)**	**431,735,551,172**
Cash and cash equivalents at beginning of the period	**60**		**1,061,676,481,999**	**1,553,901,360,467**
Impact of foreign exchange rate fluctuation	61		(3,351,399,030)	1,686,390,225
Cash and cash equivalents at end of the period	**70**		**1,039,637,567,682**	**1,987,323,301,864**

Tran Thi Huong Thu
Preparer

Nguyen Phuong Anh
Chief Accountant

M.S.D.N: 0500469512 - C.T.C
CÔNG TY CỔ PHẦN VICOSTONE
THÀNH PHỐ HÀ

Pham Tri Dzung
General Director

Hanoi, Vietnam
29 October 2026

1. CORPORATE INFORMATION

Vicostone Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate for joint stock company No. 0500469512 issued by the Department of Planning and Investment of Ha Tay province (now known as Hanoi city) on 2 June 2005 and its subsequent amendments with the latest being the 21st amendment dated 16 April 2026.

On 5 December 2007, the Company's shares were listed at the Hanoi Stock Exchange (now known as HNX) with the stock code VCS according to the Listing Decision No. 670/QD-TTGDHN with permission of the Hanoi Stock Exchange Center.

The current principal activities of the Company are to manufacture and distribute quartz-based compound stone related products.

The Company's normal course of business cycle is 12 months.

The Company's head office is located at Hoa Lac Hi-Tech Park, Hoa Lac commune, Hanoi city, Vietnam.

The Company's total number of employees as at 30 September 2026 is 623 (31 December 2025: 645)

Corporate structure

As at 30 September 2026 the Company has one subsidiary which is Phenikaa Hue Investment and Processing Mineral One Member Company Limited (Phenikaa Hue Company) (31 December 2025:1).

Phenikaa Hue Company is a one-member limited liability company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 3301601070 issued by the Department of Planning and Investment of Thua Thien Hue province on 21 December 2016 and the amended Business Registration Certificates with the latest being the 8th amendment dated 6 January 2025. The head office of Phenikaa Hue Company is located at Lot CN15 Zone B, Phong Dien Industry Park, Phong Dinh Ward, Hue City. The principal activities of Phenikaa Hue Company are to invest and process minerals.

As at 30 September 2026, the Company holds 100% equity in this subsidiary.

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiary as disclosed in Note 1 and Note 6.2 The Company prepared these interim separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiary for the third quarter of 2026.

2.2 *Accounting standards and system*

The interim separate financial statements of the Company, which are expressed in Vietnam Dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards No. 27 - Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim separate financial position and the interim separate results of operations and the interim separate cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 *Fiscal year*

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

2.4 *Accounting currency*

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.

2.5 *Newly issued accounting regulation*

On 27 October 2025, the Ministry of Finance promulgated Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, together with several other related regulations. Circular 99 becomes effective on 1 January 2026 and applies to enterprises whose financial year begins on or after 1 January 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of processing (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, tool and equipment and merchandise goods	- cost of purchase on a weighted average basis
Finished goods and work-in process	- cost of finish goods and work-in process on a weighted average basis.

3.2 Inventories

Provision for obsolete inventories

An inventory provision is made for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim separate income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim separate income statement.

3.3 Receivables

Receivables are presented in the interim separate statement of financial position at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the interim separate statement of financial position date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim separate income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim separate income statement as incurred.

When tangible fixed assets are sold or retired, and any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

3.5 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

Where the Company is the lessee

Rentals under operating leases are charged to the interim separate income statement on a straight-line basis over the lease term.

3.6 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

3.7 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	4 - 15 years
Machinery, equipment	3 - 15 years
Means of transportation	4 - 10 years
Office equipment	3 - 8 years
Computer software	3 - 12 years
Other intangible fixed assets	5 years

3.8 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial year of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.9 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate statement of financial position and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expenses and are amortised to the interim separate income statement:

- Tools and consumables with large value issued into production;
- Substantial expenditures on fixed asset overhauls incurred one time; and
- Other prepaid expenses.

Prepaid land rental

The prepaid land rental represents the unamortised balance of advance payment made in accordance with lease contract signed with Bac Phu Cat Industrial Zone on 30 May 2008 for a period of 48 years 7 months 19 days. According to Circular 45/2013/TT-BTC dated 25 April 2013, such prepaid rental is recognised as long-term prepaid expenses for allocation to the interim separate income statement over the remaining period of the lease contract.

3.10 Investments

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources which are attributable to period before obtaining controls are considered a recovery of investment and are deducted to the cost of the investment.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the interim separate financial statements and deducted against the value of such investments.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences of the diminution in value of those investments at the interim separate statement of financial position date.

Increases or decreases to the provision balance are recorded as finance expense in the interim separate income statement

3.10 *Investments (continued)*

Loan receivables

Loans are measured at cost less any provision for doubtful debts. Provisions for doubtful debts on the Company's loans are made in accordance with current accounting regulations.

3.11 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.12 *Accrual for severance pay*

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at the Company. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labor Code and related implementing guidance. The average monthly salary used in this calculation is adjusted at the end of each reporting period following the average monthly salary of the last 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the interim separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labor contract following Article 46 of the Labor Code.

3.13 *Foreign currency transactions*

Transactions denominated in currencies other than the Company's functional currency (VND) are recognized at the exchange rate prevailing on the transaction date. For this purpose, the Company uses the average buy-sell transfer rate of the commercial bank with which it regularly conducts its transactions.

At the end of the interim reporting period, monetary items denominated in foreign currencies are remeasured at the exchange rates prevailing at the end of the interim period, according to the following principles:

- Monetary items denominated in foreign currencies are remeasured using the average transfer buy-sell rate of the commercial bank with which the Company regularly transacts.
- For foreign currency demand deposits, the Company remeasures all monetary items denominated in foreign currencies using the average transfer buy-sell rate of the commercial bank where the deposit account is held.

All foreign exchange differences incurred during the period are taken to the interim separate income statement.

3.14 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders after approval in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting.

Investment and development fund

This fund is set aside for use in the Company's expansion of its operation or in-depth investments.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits and presented as a liability on the interim separate statement of financial position.

3.15 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sales of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Interest income

Interest income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

3.16 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the interim separate statement of financial position date.

Current income tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the interim separate statement of financial position date between the tax base of assets and liabilities and their carrying amount for the interim separate financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

3.16 *Taxation (continued)*

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each interim separate statement of financial position date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at the interim separatestatement of financial position date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the interim separate balance sheet date.

Deferred tax is charged or credited to the interim separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.17 *Related parties*

Parties are considered to be related parties of the Company if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

4. ADDITIONAL INFORMATION FOR ITEMS IN THE STATEMENT OF FINANCIAL POSITION

4.1. Cash and cash equivalents

Currency: VND

	30 September 2026	*31 December 2025*
Cash on hand	3,361,900,438	2,569,669,643
Demand deposits	346,972,864,305	129,106,812,356
Cash in transit	5,800,659,178	-
Cash equivalents	683,502,143,761	930,000,000,000
Total	**1,039,637,567,682**	**1,061,676,481,999**

Details of Demand deposits

Standard Chartered Bank (Vietnam) Limited - Thang Long Branch	50,127,107,642	3,911,108,516
Vietnam Technological and Commercial Joint Stock Bank - Head Office	75,069,796,680	1,181,130,403
Joint Stock Commercial Bank for Foreign Trade of Viet Nam - Thanh Cong Branch	62,768,443,079	1,679,738,904
Military Commercial Joint Stock Bank - Hoang Quoc Viet Branch	38,356,731,908	6,971,851,448
Other banks	120,650,784,996	115,362,983,085
Total	**346,972,864,305**	**129,106,812,356**

Details of Cash equivalents:

Cash equivalents as at 30 September 2026 include deposits in VND at commercial banks, with original maturity of one month, earning interest rates of 4.75% per annum

Vietnam Joint Stock Commercial Bank for Industry and Trade - Tay Thang Long Banch	50,000,000,000	150,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam – Van Phuc Hanoi Branch	195,000,000,000	200,000,000,000
Asia Commercial Joint Stock Bank – Ha Thanh Branch	24,000,000,000	200,000,000,000
Vietnam Technological and Commercial Joint Stock Bank - Head Office	125,000,000,000	300,000,000,000
Military Commercial Joint Stock Bank - Hoang Quoc Viet Branch	48,000,000,000	-
Other banks	241,502,143,761	80,000,000,000
Total	**683,502,143,761**	**930,000,000,000**

4.2. Held- to-maturity investments

Currency: VND

	30 September 2026		*31 December 2025*	
	Cost	*Book value*	*Cost*	*Book value*
Term deposits (*)	25,000,000,000	25,000,000,000	596,272,572,603	596,272,572,603
Loan receivables (**)	1,687,100,000,000	1,687,100,000,000	-	-
Total	**1,712,100,000,000**	**1,712,100,000,000**	**596,272,572,603**	**596,272,572,603**

(*) Term deposits as at 30 September 2026 include deposits in VND at banks, with original maturity of six months.

(**) Loan receivables as at 30 September 2026 include loans with an original term of eleven months, bearing an interest rate of 8.8% to 9.0% per annum.

4.3. Investments in subsidiaries

Name	*30 September 2026*		*31 December 2025*	
	Amount (VND)	*Voting right (%)*	*Amount (VND)*	*Voting right (%)*
Phenikaa Hue Company	50,000,000,000	100%	50,000,000,000	100%
Total	**50,000,000,000**	**100%**	**50,000,000,000**	**100%**

4.4. Short-term trade receivables

Currency: VND

	30 September 2026	*31 December 2025*
Trade receivables from customers	367,908,948,887	436,209,355,310
Trade receivables from related parties	809,696,964,838	898,545,860,819
Total	**1,177,605,913,725**	**1,334,755,216,129**
Provision for doubtful debts	(18,644,720,497)	(17,534,817,482)

4.5. Other receivables

Currency: VND

	30 September 2026	*31 December 2025*
a) Short term		
Other receivables from employees	590,740,026	451,461,027
Advance to employees	552,990,745	955,670,681
Other receivables	2,170,810,335	-
Total	**3,314,541,106**	**1,407,131,708**
b) Long term		
Collateral deposits	930,666,746	715,761,500
Total	**930,666,746**	**715,761,500**

4.6. Inventories

Currency: VND

	30 September 2026		*31 December 2025*	
	Cost	*Provision*	*Cost*	*Provision*
Goods in transit	841,806,719	-	35,680,916,983	-
Raw materials	152,674,594,336	-	146,141,988,738	-
Tools and supplies	63,964,168,597	-	52,418,098,794	-
Work in process	25,114,324,713	-	21,958,502,596	-
Finished goods	533,260,328,532	(11,470,812,853)	383,998,767,032	(5,296,547,886)
Merchandise goods	676,919,207,722	(73,861,082,558)	957,291,104,297	(65,801,117,219)
Total	**1,452,774,430,619**	**(85,331,895,411)**	**1,597,489,378,440**	**(71,097,665,105)**

4.7. Construction in progress

Currency: VND

	30 September 2026	*31 December 2025*
Purchase	22,280,560,596	9,383,333,498
Construction in progress	-	557,014,417
Total	**22,280,560,596**	**9,940,347,915**

4.8. Tangible fixed assets

Currency: VND

Item	*Tangible fixed assets*				
	Buildings and structures	*Machinery, equipment*	*Means of transportation*	*Office equipment*	*Total*
Cost:					
As at 30 June 2026	**170,519,231,274**	**1,474,487,781,122**	**24,899,225,271**	**19,743,232,641**	**1,689,649,470,308**
- Increase for the period	-	59,707,000	-	-	59,707,000
- Completed Capital Construction	-	117,800,000	-	-	117,800,000
- Disposal	-	-		-	-
As at 30 September 2026	**170,519,231,274**	**1,474,665,288,122**	**24,899,225,271**	**19,743,232,641**	**1,689,826,977,308**
Accumulated depreciation:					
As at 30 June 2026	**166,166,577,832**	**1,187,548,104,667**	**24,146,602,720**	**18,721,124,377**	**1,396,582,409,596**
- Depreciation for the period	1,508,074,692	21,751,190,705	104,647,570	61,428,967	23,425,341,934
- Disposal	-	-		-	-
As at 30 September 2026	**167,674,652,524**	**1,209,299,295,372**	**24,251,250,290**	**18,782,553,344**	**1,420,007,751,530**
Net carrying amount:					
As at 30 June 2026	4,352,653,442	286,939,676,455	752,622,551	1,022,108,264	293,067,060,712
As at 30 September 2026	2,844,578,750	265,365,992,750	647,974,981	960,679,297	269,819,225,778

Item	*Buildings and structures*	*Machinery, equipment*	*Means of transportation*	*Office equipment*	*Total*
Cost of fully depreciated tangible assets still in use	91,980,466,851	389,364,020,899	22,571,772,146	18,319,570,686	522,235,830,582

4.9. Intangible fixed assets

Currency: VND

Items	*Computer software*	*Others*	*Total*
Cost			
As at 01/07/2026	30,521,537,247	237,848,000	30,759,385,247
- Increase for the period	741,665,000	218,315,000	959,980,000
- Disposal	-	-	-
As at 30/09/2026	31,263,202,247	456,163,000	31,719,365,247
Accumulated amortisation:			
As at 01/07/2026	30,167,082,862	73,564,348	30,240,647,210
- Amortisation for the period	206,978,207	13,770,928	220,749,135
- Disposal	-	-	-
As at 30/09/2026	30,374,061,069	87,335,276	30,461,396,345
Net carrying amount:			
- As at 01/07/2026	354,454,385	164,283,652	518,738,037
- As at 30/09/2026	889,141,178	368,827,724	1,257,968,902

	Computer software	*Others*	*Total*
Cost of fully amortized intangible assets still in use	28,428,568,497	38,000,000	28,466,568,497

4.10. Prepaid expenses

Currency: VND

	30 September 2026	*31 December 2025*
a) Short-term		
Tools and supplies	995,015,236	884,426,562
Others	3,521,420,596	2,914,300,964
Total	**4,516,435,832**	**3,798,727,526**
b) Long term		
Overhaul cost of fixed assets	68,664,167	238,166,667
Tools and supplies	3,700,015,627	3,511,418,778
Prepaid land rental fee	6,390,934,857	6,589,721,482
Others	1,310,900,011	2,031,094,236
Total	**11,470,514,662**	**12,370,401,163**

4.11. Loans

Currency: VND

	30 September 2026		*During the period*		*31 December 2025*	
	Amount	*Amount payable*	*Increase*	*Decrease*	*Amount*	*Amount payable*
a) Short-term loans	*908,069,162,167*	*908,069,162,167*	*1,323,786,072,978*	*538,968,011,136*	*123,251,100,325*	*123,251,100,325*
Short-term loans	908,069,162,167	908,069,162,167	1,323,786,072,978	538,968,011,136	123,251,100,325	123,251,100,325
b) Long-term loans	-	-	-	-	-	-
Total	**908,069,162,167**	**908,069,162,167**	**1,323,786,072,978**	**538,968,011,136**	**123,251,100,325**	**123,251,100,325**

Details of unsecured USD short-term loans from banks are as follows:

Bank	*Ending balance (VND)*	*Original amount (USD)*	*Description of collateral*
Joint Stock Commercial Bank for Investment and Development of Vietnam – Van Phuc Hanoi Branch	280,946,382,030	10,813,949	Unsecured
Asia Commercial Joint Stock Bank – Ha Thanh Branch	296,713,942,800	11,420,860	Unsecured
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Thanh Cong Branch	167,656,893,517	6,453,306	Unsecured
Other banks	162,751,943,820	6,264,509	Unsecured

4.12. Short-term trade payables

Currency: VND

	30 September 2026		*31 December 2025*	
	Amount	*Amount payable*	*Amount*	*Amount payable*
Other suppliers	60,139,909,793	60,139,909,793	128,781,611,761	128,781,611,761
Trade payables to related parties	53,103,806,019	53,103,806,019	48,608,920,030	48,608,920,030
Total	**113,243,715,812**	**113,243,715,812**	**177,390,531,791**	**177,390,531,791**

4.13. Statutory obligations

Currency: VND

Item	*Beginning balance*	*Accumulated tax*		*Ending balance*
	01/01/2026	*Payable*	*Payment*	*30/09/2026*
Value added tax	-	25,761,293,713	25,761,293,713	-
Import & Export tax	29,392,376	508,857,280	313,555,215	224,694,441
Corporate income tax	23,735,240,789	82,156,143,786	47,321,249,753	58,570,134,822
Personal income tax	992,881,829	9,252,987,568	8,601,011,418	1,644,857,979
Other taxes	-	408,227,116	408,227,116	-
Total	**24,757,514,994**	**118,087,509,463**	**82,405,337,215**	**60,439,687,242**

4.14. Other payables

Currency: VND

	30 September 2026	*31 December 2025*
Short term payables		
Short-term deposits received	92,587,337	92,587,337
Others	7,280,467,585	363,749,550
Total	**7,373,054,922**	**456,336,887**

4.15. Owners' equity

a) Increase and decrease in owners' equity

Currency: VND

Item	*Items of owners' equity*				
	Issued share capital	*Share premium*	*Owners' equity funds*	*Undistributed earnings*	*Cộng*
Previous period opening balance 01/04/2026	**1,600,000,000,000**	**290,584,886**	**78,972,176,730**	**3,137,750,507,130**	**4,817,013,268,746**
- Capital increase in previous period	-	-	-	-	-
- Profit in the previous period	-	-	-	124,139,076,753	124,139,076,753
- Other increase	-	-	-	-	-
- Pay dividends	-	-	-	(320,000,000,000)	(320,000,000,000)
- Bonus and welfare funds appropriation	-	-	-	(18,146,364,562)	(18,146,364,562)
- Another reduction	-	-	(3,410,190,366)	-	(3,410,190,366)
Previous period opening balance 01/07/2026	**1,600,000,000,000**	**290,584,886**	**75,561,986,364**	**2,923,743,219,321**	**4,599,595,790,571**
- Capital increase in this period	-	-	-	-	-
- Profit in this period	-	-	-	135,230,386,599	135,230,386,599
- Other increase	-	-	-	-	-
- Pay dividends	-	-	-	-	-
- Bonus and welfare funds appropriation	-	-	-	(2,426,208,810)	(2,426,208,810)
- Another reduction	-	-	(4,266,700,312)	-	(4,266,700,312)
Ending balance 30/09/2026	**1,600,000,000,000**	**290,584,886**	**71,295,286,052**	**3,056,547,397,110**	**4,728,133,268,048**

b) Owner's equity details	*30 September 2026*	*31 December 2025*
Capital contributed by owners	1,346,470,820,000	1,346,470,820,000
Capital contributions of other entities	253,529,180,000	253,529,180,000
Total	**1,600,000,000,000**	**1,600,000,000,000**

c) Capital transactions with owners and distribution of dividends and profits:

	3rd quarter 2026	*3rd quarter 2025*
Owner's Equity		
- Beginning balance	1,600,000,000,000	1,600,000,000,000
- Increase equity	-	-
- Decrease equity	-	-
- Ending balance	1,600,000,000,000	1,600,000,000,000
Dividends paid during the period	2,418,264,100	2,787,608,100

d) Shares	*30 September 2026*	*31 December 2025*
Authorized shares	160,000,000	160,000,000
Issued shares	160,000,000	160,000,000
- Ordinary shares	160,000,000	160,000,000
- Preference shares	-	-
Treasury shares	-	-
- Ordinary shares	-	-
- Preferred shares	-	-
Shares in circulation	160,000,000	160,000,000
- Ordinary shares	160,000,000	160,000,000
- Preference shares	-	-

Par value of outstanding share: VND 10,000 per share

e) Funds	*30 September 2026*	*31 December 2025*
Investment and development fund	71,295,286,052	81,024,546,980

4.16. Bonus and welfare funds appropriation

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Beginning balance	25,333,227,178	33,931,706,576
Increase equity	2,426,208,810	2,269,044,714
Decrease equity	(2,669,338,240)	(3,729,437,228)
Ending balance	**25,090,097,748**	**32,471,314,062**

4.17. Off balance sheet items

Currency: VND

	30 September 2026	*31 December 2025*
Foreign currencies:		
US Dollar (USD)	2,757,037.78	2,404,173.86
Euro (EUR)	499,781.40	146,399.73
Canadian Dollar (CAD)	5,761,480.47	59,931.01

5. Additional information for items in the income statement

5.1. Revenues from sale of goods and merchandises

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
a) Revenues		
Revenues from sale of goods and merchandises	805,725,689,987	894,731,194,111
Total	**805,725,689,987**	**894,731,194,111**

b) Revenue deductions	*3rd quarter 2026*	*3rd quarter 2025*
Trade discount	1,183,578,721	1,383,062,187
Total	**1,183,578,721**	**1,383,062,187**

5.2. Cost of goods sold

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Cost of finished goods, merchandises sold	603,911,628,452	692,222,359,521
Total	**603,911,628,452**	**692,222,359,521**

5.3. Finance income

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Interest income from bank deposits and loan receivables	41,718,195,779	19,747,869,080
Foreign exchange gain	2,792,816,779	9,230,273,403
Total	**44,511,012,558**	**28,978,142,483**

5.4. Finance expenses

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Interest expenses	8,421,598,063	11,421,096,839
Discounted payments and deferred sales interest	243,895,076	258,176,999
Foreign exchange losses	2,381,821,474	3,845,115,398
Total	**11,047,314,613**	**15,524,389,236**

5.5. Other income

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Proceeds from disposals of fixed assets	-	58,537,727
Others	552,718,181	62,663,942
Total	**552,718,181**	**121,201,669**

5.6. Others expense

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Others	5,981,576,417	3,705,602,004
Total	**5,981,576,417**	**3,705,602,004**

5.7. Selling expenses and general and administrative expenses

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
a) Selling expenses		
Labor costs	5,308,186,451	5,616,628,556
Material, tool, and supplies costs	8,500,023,596	18,571,458,472
Depreciation costs	267,114,360	237,953,580
Outsourced service costs	29,522,250,044	21,130,163,703
Other costs	4,539,431,133	2,603,506,510
Total	**48,137,005,584**	**48,159,710,821**
b) General and administrative expenses		
Labor costs	10,093,284,324	10,325,442,194
Material, tool, and supplies costs	740,732,417	371,471,763
Depreciation costs	557,521,010	245,810,638
Outsourced service costs	2,084,279,410	2,625,320,665
Other costs	1,650,790,484	1,310,262,981
Other administrative expenses	194,980,698	88,406,744
Total	**15,321,588,343**	**14,966,714,985**

5.8. Production and operating costs

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Raw materials and merchandises	585,853,556,942	713,997,794,199
Labour costs	38,220,228,785	40,625,830,592
Depreciation and amortisation of fixed assets	21,072,233,289	21,626,795,518
Expenses for external services	107,256,896,449	32,243,497,010
Others	5,306,684,987	1,897,347,915
Total	**757,709,600,452**	**810,391,265,234**

5.9. Corporate income tax expenses

Currency: VND

	3rd quarter 2026	*3rd quarter 2025*
Current CIT expenses	29,839,497,320	23,950,660,884
Adjustment for under accruals of CIT in prior periods	136,844,677	-
Total	**29,976,341,997**	**23,950,660,884**

5.10. Revenue, cost of goods sold by geographical area

The information regarding the revenue and cost of goods sold by geographical area of the Company is as follows:

Currency: VND

	Domestic activities	*Export activities*	*Total*
For the third quarter of 2025			
Net revenue from sale of goods	320,218,941,876	573,129,190,048	893,348,131,924
Cost of goods sold			
Segment cost of goods sold	295,986,996,114	395,273,897,832	691,260,893,946
Unallocated cost of sale			961,465,575
Gross profit			
Segment gross profit	24,231,945,762	177,855,292,216	202,087,237,978
Gross profit			201,125,772,403
For the third quarter of 2026			
Net revenue from sale of goods	244,415,252,540	560,126,858,726	804,542,111,266
Cost of goods sold			
Segment cost of goods sold	225,966,637,485	375,925,425,821	601,892,063,306
Unallocated cost of sale			2,019,565,146
Gross profit			
Segment gross profit	18,448,615,055	184,201,432,905	202,650,047,960
Gross profit			200,630,482,814

6. Others information

6.1. Operating lease commitments

Commitments

Operating lease commitments

The Company and its subsidiary lease land under operating lease arrangements. As at 30 September 2026 payables for rental fee in the future under the operating lease agreements is as follows:

Currency: VND

	30 September 2026	*31 December 2025*
Less than 1 year	226,210,950	226,210,950
From 1 to 5 years	904,843,800	904,843,800
More than 5 years	56,552,738	226,210,950
Total	**1,187,607,488**	**1,357,265,700**

6.1. Operating lease commitments (continued)

In addition, the Company also leases 27,451 m2 land area at Plot 2A, Bac Phu Cat Industrial Zone under the operating lease contract No, 10/VC/HDKT-TLDKCNBPC dated 30 May 2008 with the lease term of 48 years, 7 months and 19 days commencing from the contract date. Total land lease and infrastructure usage fees are VND 14,686,208,747 (including 10% VAT). The fees of land rental are VND 10,000/m2 per annum and management service charge is VND 3,500/m2 per annum.

Commitment relating to operating costs

The company has made contractual commitments to purchase raw materials and spare parts with a total value of approximately VND 8.48 billion for use inproduction and business activities.

6.2. Information about related parties

a. The Company's related parties during the period and at period-end are as follows:

Related parties have transactions and outstanding debts with the Company:

Related parties	*Relationship*
A&A Green Phoenix Group Joint Stock Company	Parent company
Phenikaa Hue Company	Subsidiary
Style Stone Joint Stock Company	Fellow subsidiary
Vietnam Stone Work - Top Fabrication Joint Stock Company	Fellow subsidiary
Stylenquaza LLC	Associate of parent company
Sec G3 Center Joint Stock Company	Fellow subsidiary
Tran Long Industry Joint Stock Company	Fellow subsidiary
Vinh Thien Medical Joint Stock Company	Fellow subsidiary
Nam Hung Joint Stock Company	Fellow subsidiary
Le Quy Don - Tay Do secondary shool	Fellow subsidiary
Phenikaa Pharmaceuticals Joint Stock Company *(Formerly known as: AQP Research and Control Pharmaceuticals Joint Stock Company)*	Fellow subsidiary
PHX Smart School Solutions Joint Stock Company	Fellow subsidiary
Rang Dong Medical Joint Stock Company	Fellow subsidiary
Phenikaa University	Fellow subsidiary
Benaa Surfaces LLC	Associate of parent company
Vicostone Australia PTY LTD	Fellow subsidiary

In addition to the companies mentioned above, the Company also has other related parties, which are specifically disclosed in the "Corporate Governance Report" for first six months of 2026.

b. Significant transactions of the Company with related parties during the period:

Currency: VND

Related parties	*Transactions*	*3rd quarter 2026*	*3rd quarter 2025*
A&A Green Phoenix Group Joint Stock Company	Sales of materials, consumables	100,161,232,700	177,857,392,641
	Purchase of merchandises, services	190,855,463,540	248,083,469,253
Style Stone Joint Stock Company	Sales of materials, consumables	9,101,600,391	31,072,423,847
	Purchase of merchandises, services	44,300,836,609	137,279,463,575
Vietnam Stone Work - Top Fabrication Joint Stock Company	Sales of finished goods, consumables	86,476,194,370	60,966,165,060
	Purchase of merchandises, services	84,102,932,917	83,208,981,897
Rang Dong Medical Joint Stock Company	Lending	65,200,000,000	-
	Interest receivable and received	1,106,676,713	-
Stylenquaza LLC	Sales of finished goods, consumables	92,490,793,594	80,460,823,581
Sec G3 Center Joint Stock Company	Purchase of merchandises, services	1,675,630,168	1,677,250,100
Tran Long Industry Joint Stock Company	Sales of materials, consumables	23,504,400,060	23,377,301,690
	Purchase of merchandises, services	25,695,605,707	23,431,527,894
Phenikaa Hue Company	Receipt of long-term loan principal	17,000,000,000	-
	Sales of finished goods, consumables	-	1,489,735,300
	Purchase of materials	53,714,126,000	44,199,620,000
	Interest receivable and received	106,321,918	-
Benaa Surfaces LLC	Sales of finished goods, consumables	2,459,449,332	38,227,553,896
Phenikaa Pharmaceuticals Joint Stock Company	Lending	151,500,000,000	-
	Interest receivable and received	6,086,068,493	-
Nam Hung Joint Stock Company	Sales of finished goods	-	3,505,941,450
	Lending	47,500,000,000	-
	Interest receivable and received	433,602,739	-

b. Significant transactions of the Company with related parties during the period (continued)

Currency: VND

Related parties	*Transactions*	*3rd quarter 2026*	*3rd quarter 2025*
Vinh Thien Medical Joint Stock Company	Purchase of services	33,760,000	-
	Lending	168,700,000,000	
	Interest receivable and received	20,862,762,193	-
Vicostone Australia PTY LTD	Sales of finished goods, consumables	10,079,431,046	25,402,042,393
Le Quy Don - Tay Do secondary shool	Lending	22,000,000,000	-
	Interest receivable and received	8,160,953,425	-
PHX Smart School Solutions Joint Stock Company	Purchase of services	753,665,000	378,048,000

c. As at 30 September 2026, amounts due to and due from related parties

Currency: VND

Related parties	*Transactions*	*30 September 2026*	*31 December 2025*
Short term trade receivable			
A&A Green Phoenix Group Joint Stock Company	Trade receivables	-	116,029,808,450
Stylenquaza LLC	Trade receivables	132,684,316,609	252,758,781,304
Vietnam Stone Work - Top Fabrication Joint Stock Company	Trade receivables	326,599,690,307	249,928,916,628
Tran Long Industry Joint Stock Company	Trade receivables	101,920,726,735	87,550,492,203
Benaa Surfaces LLC	Trade receivables	177,207,560,560	147,945,913,259
Nam Hung Joint Stock Company	Trade receivables	8,085,303,371	8,085,303,371
Vinh Thien Medical Joint Stock Company	Trade receivables	-	2,070,896,897
Vicostone Australia PTY LTD	Trade receivables	63,199,367,256	34,175,748,707
Total		**809,696,964,838**	**898,545,860,819**

Short-term advances to suppliers

Related parties	*Transactions*	*30 September 2026*	*31 December 2025*
PHX Smart School Solutions Joint Stock Company	Advance payment for goods	-	140,916,350
Total		**-**	**140,916,350**

Short-term loan receivables

Related parties	*Transactions*	*30 September 2026*	*31 December 2025*
Vinh Thien Medical Joint Stock Company	Short-term loan receivable	848,900,000,000	-
Le Quy Don - Tay Do secondary shool	Short-term loan receivable	408,000,000,000	-
Phenikaa Pharmaceuticals Joint Stock Company	Short-term loan receivable	354,000,000,000	-
Rang Dong Medical Joint Stock Company	Short-term loan receivable	76,200,000,000	-
Total		**1,687,100,000,000**	**-**

Short-term trade payables

Related parties	*Transactions*	*30 September 2026*	*31 December 2025*
A&A Green Phoenix Group Joint Stock Company	Payables for purchases	19,261,086,301	17,281,479,421
Style Stone Joint Stock Company	Payables for purchases	18,317,846,963	7,550,136,500
Sec G3 Centre Joint Stock Company	Payables for purchases	1,312,169,881	1,230,402,843
Phenikaa – X Joint Stock Company	Payables for purchases	-	1,023,695,530
Phenikaa Hue Company	Payables for purchases	13,566,194,224	20,993,955,736
Vinh Thien Medical Joint Stock Company	Payables for services	33,760,000	529,250,000
Total		**52,491,057,369**	**48,608,920,030**

d. Transactions with other related parties

Remuneration to members of the Board of Directors and Management: *Currency: VND*

Name	*Position*	*3rd quarter 2026*	*3rd quarter 2025*
Mr Ho Xuan Nang	Chairman	18,000,000	-
Ms Le Thi Minh Thao	Member of BOD	15,000,000	-
Mr Pham Tri Dzung	Member of BOD; General Directors	867,378,301	861,032,500
Mr Nguyen Quang Hung	Member of BOD	15,000,000	-
Ms Tran Lan Phuong	Member of BOD	15,000,000	-
Mr Luu Cong An	Deputy General Director	759,915,800	768,369,999
Mr Nguyen Quang Anh	Deputy General Director	629,531,012	634,721,380
Mr Nguyen Chi Cong	Deputy General Director	590,622,501	589,922,500
Mr Dong Quang Thuc	Deputy General Director	505,736,665	532,004,860
Ms Tran Thi Thu Huong	Deputy General Director	569,913,790	560,483,420
Total		**3,986,098,069**	**3,946,534,659**

6.3. Events after the statement of financial position date

There is no other matter or circumstance that has arisen since the statement of financial position date that requires adjustment or disclosure in the interim separate financial statements of the Company.

Tran Thi Huong Thu	Nguyen Phuong Anh	Pham Tri Dzung
Preparer	Chief Accountant	General Director

Hanoi, Vietnam
29 October 2026