NHA TRANG TEXTILE & GARMENT JOINT STOCK COMPANY

Add : Km 1447 National Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province, Viet Nam.

Tel: 02583.727241 - Fax: 02583.727227

Website: nhatrangtex.com - Email: info@vina-ntt.com

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CÔNG TY CỔ PHẦN DỆT - MAY NHA TRANG

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COMBINED FINANCIAL STATEMENTS

3rd QUARTER

For the fiscal period ending September 30, 2026.

Khanh Hoa Province, October 30, 2026.

NHA TRANG TEXTILE & GARMENT JOINT STOCK COMPANY
Add : Km 1447 National Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province, Viet Nam.
Q1 COMBINED FINANCIAL STATEMENTS
For the fiscal period ending September 30, 2026.

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COMBINED STATEMENT OF FINANCIAL POSITION

As at September 30, 2026.

(Applicable to enterprises adopting the going concern assumption) *Currency unit: VND*

	ITEM	Code	Note	30/09/2026	01/01/2026
	ASSETS				
A	**Current assets**	**100**		**673.488.910.548**	**608.874.680.858**
I.	**Cash and cash equivalents**	**110**	V.1	**22.459.095.446**	**36.455.520.814**
1.	Cash	111		22.459.095.446	24.455.520.814
2.	Cash equivalents	112		-	12.000.000.000
II	**Short-term financial investments**	**120**		**10.829.271.233**	**11.000.000.000**
3.	Held-to-maturity investments	123		10.829.271.233	11.000.000.000
III.	**Accounts receivable – short-term**	**130**		**338.509.695.538**	**253.747.165.639**
1.	Accounts receivable from customers	131	V.3.1	261.151.778.930	215.203.007.541
2.	Prepayments to suppliers	132	V.4	68.824.540.479	39.328.963.774
6.	Other receivables	135	V.5.1	9.803.102.521	494.140.438
7.	Allowance for doubtful debts (*)	136	V.5.2	(1.278.946.114)	(1.278.946.114)
8.	Shortage of assets awaiting resolution	137		9.219.722	-
IV.	**Inventories**	**140**		**224.228.591.763**	**239.393.005.368**
1.	Inventories	141	V.6.1	243.281.347.621	239.393.005.368
2.	Allowance for inventories (*)	142	V.6.2	(19.052.755.858)	-
VI.	**Other current assets**	**160**		**77.462.256.568**	**68.278.989.037**
1.	Short-term prepaid expenses	161	V.7.1	3.083.596.856	2.412.964.848
2.	Deductible value added tax	162	V.11.1	57.732.554.584	49.266.940.150
3.	Taxes and other receivables from State Treasury	163	V.11.2	1.976.105.128	1.929.084.039
5.	Other current assets	165		14.670.000.000	14.670.000.000
B	**Long-term assets**	**200**		**540.163.655.078**	**514.973.367.433**
II.	**Fixed assets**	**220**	V.21	**514.738.088.114**	**491.236.807.294**
1.	Tangible fixed assets	221	V.21.1	513.158.244.914	489.625.139.095
-	*Cost*	*222*		*950.936.433.529*	*901.356.001.986*
-	*Accumulated depreciation*	*223*		*(437.778.188.615)*	*(411.730.862.891)*
2.	Intangible fixed assets	227	V.21.2	1.579.843.200	1.611.668.199
-	*Cost*	*228*		*1.909.500.000*	*1.909.500.000*
-	*Accumulated depreciation*	*229*		*(329.656.800)*	*(297.831.801)*
III.	**Long-term work in progress**	**250**		**13.285.018.016**	**9.193.160.994**
2.	Construction in progress	252	V.8	13.285.018.016	9.193.160.994
IV.	**Long-term financial investments**	**260**		**1.221.725.000**	**1.221.725.000**
1.	Equity investments in other entities	263	V.2	1.221.725.000	1.221.725.000
V.	**Other long-term assets**	**270**		**10.918.823.948**	**13.321.674.145**
1.	Long-term prepaid expenses	271	V.7.2	10.918.823.948	13.321.674.145
	TOTAL ASSETS	**280**		**1.213.652.565.626**	**1.123.848.048.291**

NHA TRANG TEXTILE & GARMENT JOINT STOCK COMPANY

Add : Km 1447 National Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province, Viet Nam.

Q3 COMBINED FINANCIAL STATEMENTS

For the financial period ending September 30, 2026.

COMBINED STATEMENT OF FINANCIAL POSITION

As at September 30, 2026.

(Applicable to enterprises adopting the going concern assumption) *Currency unit: VND*

ITEM	Code	Note	30/09/2026	01/01/2026
RESOURCES				
C. Liabilities	**300**		**901.652.366.656**	**896.596.674.447**
I. Current liabilities	**310**		**628.170.569.937**	**594.289.452.785**
1. Accounts payable to suppliers	311	V.10.1	146.147.627.477	155.304.543.478
2. Advances from customers	312	V.9	15.666.150.745	14.685.918.959
4. Taxes payable to State Treasury	314	V.11.3;4	19.693.455.460	5.136.161.856
5. Payables to employees	315		26.647.632.477	27.780.432.743
6. Short - term accrued expenses	316	V.12	3.015.814.988	1.331.501.272
9. Unearned revenue – short-term	319		11.987.665.125	5.091.751.500
10. Other payables – short-term	320	V.12	9.380.718.228	5.550.997.933
11. Short-term borrowings, bonds and finance lease liabilities	321	V.16.1;3	395.185.831.672	379.252.361.279
12. Provisions – short-term	322		118.995.000	-
13. Bonus and welfare funds	323	V.17	326.678.765	155.783.765
II. Long-term liabilities	**330**		**273.481.796.719**	**302.307.221.662**
1. Long-term accounts payable to suppliers	331	V.10.2	11.367.532.674	78.638.929.820
4. Long - term accrued expenses	334		3.741.610.771	-
7. Long-term unearned revenue	337	V.14	20.378.361.432	-
8. Other payables – long-term	338	V.16.2;3	9.295.261.643	9.295.261.643
9. Long-term borrowings, bonds and finance lease liabilities	339		228.699.030.199	214.373.030.199
D. OWNER'S EQUITY	**400**	**V.18**	**312.000.198.970**	**227.251.373.844**
1. Owners' invested equity	411		285.000.000.000	235.000.000.000
- *Ordinary shares with voting rights*	*411a*		*285.000.000.000*	*235.000.000.000*
2. Surplus of stock capital	412		1.615.000.000	1.820.000.000
8. Investment and development fund	418		23.696.115.722	23.696.115.722
10. Retained earnings	420		1.689.083.248	(33.264.741.878)
Accumulated retained earnings of previous year	420a		*(33.264.741.878)*	*(72.765.492.928)*
- *Retained earnings of this year*	*420b*		*34.953.825.126*	*39.500.751.050*
TOTAL RESOURCES	440		**1.213.652.565.626**	**1.123.848.048.291**

Khanh Hoa Province, October 30, 2026.

Preparer	Chief Accountant	Chairman of the Board of Management
DIEP TU MY LIEN	NGUYEN THI HOANG QUYEN	DANG VU HUNG

NHA TRANG TEXTILE & GARMENT JOINT STOCK COMPANY

Add : Km 1447 National Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province, Viet Nam.

Q3 COMBINED FINANCIAL STATEMENTS

For the financial period ending September 30, 2026.

COMBINED INCOME STATEMENT

3rd Quarter 2026

Currency unit: VND

	ITEMS	Code	Note	3rd Quarter		ACCUMULATED	
				Current year	Previous Year	Current year	Previous year
1.	Revenue from sales of goods and provision of services	01	VI.1	415.438.125.993	339.914.504.565	1.162.887.813.807	1.154.168.499.940
2.	Revenue deductions	02	VI.2	100.435.000	6.404.485	215.485.782	62.406.985
3.	**Net revenue**	10	VI.3	**415.337.690.993**	**339.908.100.080**	**1.162.672.328.025**	**1.154.106.092.955**
4.	Cost of sales	11	VI.4	383.568.391.762	322.521.318.356	1.049.973.789.167	1.049.744.963.651
5.	**Gross profit/(loss)**	20		**31.769.299.231**	**17.386.781.724**	**112.698.538.858**	**104.361.129.304**
7	Financial income	22	VI.5	4.286.574.329	3.234.651.531	9.164.272.829	9.225.329.869
8	Financial expenses	23	VI.6	10.532.631.620	7.059.920.829	39.048.784.430	37.687.088.604
	In which: Borrowing costs	24		11.130.659.718	7.233.181.777	32.995.203.222	20.980.730.086
10	Selling expenses	25	VI.7	8.045.298.477	5.343.236.930	19.586.017.441	19.513.626.214
11	General and administration expenses	26	VI.8	6.906.581.085	5.128.292.053	19.945.429.536	16.071.944.732
12	**Net operating profit/(loss)**	30		**10.571.362.378**	**3.089.983.443**	**43.282.580.280**	**40.313.799.623**
13	Other income	31	VI.9	250.736.230	3.114.016.596	333.782.732	3.343.083.511
14	Other expenses	32	VI.10	261.979.697	19.787.651	289.966.684	1.406.823.993
15	**Results of other activities**	40		**(11.243.467)**	**3.094.228.945**	**43.816.048**	**1.936.259.518**
16	**Accounting profit/(loss) before tax**	50		**10.560.118.911**	**6.184.212.388**	**43.326.396.328**	**42.250.059.141**
17	Current corporate income tax expense	51		2.210.539.590	1.336.957.056	8.372.571.202	8.789.212.436
19	**Net profit/(loss) after tax**	60		**8.349.579.321**	**4.847.255.332**	**34.953.825.126**	**33.460.846.705**
21.	**Basic earnings per share (*)**	70		**293**	**206**	**1.226**	**1.424**

Khanh Hoa Province, October 30, 2026.

Preparer	Chief Accountant	Chairman of the Board of Management
DIEP TU MY LIEN	NGUYEN THI HOANG QUYEN	DANG VU HUNG

COMBINED STATEMENT OF CASH FLOWS

(Direct method)

3rd Quarter 2026

Currency unit: VND

	ITEMS	Code	Note	ACCUMULATED	
				Current year	Previous Year
I	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1	Sales receipts	1		1.173.436.110.652	1.215.953.215.763
2	Cash paid to suppliers	2		(1.049.202.235.770)	(985.616.708.878)
3	Cash paid to employees	3		(118.786.859.741)	(83.830.939.474)
4	Borrowing costs paid	4		(29.282.044.798)	(17.670.990.897)
5	Corporation income tax paid	5		(2.294.459.538)	(5.282.305.006)
6	Receipts from other items	6		555.621.608.764	154.462.283.553
7	Expenses on other items	7		(587.979.338.499)	(195.536.690.196)
	Net cash flows from operating activities	**20**		***(58.487.218.930)***	***82.477.864.865***
II	**CASH FLOWS FROM INVESTING ACTIVITIES**				
1	Acquisition of fixed assets and other long-term assets	21		(95.307.107.298)	(155.801.732.970)
2	Proceeds from sale of fixed assets	22		77.000.000	502.463.930
3	Payments for borrowings	23		(8.834.773.096)	(15.041.690.092)
4	Recovery from borrowings	24		29.454.773.096	32.520.000.000
5	Payments for investment in other entities	25		(8.329.271.233)	-
5	Proceeds from investments	27		1.057.522.354	467.088.914
	Net cash flows from investing activities	**30**		***(81.881.856.177)***	***(137.353.870.218)***
III	**CASH FLOWS FROM FINANCING ACTIVITIES**				
1	Receipts from capital contribution	31		50.000.000.000	-
2	Proceeds from borrowings	33		1.010.535.215.989	1.122.514.403.282
3	Debt payments	34		(949.583.826.978)	(1.072.825.517.824)
	Net cash flows from financing activities	**40**		***110.951.389.011***	***49.688.885.458***
	Net cash flows in the period (20+30+40)	**50**		**(29.417.686.096)**	**(5.187.119.895)**
	Cash at the beginning of the period	**60**		**51.125.520.815**	**34.093.204.093**
	Effect of foreign exchange difference on cash	*61*		*751.260.727*	*40.282.992*
	Cash at the end of the period	**70**	V.1	**22.459.095.446**	**28.946.367.190**

Khanh Hoa Province, October 30, 2026.

Preparer	Chief Accountant	Chairman of the Board of Management
DIEP TU MY LIEN	NGUYEN THI HOANG QUYEN	DANG VU HUNG

NOTES TO THE FINANCIAL STATEMENTS

3rd Quarter 2026

These notes form an integral part of and should be read along with the accompanying combined financial statements.

I INFORMATION ABOUT THE BUSINESS

1 General information :

Nha Trang Textile and Garment Joint Stock Company is an enterprise equitized from the State Enterprise Nha Trang Textile Company under the Decision No. 3956/QD-BCN dated 02 December 2005 of the Ministry of Industry and Trade. The Company is operating under the Enterprise Registration Certificate No. 3703000219 first certificate dated 08 August 2006 issued by the Khanh Hoa Provincial Department of Planning and Investment.

During its operation, the Company was granted the following additional Enterprise Registration Certificate by the Khanh Hoa Provincial Department of Planning and Investment:

Change business registration

- Enterprise Registration Certificate No. 3703000219 the second Amendment dated 27 September 2007
- Enterprise Registration Certificate No. 4200237973 and tax registration the third Amendment dated 22 December 2009
- Enterprise Registration Certificate No. 4200237973 the fourth Amendment dated 11 June 2014
- Enterprise Registration Certificate No. 4200237973 the fifth Amendment dated 23 March 2018
- Enterprise Registration Certificate No. 4200237973 the sixth Amendment dated 22 March 2019
- Enterprise Registration Certificate No. 4200237973 the seventh Amendment dated 03 August 2020
- Enterprise Registration Certificate No. 4200237973 the eighth Amendment dated 30 October 2020
- Enterprise Registration Certificate No. 4200237973 the ninth Amendment dated 15 April 2022.
- Enterprise Registration Certificate No. 4200237973 the tenth Amendment dated 25 June 2025.
- Enterprise Registration Certificate No. 4200237973 the eleven Amendment dated 23 July 2025.
- Enterprise Registration Certificate No. 4200237973 the twelve Amendment dated August 24, 2026.

The Company's charter capital according to the first Business Registration Certificate is 185.000.000.000 VND.

- Par value of shares: 10.000 VND
- Total shares: 18.500.000 shares

From August 24, 2026, the Company's charter capital according to the 12th change of business registration certificate is 285.000.000.000 VND.

- Par value of shares: 10.000 VND
- Total shares : 28.500.000 shares
- Stock code: NTT
- Stock exchange : UPCOM
- Business field :

The Company operates in industrial manufacturing, trading and service fields.

The Company’s business activities are:

- Fiber production - Details: Production of various types of cotton, fibers, and yarns.
- Woven fabric production - Details: Fabric manufacturing
- Finishing textile products
- Manufacture of knitted fabrics, crocheted fabrics and other non-woven fabrics
- Manufacture of ready-made textiles (excluding clothing) - Details: Garment manufacturing
- Manufacture of other textile products not elsewhere classified - Details: Manufacturing of raw materials and auxiliary materials for the textile and garment industry.
- **Manufacture of clothing (excluding clothing made from fur)**
- Crochet garment production

- Shoe and sandal manufacturing
- Printing - Details: Direct printing onto woven fabric
- Manufacture of other chemical products not elsewhere classified - Details: Production of chemicals (excluding highly toxic chemicals) and dyes for the textile industry.
- Manufacturing machinery for the textile, garment, and leather industries. - Details: Manufacturing of machinery, equipment, spare parts, and packaging for the textile and garment industry.
- Installation of industrial machinery and equipment - Details: Installation and repair services for factory machinery and equipment
- Water extraction, treatment, and supply
- Drainage and wastewater treatment - Details: Treatment of industrial liquid waste and domestic wastewater.
- Construction of other civil engineering works - Details: Construction of civil works, industrial works, industrial parks, urban areas, tourist areas.
- Agents, brokers, and auctioneers of goods. - Details: Commercial brokerage, consignment of goods, agency for buying and selling goods on consignment.
- Wholesale of fabrics, ready-made garments, and footwear. - Details: Buying and selling various types of fabrics, clothing, and footwear.
- Wholesale of machinery, equipment and other machine parts - Details: Buying and selling machinery, equipment, spare parts, and packaging materials for the textile and garment industry.
- Wholesale of solid, liquid, and gaseous fuels and related products. - Details: Business in gasoline and fuel.
- Wholesale of other building materials and installation equipment. - Details: Business in building materials
- Other specialized wholesale trade not classified elsewhere - Details: Buying and selling chemicals (excluding highly toxic chemicals), dyes for the textile industry; Buying and selling various types of cotton, fibers, yarns, raw materials, and auxiliary materials for the textile industry.
- Road freight transport - Details: Road freight transportation services.
- Hotels and similar accommodation services
- Restaurants and mobile food service - Details: Restaurant.
- Other food and beverage services - Details: Operation of canteens and self-service food outlets.
- Real estate business, land use rights belonging to the owner, user or lessee. - Details: Real estate and commercial center business. Rental of office buildings, factories, and warehouses.
- Laundry and cleaning of textile and fur products. - Details: Dry cleaning, wet cleaning, ironing, etc., for all types of clothing and textiles, whether hand-washed or machine-washed.

The Company's head office and factory are located at Km 1447 National Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province, Viet Nam.

The number of officers and employees of the Company as of September 30, 2026 is: 1.117 people (as of January 1, 2026: 1.260 people).

During the year, the Company's main business activities are producing garments, cotton, yarn, yarn and providing services, renting factories and warehouses.

Dependent units of the Company :

+ Ho Chi Minh City Branch

Address : 54 Ton That Tung Street, Ben Thanh Ward, Ho Chi Minh City, Viet Nam.

+ Business location:

Nha Trang Export Knitwear Factory

Address: Km 1447 National Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province, Vietnam.

2 The Executive Board :

The members of the Executive Board of the Company during the year and at the date of this report are:

The Board of Directors :

Full name	Position	Date of appointment/ reappointment	Date of resignation
Mr. Dang Vu Hung	Chairman	19/06/2026	-
Mr. Tran Hoang Thao	Member	19/06/2026	-
Mrs. Nguyen Thi Hong Phuong	Member	19/06/2026	-
Mr. Nguyen Hai Son	Member	19/06/2026	-
Mr. Phan Minh Tien	Member	19/06/2026	-

The Board of Supervision :

Full name	Position	Date of appointment/ reappointment	Date of resignation
Ms. Phan Thi Kieu Oanh	Head member	29/04/2022	19/06/2026
Ms. Phan Thi Canh	Head member	19/06/2026	-
Ms. Nguyen Thi Cam Van	Member	29/04/2022	19/06/2026
Ms. Le Thi Ha Anh	Member	19/06/2026	-
Ms. Ky Thi Anh Minh	Member	19/06/2026	-

The Board of Management :

Full name	Position	Date of appointment	Date of resignation
Ms. Dang Thi Ngoc Bich	Deputy General Director	25/09/2019	-
Ms. Pham Thi Huong Lan	Deputy General Director	20/08/2020	-
Mr. Nguyen Hai Son	Deputy General Director	24/02/2021	-
Mr. Phan Minh Tien	Executive Director	18/03/2019	-

Chief Accountant :

Full name	Position	Date of appointment	Date of resignation
Ms. Nguyen Thi Hoang Quyen	Chief Accountant	01/05/2020	-

3 Comparative information in general financial statements :

Comparable because from January 1, 2015, the Company recorded accounting books, prepared and presented financial statements according to Circular No. 99/2025/TT-BTC issued by the Ministry of Finance guiding the accounting regime. new business.

II ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

1 Financial year :

The financial year of the Company is from 01 January and ended 31 December annually.

2 Accounting currency :

The Company maintains its accounting records in Vietnam Dong (VND) due to the revenues and expenditures are made primarily by currency VND.

III APPLICABLE ACCOUNTING STANDARDS AND REGIME

1 Applicable accounting standards and regime :

The Company applied Vietnamese Accounting Standards, Circular No. 99/2025/TT-BTC dated 27 October 2025 is sued by the Ministry of Finance providing guidance on enterprise accounting system and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the financial statements.

2 Applicable accounting book form :

The Company's registered accounting book form is the general journal.

3 Statement of compliance with Accounting Standards and Accounting System :

The financial statements are presented on the basis of historical cost and in accordance with generally accepted accounting principles in Vietnam.

These principles include regulations in Vietnamese Accounting Standards, Vietnam Enterprise Accounting System and current accounting regulations in Vietnam.

IV SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1 Basis of preparation the financial statements

The financial statements are prepared on an accrual basis (except for information relating to cash flows).

The dependent units have to organize separate accounting and dependent accounting.

The combined financial statements of the Company shall be made on the basis of aggregate financial statements of the dependent units.

Revenue and balances between dependent units are eliminated in preparing the combined financial statements.

2 Foreign currency transactions

Transactions in foreign currencies during the year have been translated into VND at exchange rates ruling at the date of the transaction. At year-end, monetary assets and liabilities denominated in foreign currencies are translated into VND at the exchange rates as announced at the balance sheet date.

Exchange rate differences incurred from transactions in currencies other than VND during the year are recorded in financial income or financial expense. Exchange rate differences incurred due to revaluation of accounts derived from foreign currencies at year-end are recorded net amount after offsetting gain and loss on exchange differences in financial income or financial expenses.

Exchange rates used for conversion of transactions in foreign currencies are actual transaction exchange rates at the date of the transaction. Actual transaction exchange rates are determined as follows:

- Real exchange rate when buying or selling foreign currency (spot contracts of foreign exchange sale, forward contracts, futures contracts, options contracts, and swap contracts) is exchange rate concluded in contract of foreign exchange sale between the Company and commercial bank.
- If the contract does not specify the exchange rate of payment:

- Real exchange rate upon capital contribution or receipt of contributed capital: buying exchange rate of the bank where the Company opens the account to receive capital from investors at the date of the contribution of capital.

- Real exchange rate upon recording receivables: buying exchange rates of commercial bank where the Company assigned customers to make payment at the time of incurred transactions.

- Real exchange rate upon recording liabilities: selling exchange rates of commercial bank where the Company expects to conduct transactions at the time of incurred transactions.

- The principles for determining real exchange rate upon re-determining accounts derived from foreign currencies at the balance sheet date:

• Foreign currency monetary items (cash, deposits, accounts receivable/payable, etc.): Applied the average end-of-period transfer exchange rates as of September 30, 2026, which were 25.970 VND/USD and 29.589,85 VND/EUR, provided by the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Khanh Hoa Branch.

These exchange rates are used to revalue cash, cash equivalents, and foreign currency accounts receivable/payable, with any resulting exchange differences being recorded in Account 413.

3 Cash and cash equivalents

Cash comprises cash on hand, cash at banks (demand deposits) and cash in transit. Cash equivalents are short-term highly liquid investments with an original maturity of less than three months from the date of investment that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value at the balance sheet date.

4 Investments

+ Investments in equity of other companies

Investments in equity of other companies include investments which the Company have no control, co-control or significant influence on the investee.

Investments in equity of other companies are initially recorded at cost, including purchase price or capital contributions plus the costs directly related to investment. Dividends and profits from previous years of the investments before being purchased are accounted for the decrease in value of the investments. Dividends and profits of the following year are after being purchased is recognized in revenue. Dividends which received by shares are only followed up by the number of shares increases without recognizing the value of shares.

Provision for diminution in value of long-term investments in equity of other companies is appropriated as follows:

• For investments in listed shares or the fair value of the investments is determined reliably, the provision is based on the market value of shares

• For investments have not determined the fair value at the time of reporting, the provision are made based on the loss of the investment at the rate equal to the difference between actual capital companies in other company and the equity ratio multiplied with the Company's capital contribution to the total actual capital contributions of all parties in other investee enterprise.

Increase or decrease in provision for diminution in value of long-term investments have recorded at the closing day, and is recognized in the financial expenses.

+ Loans

Loans are determined at cost less provisions for bad debts. Provision for bad debts of loans is established based on the expected level of loss that may occur.

+ Held to maturity investments

Investments are classified as held to maturity when the Company has the intent and to be ability to hold to maturity. Held to maturity investments include term deposits (including treasury bills, promissory notes), bonds, preference shares which the issuer is required to re-buy them in a certain time in the future and held to maturity loans to earn profits periodically and other held to maturity investments.

Held to maturity investments are initially recognized at cost including purchase price and the expenses related to the purchase of the investments. After initial recognition, these investments are recorded at their recoverable value. Interest income from held to maturity investments after the acquisition date is recognized in income statement on an estimate basis. Income before Company owns is deducted into the cost at acquisition.

When there is evidence surely about a part or all of the investment may be not recoverable and having damage can be measured reliably, the loss is recognized in financial expenses in the year and reduced direct investment values.

5 Receivables

Trade and other receivables are stated at cost less provision for doubtful debts.

The classification of receivables is trade receivables and other receivables, which is complied with the following principles:

- Trade receivables reflect the nature of the receivables arising from commercial transactions with purchase-sale between the Company and buyer (an independent unit against the Company), including receivables from sale of exported goods given by the trustor through the trustee.
- Internal receivables reflect receivables from dependent accounting units.
- Other receivables reflect the nature of the receivables arising from non-commercial transactions, and not to be related to the purchase – sale transactions.

The provision for doubtful debts represents the estimated loss due to non-payment arising on receivables that were outstanding at the balance sheet date.

Increases and decreases to the provision balance are recognized as general and administration expenses in the income statement at the balance sheet date.

Provision for doubtful bad debts is made for each doubtful debt based on the aging of overdue debts or the estimated losses that may occur, specifically as follows:

- For overdue receivables:

- 30% of the value for receivables overdue from over 6 months to less than 1 year
- 50% of the value for receivables overdue from 1 year to less than 2 years
- 70% of the value for receivables overdue from 2 years to less than 3 years
- 100% of value for receivables overdue for more than 3 years

- For receivables that are not overdue but are difficult to collect, the Company estimates the level of unrecoverable losses to set up provisions

6 Inventories

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

The cost of inventories is determined as follows :

- Materials and goods: comprising all costs of purchase and related expenses directly incurred in bringing the inventories to their present location and condition.
- Finished goods: including the cost of materials, direct labor and general manufacturing costs related to allocate on normal levels.
- Cost of production and business in progress: includes the cost of main raw materials, labor costs and general production costs for semi-finished products remaining on the production line at the time of reporting.

Net realizable value represents the estimated selling price of inventory during the normal production and business less the estimated costs to completion and the estimated costs necessary to consume them.

Cost is determined by the weighted average method and the perpetual inventory method is used to record inventories.

Provision for impairment of inventories is made for each inventory with the cost greater than the net value realizable. Increase or decrease in the balance of provision for impairment of inventories should be set aside at the financial year end and is recognized in cost of goods sold.

7 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

The costs incurred after the initial recognition is only recorded as capitalized on fixed assets if these costs will undoubtedly lead to economic benefits in the future due to the use of these assets. The costs incurred which aren't satisfied these conditions are recognized as cost of production and business in year.

When assets are sold or liquidated, their cost and accumulated depreciation are removed from the balance sheet and any gain or loss resulting from their disposal is included in the income statement.

Depreciation of fixed assets is calculated on a straight-line basis over the estimated useful life of these assets, which are as follows :

- Buildings and structure	05 - 50	years
- Machinery and equipment	03 - 15	years
- Means of transport	05 - 10	years
- Office equipment	03 - 20	years
- Other tangible fixed assets	10	years

8 Intangible fixed assets

Intangible fixed assets determined at the initial costs less amortization.

The initial cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Costs relating to intangible assets incurred after initial recognition are recognized to the income statement, except for costs which are related to the specific intangible assets and increase benefits economic from these assets.

When intangible fixed assets are sold or liquidated, their cost and accumulated amortization are removed from the balance sheet and any gain or loss resulting from their disposal is included in the income statement.

The company's intangible fixed assets include:

Land use rights :

The land use right reflects all the actual expenses related to the used land such as expenses to obtain the land use right, expenses for house removal and land clearance, expenses on ground levelling, registration fees, etc. The land use right is amortized under the straight-line basic.

The Company's land use right includes: Parcel of land No. 55, map No.6, Address Dac Loc Hamlet, Vinh Phuong Commune, Nha Trang City, Khanh Hoa Province, with area 5.053,7 m2 - Certificate of land use rights No. CO 333731 dated 13/11/2018 - Purpose : Land for growing annual crops -Duration to 15/10/2063 .

9 Construction in progress

Construction in progress presents the cost of unfinished construction, machinery which are being installed for production, lease, and management purposes, as well as the cost of repairment of fixed assets. Construction in progress is stated at cost and no depreciation is made on it.

10 Prepaid expenses

Prepaid expenses include expenses actually incurred but they are related to operation output of many accounting period. Prepaid expenses of the Company include:

- *Short-term prepaid expenses*

Tools and supplies expenses, repair expenses, insurance expenses and other expenses have been put into use are amortized to expenses under the straight-line method to time allocation not exceeding 12 months.

- *Long-term prepaid expenses*

Tools and supplies expenses, repair expenses and other expenses incurred once to have a large value are amortized to expense under the straight-line method from 18 months to 36 months.

11 Operating lease assets

Leases are classified as operating leases if the risks and benefits associated with ownership of assets belonging to the lessor.

Lease operating expenses are reflected as expenses under the straight-line method over the lease time, regardless of the method of rental payment.

12 Construction in progress

Construction in progress reflects costs directly related to assets under construction, machinery and equipment being installed for production, leasing and management purposes, as well as costs related to repairs of fixed assets in progress.

Construction in progress is stated at cost and no depreciation is made on it.

13 Accounts payables and accrued expenses

Accounts payable and accrued expenses are recognized for amounts to be paid in the future, which related to receive the goods and services.

Accrued expenses are recorded based on reasonable estimates payment.

The classification of liabilities is payable to suppliers, accrued expenses and other payables, which complied with the following principles:

- Trade payables reflect the nature of the payables arising from commercial transactions with purchase of goods, services, property between the Company and an independent seller, including payable when imported through a trustee.
- Accrued expenses reflect the payables for goods and services received from the seller or provided with the purchaser but have not been paid until having invoices or having insufficient billing records, accounting records, and payables to employees including salary, production costs, sales must accruals.
- Other payables reflect the nature of the payables of non-commercial, not related to the purchase, sale, rendering service transactions.

14 Corporate income tax

Current income tax

Current income tax is the tax amount is calculated on assessable income.

Assessable income is different from accounting profit due to the adjustments of temporary differences between accounting and tax, non-deductible expenses as well as adjusted income are not taxed and losses be transferred.

15 Capital

Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

Share premium

Share premium is recorded at the difference between the issuance price and the face value upon the initial issuance, additional issuance or the difference between re-issuance price and the net book value of treasury shares and convertible bond capital component at maturity. Direct expenses related to additional issuance and re-issuance of treasury shares are recorded as a decrease in share premium.

16 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when it approved by the General Meeting of Shareholders.

17 Revenue

Revenue from the sale of goods

Revenue from the sale of goods shall be recognized if it simultaneously meets the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from sales of service rendered

Revenue of a transaction involving the rendering of services is recognized when the outcome of such transactions can be measured reliably.

In case that a transaction involves the rendering of services is attributable to several periods, revenue is recognized in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period.

The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the company;
- The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from leasing operations

Revenue from operating leases is recognized on a straight-line basis over the lease term.

Rental income received in advance for multiple years is allocated to revenue in accordance with the lease term.

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

Dividends and profits received

Dividends and profit shared are recognized when the Company receive the notice of dividends or profit from the capital contribution.

Dividends which received by shares, only follow up the number of shares increases, no recognition of the value of shares.

18 Borrowing costs

Borrowing costs include interest and other costs incurred directly related to the borrowings.

Borrowing costs are recognized as expenses when incurred.

19 Basic earnings per share

Basic earnings per share amount is computed by dividing net profit for the year attributable to ordinary shareholders after deducting appropriation of bonus and welfare funds, by the weighted average number of ordinary shares outstanding during the period.

V- Additional information to items in the Combined Balance sheet

As at	30/09/2026	01/01/2026
1. Cash and cash equivalents	**22.459.095.446**	**36.455.997.593**
In which,		
- Cash on hand – VND	263.912.189	114.785.948
- Demand deposit – VND		
◦ *Ngân hàng TMCP Ngoại Thương Việt Nam*	5.357.377.928	5.060.033.587
◦ *Other banks*	5.784.981.700	1.325.530.149
- Demand deposits - Foreign currency		
◦ *JSC Bank for Foreign Trade of Vietnam*	1.418.376.391	126.839.647
◦ *Vietnam Technological and Commercial Joint Stock Bank*	2.982.517.179	1.613.686.744
◦ *Asia Commercial Joint Stock Bank*	1.095.728.578	2.501.532.449
◦ *Vietnam Joint Stock Commercial Bank for Industry and Trade*	5.528.034.548	13.684.961.869
◦ *Other banks*	28.166.932	28.627.201
- Cash equivalents - VND	-	12.000.000.000

- *As of September 30, 2026, demand deposits denominated in foreign currencies :*

	Original currency	Equivalent to VND
- USD	*384.210,82*	*9.977.954.941*
- EUR	*13.909,18*	*411.570.550*

2. Investment in other entities	**1.221.725.000**	**1.221.725.000**
In which,		
- Tay Nguyen Cotton Joint Stock Company (2.688 share)	266.915.000	266.915.000
- Contribute charter capital for establishment Phong Phu Trading and Investment Promotion Corporation (90.000share)	954.810.000	954.810.000
3.1 Short-term trade receivables	**261.151.778.930**	**215.203.007.541**
In which,		
- Phong Phu Corporation	1.546.538.674	1.360.190.724
- Phong Phu International JSC	1.895.748.827	3.018.442.116
- Vinatex International Fabric Company Limited	39.144.218.418	25.079.713.221
- Vinatex International JSC	10.733.039.685	3.338.643.138
- Vina - Knit.,JSC	3.727.131.215	3.080.274.854
- Sinnika Vietnam JSC	45.542.622.923	18.706.952.575
- Vinh Phuong Trading Production Company Limited	8.989.543.113	8.857.775.145
- Gloria Jeans	6.381.479.289	6.700.778.777
- Mark`s Work Wearhouse Ltd.	9.243.796.860	20.425.216.269
- Norwest Industries Limited	70.716.413.620	29.641.219.485
- Fast East International Limited	20.578.497.371	12.087.813.679
- Helly Hansen As	15.601.835.626	53.260.150.093
- Eberjey	-	609.805.430
- Other customers	21.292.486.581	23.277.605.307

* *As of September 30, 2026, the balance of short-term trade receivables denominated in foreign currencies is as follows:*

	Original currency	Equivalent to VND
- USD	*5.166.355,84*	*134.170.261.180*
- EUR	-	-

	As at	30/09/2026	01/01/2026
4.	**Short-term advances to suppliers**	**68.824.540.479**	**39.328.963.774**
	In which,		
	- Tri Union Managerment Co.LTD	1.522.662.571	1.225.728.156
	- Cargill Cotton	57.027.180	20.190.027.864
	- Viterra B.V	-	8.778.532.538
	- Ha Noi Technology Transfer Technical Company Limited	700.000.000	700.000.000
	- Saurer Spinning Solutions Gmbh & Co.Kg	24.923.692.716	-
	- Saure (Jiangsu) Textile Machinery Company Limited	12.185.046.120	-
	- Truetzschler Group Se	9.333.672.540	-
	- Unispin Card Clothing India PVT LTD	-	884.870.998
	- Other suppliers	20.102.439.352	7.549.804.218

* *As of September 30, 2026, the balance of short-term prepayments to suppliers denominated in foreign currency is:*

	Original currency	Equivalent to VND
- USD	*692.250,83*	*18.071.859.662*
- EUR	*1.179.334,46*	*35.830.840.204*

5.1	**Other short-term receivables**	**9.803.102.521**	**494.140.438**
	In which,		
	- Advances to employees	365.344.821	302.554.137
	- Deposit for L/C	9.437.757.700	-
	- Other receivables	-	191.586.301
5.2	**Provision for doubtful short-term debts**	**1.278.946.114**	**1.278.946.114**
	In which,		
	- Hai Phong Hapaco Textile and Garment Joint Stock Company	787.538.760	787.538.760
	- Northern Cotton JSC	30.000.000	30.000.000
	- Tan Binh Export - Import Material JSC	35.875.532	35.875.532
	- Vinatex Da Nang JSC	39.314.957	39.314.957
	- Hung Thanh Dat Manufacture - Commerce - Service - Importing	209.661.832	209.661.832
	- Hung Phu Khanh Hoa private enterprise	6.177.999	6.177.999
	- Tran Phong Production Trading Service Company Limited	7.189.618	7.189.618
	- Delta Sports Equipment Joint Stock Company	4.000.000	4.000.000
	- Thai Binh PL&TB Garment Fabric Company Limited	3.955.600	3.955.600
	- Chanh Trung Materials Company Limited	155.231.816	155.231.816
	- Other short-term doubtful receivables provisions	-	-
	* ***Movements of provision for doubtful short-term debts are as follows:***		
	Opening balance	1.278.946.114	1.278.946.114
	Provision in year	-	-
	Reversal of provisions	-	-
	Delete accounts receivable	-	-
	Closing balance	***1.278.946.114***	***1.278.946.114***
6.1	**Inventories**	**243.290.795.498**	**239.393.005.368**
	In which,		
	- Raw materials	138.291.405.120	111.681.035.331
	- Tools and supplies	88.571.140	93.358.670
	- Short-term work in progress	56.011.206.567	57.187.564.841
	- Finished good	48.514.024.433	70.045.458.289
	- Merchandise	385.588.237	385.588.237
	- Goods on consignment	-	-
6.2	**Provision for inventory write-down**	19.052.755.858	-
	In which,	-	-
-	Finished garment products	19.052.755.858	-
*	***The movements in the provision for inventory write-downs are as follows:***	-	-
	Opening balance	-	-
	Provision in year	19.052.755.858	-
	Reversal of provisions	-	-
	Delete accounts receivable	-	-
	Closing balance	**19.052.755.858**	**-**

	As at	30/09/2026	01/01/2026
7.1	**Short-term prepaid expenses**	**3.083.596.856**	**2.412.964.848**
	In which,		
	- Insurance expenses	244.338.676	250.389.675
	- Tools and supplies expenses	2.029.148.592	985.221.552
	- Repair expenses	119.033.637	650.659.983
	- Other short-term expenses	691.075.951	526.693.638
7.2	**Long-term prepaid expenses**	**10.918.823.948**	**13.321.674.145**
	In which,		
	- Training expenses	352.678.062	1.939.729.386
	- Tools and supplies expenses	3.395.151.393	6.309.788.864
	- Repair expenses	6.650.440.617	2.520.641.866
	- Other long-term expenses	520.553.876	2.551.514.029
8.	**Construction in progress**	**13.285.018.016**	**9.193.160.994**
	In which,		
	- Fixed assets purchases	**5.106.787.164**	**9.193.160.994**
	+ Investment project to expand the production line of Yarn Factory 4	-	6.698.000.570
	+ Investment project for the expansion of Spinning Mill 4, Phase 3	4.209.356.474	-
	+ Other projects	897.430.690	2.495.160.424
	- Construction in progress	**8.178.230.852**	**-**
	+ Phase 2 of the project to invest in and construct factory buildings for lease.	8.178.230.852	-
9.	**Short-term advances from customers**	**15.666.150.745**	**14.685.918.959**
	In which,		
	- Phong Phu International Joint Stock Company	14.229.150.706	13.244.067.195
	- Lucky Star Textile Company Limited	637.161.180	637.161.180
	- Other customers	799.838.859	804.690.584

* *As of September 30, 2026, the balance of short-term advances from customers denominated in foreign currency is:*

	Original currency	Equivalent to VND
- USD	-	-
- EUR	-	-

10.1	**Short-term trade payables**	**146.147.627.477**	**155.304.543.478**
	In which,		
	- Phong Phu International Joint Stock Company	16.628.261.904	42.310.826.594
	- Vinatex International Joint Stock Company	650.324.225	4.297.969.669
	- Thuan Hai Energy Joint Stock Company	27.526.334.463	19.951.174.036
	- Vinatex International Knitting Fabric Joint Stock Company	3.647.780.712	3.002.562.134
	- Phuc Minh Construction Services & Trading Company Limited	923.806.973	-
	- Vinatex Hoang Mai Garment Joint Stock Company	2.045.829.342	2.207.694.958
	- Bach Khoa Environmental Technology Trading and Service JSC	2.891.336.455	2.418.200.672
	- IDP Joint Stock Company	13.745.063.638	-
	- Sinnika Vietnam Joint Stock Company	10.947.672.116	21.647.525.903
	- Top Sports Textile Vietnam Co., Ltd	17.795.564.086	5.497.406.291
	- Vinatex International Fabric Company Limited	1.097.406.900	775.006.920
	- Jiangyin Hanxin Textile Co., Ltd	20.935.522.543	15.297.471.980
	- Other suppliers	27.312.724.120	37.898.704.321

* *As of September 30, 2026, the balance of short-term accounts payable to suppliers denominated in foreign currency is:*

	Original currency	Equivalent to VND
- USD	*994.676,25*	*25.831.742.082,65*
- EUR	*384.170,00*	*11.367.532.674,50*

	As at	30/09/2026	01/01/2026
10.2	**Long-term trade payables**	**11.367.532.674**	**78.638.929.820**
	In which,		
-	Phong Phu International Joint Stock Company	-	78.638.929.820
-	Savio Machine Tessili S.P.A	11.367.532.674	-
-	Other suppliers	-	-

* *As of September 30, 2026, the balance of long-term trade payables denominated in foreign currencies is:*

	Original currency	Equivalent to VND
- USD	-	-
- EUR	*384.170,00*	*11.367.532.674,50*

11.1	**Value added tax**	**57.732.554.584**	**49.266.940.150**
	In which,		
-	Input value added tax deductible	57.732.554.584	49.266.940.150
11.2	**Taxes, receivables from the State**	**1.976.105.128**	**1.929.084.039**
	In which,		
-	Corporate income tax	-	-
-	Import duty	1.929.082.648	1.929.082.648
-	Other taxes, fees, charges and other amounts payable	47.022.480	1.391
11.3	**Taxes and short-term government payments**	**19.693.455.460**	**5.136.161.856**
	In which,		
-	Value Added Tax	7.165.725.363	3.089.029.651
-	Corporate income tax	10.539.368.828	1.791.981.768
-	Personal income tax	188.964.239	119.226.045
-	Foreign contractor tax	4.468.672.426	127.141.592
-	Fees, charges and other taxes	- 2.669.275.396	8.782.800
12.	**Short-term accrued expenses payables**	**3.015.814.988**	**1.331.501.272**
	In which,		
-	Advance deduction of interest expenses	-	451.543.341
-	Audit fee	10.000.000	70.000.000
-	Electricity cost deduction	3.005.814.988	809.957.931
-	Other short-term expenses	-	-
13.	**Long-term payable expenses**	**3.741.610.771**	**-**
	In which,		
-	Advance deduction of interest expenses	3.741.610.771	-
-	Other long-term payable expenses	-	-
14.	**Other long-term payables**	**9.295.261.643**	**9.295.261.643**
	In which,		
-	Long-term interest expense	9.295.261.643	9.295.261.643
-	Other long-term payables	-	-
15.	**Other short-term payables**	**9.380.718.228**	**5.550.997.933**
	In which,		
-	Trade union fees	2.841.539.907	1.464.917.498
-	Social insurance	1.696.262.275	34.043.308
-	Health insurance	441.086.956	109.576.061
-	Unemployment insurance	82.035.870	1.472.430
-	Interest expense	3.869.863.014	3.869.863.014
-	Others Payable	449.930.206	71.125.622

	As at	30/09/2026	01/01/2026
16.1	**Short-term loans and liabilities**	**395.185.831.672**	**379.252.361.279**
	In which,		
*	**Short-term loans**	**372.079.831.672**	**348.444.361.279**
-	JSC Bank for Foreign Trade of Vietnam - Khanh Hoa Branch	255.141.979.070	232.809.656.214
+	*VCB Khanh Hoa – VND*	*219.194.899.745*	*232.809.656.214*
+	*VCB - Chi nhánh Khánh Hòa - USD*	*35.947.079.325*	-
-	Joint Stock Commercial Bank for Industry and Trade - Thu Thiem Branch	8.992.030.247	8.354.370.329
+	*Vietinbank Thu Thiem – VND*	-	-
+	*Vietinbank Thu Thiem – USD*	*8.992.030.247*	*8.354.370.329*
-	Vietnam Technological and Commercial Joint Stock Bank - Cho Lon Branch	107.945.822.355	69.822.480.828
+	*Techcombank - Cho Lon Branch - VND*	-	*29.204.018.374*
+	*Techcombank - Cho Lon Branch - USD*	*107.945.822.355*	*40.618.462.454*
-	Asia Commercial Bank - HCM city Branch	-	37.457.853.908
+	*ACB - HCM city Branch _ VND*	-	*8.318.519.682*
+	*ACB - HCM city Branch _ USD*	-	*29.139.334.226*
*	**Current portion of long-term loans liabilities**	**23.106.000.000**	**30.808.000.000**
-	JSC Bank for Foreign Trade of Vietnam - Khanh Hoa Branch	23.106.000.000	30.808.000.000
+	*VCB Khanh Hoa – VND*	*23.106.000.000*	*30.808.000.000*
	In which, outstanding investment loans:		
+	Project: investment in building factory for rent	-	-
+	Investment project to improve the efficiency of yarn production	-	-
16.2	**Long-term loans and finance lease liabilities**	**228.699.030.199**	**214.373.030.199**
	In which,		
*	**Long-term loans**	**228.699.030.199**	**214.373.030.199**
-	JSC Bank for Foreign Trade of Vietnam - Khanh Hoa Branch	129.258.030.199	144.698.030.199
+	*VCB Khanh Hoa – VND*	*129.258.030.199*	*144.698.030.199*
	In which, outstanding investment loans:		
+	Project: investment in building factory for rent	30.505.170.482	43.705.170.482
+	Project: Investment to improve efficiency of yarn production	98.752.859.717	100.992.859.717
-	Other long-term loans and liabilities	99.441.000.000	69.675.000.000
+	*Long-term loans from Phong Phu International JSC - VND*	*99.441.000.000*	*69.675.000.000*

	As at	30/09/2026	01/01/2026
17.	**Bonus and welfare funds**	**326.678.765**	**155.783.765**
	As at 01/01/2026	155.783.765	421.429.953
	Distributed in year	-	-
	Other increase	223.438.000	297.388.000
	Used in year	(52.543.000)	(563.034.188)
	In which,		
17.1	***Bonus fund***	***87.956.081***	***97.956.081***
	As at 01/01/2026	97.956.081	127.052.081
	Other increase	-	1.404.000
	Used in year	(10.000.000)	- 30.500.000,00
17.2	***Welfare fund***	***238.722.684***	***57.827.684***
	As at 01/01/2026	57.827.684	294.377.872
	Other increase	223.438.000	295.984.000
	Used in year	(42.543.000)	(532.534.188)
18.1	**Owner's equity**	**285.000.000.000**	**235.000.000.000**
	In which,		
	- Contributed capital of Phong Phu Corporation	68.089.448.723	56.143.750.000
	- Contributed capital of Phong Phu International JSC	63.255.834.043	45.381.320.000
	- Contributed capital of Vinatex International JSC	115.024.787.234	94.845.000.000
	- Other contributed capital	38.629.930.000	38.629.930.000
18.2	**Enterprise funds**	**25.311.115.722**	**25.516.115.722**
	In which,		
	- Investment and development fund	23.696.115.722	23.696.115.722
	- Surplus of stock capital	1.615.000.000	1.820.000.000
19.	**Shares**	**28.500.000**	**23.500.000**
	- Ordinary shares circulating at the beginning of the year	28.500.000	23.500.000
	In which,		
	+ Shareholders Phong Phu Corporation	6.808.945	5.614.375
	+ Shareholders Phong Phu International Joint Stock Company	6.325.583	4.538.132
	+ Shareholders Vinatex International Joint Stock Company	11.502.479	9.484.500
	+ Other Shareholders	3.862.993	3.862.993
	- Ordinary shares circulating on average during the year	28.500.000	23.500.000
	* *Par value of shares (VND/Share) :*	*10.000*	*10.000*
20	**Off combined balance sheet items**		
20.1	***Outsourced assets***	***11.160.000.000***	***9.949.500.000***
20.2	***Foreign currencies***		
	- *U.S Dollar (USD)*	*384.210,82*	*9.977.954.940,86*
20.3	***Written off bad debts***	***1.254.389.058***	***1.254.389.058***
	- *Nam Phuc Trading and Service Company Limited*	*122.968.739*	*122.968.739*
	- *Mr. Phan The Thong*	*137.134.108*	*137.134.108*
	- *Mr. Le Trung Hai*	*179.714.987*	*179.714.987*
	**** Reason: Debit collector not found***		
	- *Phu Tra Production and Trading Joint Stock Company*	*814.571.224*	*814.571.224*
	**** Reason : The customer's business registration certificate was revoked***		

11.4 The Company's performance of tax obligations and state budget payments during the period is as follows:

ITEM	01/01/2026		Incurred in year		30/09/2026	
	Receivable	Payable	Payables	Paid / deductible	Receivable	Payable
Tax must be paid to the State	**1.929.084.039**	**5.136.161.856**	**66.131.057.980**	**51.620.785.465**	**1.976.105.128**	**19.693.455.460**
Value added tax - Headquarters	-	*3.089.029.651*	*38.708.476.838*	*34.631.781.126*	-	*7.165.725.363*
Value added tax - Ho Chi Minh Branch	-	-	*1.682.416.787*	*1.682.416.787*	-	-
- Value added tax on domestic goods	-	3.089.029.651	40.390.893.625	36.314.197.913	-	7.165.725.363
- Value added tax on imports	-	-	3.296.353.743	3.296.353.743	-	-
- Special Tax focus	-	-	-	-	-	-
- Import duty	1.929.082.648	-	150.441.154	150.441.154	1.929.082.648	-
- Corporate income tax	-	1.791.981.768	8.372.571.202	2.294.459.538	-	7.870.093.432
- Resource tax	-	8.782.800	234.394.440	290.199.720	47.022.480	-
- Land and housing taxes	-	127.141.592	13.196.596.388	8.855.065.554	-	4.468.672.426
- Personal income tax	-	119.226.045	458.840.371	389.102.177	-	188.964.239
- Other taxes	1.391	-	30.967.057	30.965.666	-	-
In which,						
+ Foreign contractor tax	-	-	-	-	-	-
+ Other taxes	*1.391*	-	*30.967.057*	*30.965.666*	-	-

** Export - import duty :The Company declared and paid according to the notice of Customs.*

** The Company's tax settlements are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, amounts reported in the financial statements could be changed upon the final determination by the tax authorities.*

16.1 Details of short-term and long-term loans

No	Bank	01/01/2026	Borrow during the period	Paid	Re-evaluate original debit foreign currency	Debit repayment/Classification of due long-term debt	30/09/2026
1	**Short-term loans**	**348.444.361.279**	**1.028.714.936.515**	**1.007.549.942.831**	**(2.470.476.709)**	**1.005.079.466.122**	**372.079.831.672**
1.1	VCB Khanh Hoa – VND	232.809.656.214	494.559.670.601	508.174.427.070	-	508.174.427.070	219.194.899.745
1.2	BIDV Khanh Hoa – VND	-	51.717.766.047	16.246.937.411	(476.250.689)	15.770.686.722	35.947.079.325
1.3	Vietinbank Thu Thiem – USD	8.354.370.329	38.096.732.801	37.430.068.119	29.004.764	37.459.072.883	8.992.030.247
1.4	Techcombank - Cho Lon Branch - VND	29.204.018.374	50.373.373.024	79.577.391.398	-	79.577.391.398	-
1.5	Techcombank - Cho Lon Branch - USD	40.618.462.454	328.006.297.926	261.817.977.363	(1.139.039.337)	260.678.938.026	107.945.822.355
1.6	ACB - HCM Branch – VND	8.318.519.682	-	8.318.519.682	-	8.318.519.682	-
1.7	ACB - HCM Branch – USD	29.139.334.226	65.961.096.115	95.984.621.788	(884.191.447)	95.100.430.341	-
1.8	Other short-term loans	-	-	-	-	-	-
2	**Current portion of long-term loans liabilities**	**30.808.000.000**	**26.398.765.676**	**34.266.636.675**	**(165.870.999)**	**34.100.765.676**	**23.106.000.000**
2.1	VCB Khanh Hoa – VND	30.808.000.000	15.404.000.000	23.106.000.000	-	23.106.000.000	23.106.000.000
2,2	Other	-	-	-	-	-	-
3	**Long-term loans**	**214.373.030.199**	**29.766.000.000**	**15.440.000.000**	**-**	**15.440.000.000**	**228.699.030.199**
3.1	VCB Khanh Hoa – VND	144.698.030.199	-	15.440.000.000	-	15.440.000.000	129.258.030.199
3.2	Other long-term loans – VND	69.675.000.000	29.766.000.000	-	-	-	99.441.000.000
	TOTAL	**593.625.391.478**	**1.084.879.702.191**	**1.057.256.579.506**	**(2.636.347.708)**	**1.054.620.231.798**	**623.884.861.871**

18 - Comparison schedule for changes in owner's equity

Item	Owners' invested equity	Surplus of stock capital	Investment development fund	Retained earnings	Total
As at January 01, 2025	**235.000.000.000**	**1.820.000.000**	**23.696.115.722**	**(72.765.492.928)**	**187.750.622.794**
- Capital increase	-	-	-	-	-
- Profit /Loss in year	-	-	-	39.500.751.050	39.500.751.050
- Increase other capital	-	-	-	-	-
- Reward and welfare deductions	-	-	-	-	-
- Dividend distribution	-	-	-	-	-
- Other capital reductions	-	-	-	-	-
As at December 31, 2025	**235.000.000.000**	**1.820.000.000**	**23.696.115.722**	**(33.264.741.878)**	**227.251.373.844**
As at January 01, 2026	**235.000.000.000**	**1.820.000.000**	**23.696.115.722**	**(33.264.741.878)**	**227.251.373.844**
- Capital increase	50.000.000.000	-	-	-	50.000.000.000
- Profit /Loss in year	-	-	-	34.953.825.126	34.953.825.126
- Increase other capital	-	-	-	-	-
- Distribute to bonus and welfare fund	-	-	-	-	-
- Dividend distribution	-	-	-	-	-
- Issuance of shares	-	(205.000.000)	-	-	(205.000.000)
- Other capital reductions	-	-	-	-	-
As at September 30, 2026	**285.000.000.000**	**1.615.000.000**	**23.696.115.722**	**1.689.083.248**	**312.000.198.970**

21.1 Increase/ Decrease of tangible fixed assets

Item	Building, structures	Machinery, equipment	Means of transport and transmission	Office equipment	Other assets	Total
Cost						
+ Opening Balance	**240.576.743.380**	**596.185.331.755**	**12.674.915.162**	**3.926.661.188**	**47.992.350.501**	**901.356.001.986**
+ Increase in year	**27.421.052.030**	**23.656.790.500**	**823.000.000**	**-**	**5.401.121.420**	**57.301.963.950**
- Purchased during the period	-	23.656.790.500	823.000.000	-	5.401.121.420	29.880.911.920
- Transfer from construction in progress	27.421.052.030	-	-	-	-	27.421.052.030
- Other increase	-	-	-	-	-	-
+ Decreased during in year	**-**	**7.221.530.924**	**345.395.000**	**154.606.483**	**-**	**7.721.532.407**
- Liquidation and sale of assets	-	7.221.530.924	345.395.000	154.606.483	-	7.721.532.407
- Other reduction	-	-	-	-	-	-
+ Closing Balance	**267.997.795.410**	**612.620.591.331**	**13.152.520.162**	**3.772.054.705**	**53.393.471.921**	**950.936.433.529**
Accumulated depreciation (*)						
+ Opening Balance	**87.293.184.715**	**306.549.145.625**	**10.566.258.120**	**2.353.843.423**	**4.968.431.008**	**411.730.862.891**
+ Increase in year	**6.031.688.969**	**23.735.361.919**	**423.629.567**	**195.521.982**	**3.210.911.968**	**33.597.114.405**
- Charge for the year	6.031.688.969	23.735.361.919	423.629.567	195.521.982	3.210.911.968	33.597.114.405
- Other increase	-	-	-	-	-	-
+ Decreased during in year	**-**	**7.049.787.198**	**345.395.000**	**154.606.483**	**-**	**7.549.788.681**
- Liquidation and sale of assets	-	7.049.787.198	345.395.000	154.606.483	-	7.549.788.681
- Other reduction	-	-	-	-	-	-
+ Closing Balance	**93.324.873.684**	**323.234.720.346**	**10.644.492.687**	**2.394.758.922**	**8.179.342.976**	**437.778.188.615**
Net Asset Value						
- Opening Balance	**153.283.558.665**	**289.636.186.130**	**2.108.657.042**	**1.572.817.765**	**43.023.919.493**	**489.625.139.095**
- Closing Balance	**174.672.921.726**	**289.385.870.985**	**2.508.027.475**	**1.377.295.783**	**45.214.128.945**	**513.158.244.914**

21.2 Increase/ Decrease of intangible fixed assets

Item	Land use rights	Publishing rights	Copyright, patent	……	Other intangible assets	Total
Cost						
+ Opening Balance	**1.909.500.000**	**-**	**-**	**-**	**-**	**1.909.500.000**
+ Increase in year	**-**	**-**	**-**	**-**	**-**	**-**
- Purchased during the period	-	-	-	-	-	-
- Other increase	-	-	-	-	-	-
+ Decreased during in year	**-**	**-**	**-**	**-**	**-**	**-**
- Liquidation and sale of assets	-	-	-	-	-	-
- Other reduction	-	-	-	-	-	-
+ Closing Balance	**1.909.500.000**	**-**	**-**	**-**	**-**	**1.909.500.000**
Accumulated depreciation (*)						
+ Opening Balance	**297.831.801**	**-**	**-**	**-**	**-**	**297.831.801**
+ Increase in year	**31.824.999**	**-**	**-**	**-**	**-**	**31.824.999**
- Charge for the year	31.824.999	-	-	-	-	31.824.999
- Other increase	-	-	-	-	-	-
+ Decreased during in year	**-**	**-**	**-**	**-**	**-**	**-**
- Liquidation and sale of assets	-	-	-	-	-	-
- Other reduction	-	-	-	-	-	-
+ Closing Balance	**329.656.800**	**-**	**-**	**-**	**-**	**329.656.800**
Net Asset Value						
- Opening Balance	**1.611.668.199**	**-**	**-**	**-**	**-**	**1.611.668.199**
- Closing Balance	**1.579.843.200**	**-**	**-**	**-**	**-**	**1.579.843.200**

VI - Additional information for items shown in the Combined Income Statement

	Q3/2026	Q3/2025
1. Total sales	**1.162.887.813.807**	**1.154.168.499.940**
In which,		
- Revenue from sales of finished goods	909.426.972.979	959.500.799.083
- Revenue from sales of merchandises	14.002.777.735	12.884.019.237
- Revenue from services rendered	239.458.063.092	181.783.681.620
2. Less deduction	**(215.485.782)**	**(62.406.985)**
In which,		
- Sales rebates	(215.485.782)	(62.406.985)
3. Net revenue	**1.162.672.328.025**	**1.154.106.092.955**
4. Cost of sales	**1.049.973.789.167**	**1.049.744.963.651**
In which,		
- Cost of finished goods sold	813.013.440.932	900.994.700.725
- Cost of goods sold	12.252.071.213	10.245.476.089
- Cost of rendering services	224.708.277.021	138.504.786.837
5. Financial income	**9.164.272.829**	**9.225.329.869**
In which,		
- Interest income	1.258.937.263	941.504.786
- Foreign exchange gains	7.905.335.566	8.283.825.083
6. Financial expenses	**39.048.784.430**	**37.687.088.604**
In which,		
- Interest expenses	32.995.203.222	20.980.730.086
- Foreign exchange loss	6.053.581.209	16.706.358.518
- Other financial expenses	-	-
7. Selling expenses	**19.586.017.441**	**19.513.626.214**
In which,		
- Loading and unloading costs	675.984.044	759.690.050
- Outside services... *(transport, LCC...)*	5.396.387.864	6.079.294.007
- Commission	853.060.787	2.392.274.871
- Other expenses …	12.660.584.746	10.282.367.286

	Q3/2026	Q3/2025
8. General and administration expenses	**19.945.429.536**	**16.071.944.732**
In which,		
- Employees expenses	7.564.312.297	7.831.834.575
- Cost of materials and office	197.269.576	178.599.617
- Fixed asset depreciation expense	377.405.856	451.830.821
- Taxes, fees and charges	6.938.680.088	4.015.470.216
- Outside services..	1.488.965.153	1.046.805.486
- Other expenses…	3.378.796.567	2.547.404.017
9. Other income	**333.782.732**	**3.343.083.511**
In which,		
- Gains on fixed assets disposal	-	648.979.968
- Income from reducing land rental fee	-	2.409.521.488
- Other income	333.782.732	284.582.055
10. Other expenses	**289.966.684**	**1.406.823.993**
In which,		
- Loss from sale and liquidation of fixed assets	(28.918.648)	-
- Tax fines, late payment penalties of tax	40.677.486	1.348.131.941
- Other expenses	278.207.846	58.692.052
11. Production and business costs by element	**872.469.506.881**	**864.118.592.672**
In which,		
- Materials costs	652.626.145.303	686.561.747.824
- Employees costs	115.954.069.962	78.577.777.054
- Fixed assets depreciation expenses	22.136.550.691	23.265.830.541
- External services expenses	63.083.104.091	68.812.060.938
- Other expenses	18.669.636.835	6.901.176.315

VII - Other Information

1. Transactions and balances with related parties

Related parties of the Company include key management members, individuals related to key management members and other related parties.

2. Transactions and balances with key management members and individuals related to key management members

Key management members include members of the Board of Management, the Board of Directors, the Board of Supervision. Individuals related to key management members include close members of the family of key management members.

Income of other key management members:

	30/09/2026	30/09/2025
Members of the Board of Management		
Remuneration	296.000.000	272.000.000
Members of the Board of Supervision		
Remuneration	104.000.000	104.000.000
Members of the Board of Directors		
Salary and bonus	1.283.173.811	2.911.252.217

3 . Transactions and balances with other related parties

Significant transactions with other related parties

Transactions incur between the Company and other related parties as follows:

Related parties/ Transaction	30/09/2026	30/09/2025
Phong Phu Corporation		
Purchasing materials	6.494.400.000	11.008.800.000
Selling goods, finished goods	11.412.587.220	15.527.868.082
Factory rental and service provision	1.524.665.043	720.032.823
Phong Phu International Joint Stock Company		
Factory rental and service provision	39.053.974.252	32.338.081.884
Garment processing	26.374.983.037	2.918.999.814
Purchasing materials	290.778.500	238.649.803.794
Leasing assets expenses	8.253.000.000	3.322.500.000
Other services	1.506.616.564	440.497.370
Short-term and long-term loans	29.766.000.000	37.315.000.000
Interest expenses payables	-	2.432.902.431
Vinatex International Joint Stock Company		
Selling goods, finished goods	-	4.634.223.380
Factory rental and service provision	465.792.192	879.293.578
Garment and yarn processing	9.052.244.444	8.729.120.606
Purchasing materials, Fabric processing	2.062.864.134	20.606.034.783
Vinatex International Fabric Company Limited		
Selling goods, finished goods	196.828.933.720	227.322.813.853
Purchasing materials, Fabric processing	1.566.062.706	2.534.100.251
Leasing assets expenses	2.907.000.000	2.907.000.000

Related parties/ Transaction	**30/09/2026**	**30/09/2025**
Sinnika Vietnam Joint Stock Company		
Selling goods, finished goods	97.136.174.730	97.829.135.280
Garment processing	275.171.501	217.468.125
Factory rental and service provision	83.740.573.589	56.088.598.312
Purchasing materials, Fabric processing	24.278.859.223	18.051.468.987
Phong Phu International Joint Stock Company – Da Nang Branch		
Garment processing	206.813.040	-
Vinatex International Knitted Fabric Joint Stock Company		
Selling goods, finished goods	6.537.548.959	5.474.435.965
Factory rental and service provision	154.730.035	281.069.328
Purchasing materials	19.449.696.117	19.893.316.756
Fabric processing	436.764.451	300.697.537
PPJ-Wiser Co., Ltd		
Garment processing	781.400.595	-

Balances with other related parties

Receivables/ (payables) balances with other related parties

Related parties/ Transaction	**30/09/2026**	**01/01/2026**
Phong Phu Corporation		
Short-term trade receivables	1.546.538.674	4.853.993.272
Buyer pays in advance	-	924.653.877
Accounts payable	-	-
Phong Phu International Joint Stock Company		
Short-term trade receivables	1.895.748.827	3.018.442.116
Buyer pays in advance	14.229.150.706	13.244.067.195
Accounts payable	16.628.261.904	42.310.826.594
Long-term payables	-	78.638.929.820
Short-term and long-term loans	99.441.000.000	69.675.000.000
Short-term interest payable	3.869.863.014	3.869.863.014
Long-term interest payable	9.295.261.643	9.295.261.643
Vinatex International Joint Stock Company		
Short-term trade receivables	10.733.039.685	3.338.643.138
Accounts payable	650.324.225	4.297.969.669
Vinatex International Fabric Company Limited		
Short-term trade receivables	39.144.218.418	25.079.713.221
Accounts payable	1.097.406.900	775.006.920
Other payables	-	-
Sinnika Vietnam Joint Stock Company		
Short-term trade receivables	45.542.622.923	18.706.952.575
Accounts payable	10.947.672.116	21.647.525.903
Phong Phu International Joint Stock Company – Da Nang Branch		
Short-term trade receivables	-	-
Vinatex International Knitted Fabric Joint Stock Company		
Short-term trade receivables	3.727.131.215	3.080.274.854
Accounts payable	3.647.780.712	3.002.562.134
PPJ-Wiser Co., Ltd		
Short-term trade receivables	235.363.941	-
Accounts payable	-	-

4. Events subsequent to the balance sheet date

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the general financial statements.

Khanh Hoa Province, October 30, 2026.

Preparer	Chief Accountant	Chairman of the Board of Management
DIEP TU MY LIEN	NGUYEN THI HOANG QUYEN	DANG VU HUNG