Form No. 01-A

THANH LE CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence – Freedom – Happiness
No.: ..5..9..9.../CV-TL	*Ho Chi Minh City, August 14, 2026*

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, Thanh Le Corporation hereby discloses Quarter 2/2026 financial statements to the Hanoi Stock Exchange as follows:

1. Organization name: Thanh Le Corporation
- Stock code: TLP
- Address: No. 63, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City.
- Tel: 0274 3829534 Fax: 0274 3824112
- Email: contact@thalexim.vn Website: thalexim.vn

2. Contents of disclosure:
- Quarter 2/2026 financial statements:

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

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

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

- Cases requiring explanation:

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

☐ Yes ☐ No

Explanation document required if applicable:

☐ Yes ☐ No

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

☐ Yes ☐ No

Explanation document required if applicable:

☐ Yes ☐ No

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

☑ Yes ☐ No

Explanation document required if applicable:

M.S.D.N: 370014 TỔNG CÔ THANH THÀNH PHỐ H

☑ Yes ☐ No

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

☐ Yes ☑ No

Explanation document required if applicable:

☐ Yes ☐ No

This information has been published on the company's website on: August 14, 2026, at the following link: thalexim.vn

Organization Representative
Legal representative/ Authorized disclosure officer
(Signature, full name, title, seal)
GENERAL DIRECTOR
TỔNG CÔNG TY THANH LỄ
Pham Thi Bang Trang

Attachments:
- Quarter 2/2026 financial statements;
- Explanation documents.

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

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

THANH LE CORPORATION	SOCIALIST REPUBLIC OF VIETNAM **Independence - Freedom - Happiness**
No.: 600/CV-TL	*Ho Chi Minh City, August 14, 2026*

Re: Explanation of the fluctuations in profit after corporate income tax in the separate financial statements for Quarter 2 2026 compared to Quarter 2 2025.

To:

- State Securities Commission;
- Hanoi Stock Exchange.

1. Organization name: Thanh Le Corporation.

- Stock code: TLP

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

- Tel: (0274) 3829 535 Fax: (0274) 3829 533

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

- Position: General Director.

2. Contents of disclosure: Explanation of the fluctuations in net profit after corporate income tax in the separate financial statements for Quarter 2 2026 compared to Quarter 2 2025: profit after corporate income tax in the reporting period was 22,79 billion VND, an increase of 17,97 billion VND, corresponding to an increase of 373,21% compared to Quarter 2 2025, primarily due to the following reasons: sales volume and selling prices of petroleum increased, causing gross profit to increase by 29,63 billion VND, equivalent to 14,99%. At the same time, selling expenses and general administrative expenses decreased by 11,13 billion VND, equivalent to 8,62%, which increased profit and improved the profit after corporate income tax results; profit after corporate income tax increased by 373,21% compared to the same period.

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

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

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

Sincerely.

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

ORGANIZATION REPRESENTATIVE
AUTHORIZED DISCLOSURE OFFICER
GENERAL DIRECTOR

3700146458
TỔNG CÔNG TY
THANH LỄ
THÀNH PHỐ HỒ CHÍ MINH

Pham Thi Bang Trang

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

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SOCIALIST REPUBLIC OF VIETNAM
INDEPENDENCE – FREEDOM – HAPPINESS

THANH LE CORPORATION
THALEXIM

FINANCIAL STATEMENTS
Quarter 02/2026

Recipient:
Date received:

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

TABLE OF CONTENTS
FINANCIAL STATEMENTS

August 14, 2026

CHIEF ACCOUNTANT | **GENERAL DIRECTOR**

TỔNG CÔNG TY THANH LỄ

Nguyen Ngoc Quynh Giao | *Pham Thi Bang Trang*

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

Form No. B01 - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance)

STATEMENT OF FINANCIAL POSITION

As of June 30, 2026

Currency unit: Vietnamese Dong

Items	Code	Notes	End of quarter	Beginning of year
ASSETS				
A. CURRENT ASSETS	**100**		**6.104.117.578.161**	**6.662.167.115.953**
I. Cash and cash equivalents	**110**	**V.1**	**1.978.433.266.867**	**1.737.714.139.612**
1. Cash	111		630.550.386.067	704.209.139.612
2. Cash equivalents	112		1.347.882.880.800	1.033.505.000.000
II. Short-term financial investments	**120**		-	-
1. Trading securities	**121**		-	-
2. Provision for diminution in value of trading securities	**122**		-	-
3. Held-to-maturity investments	**123**	**V.2.1**	-	-
II. Short-term receivables	**130**		**1.704.031.360.909**	**2.280.381.110.160**
1. Short-term trade receivables	131	**V.3.1**	1.564.504.306.095	2.056.126.586.415
2. Short-term advances to suppliers	132	**V.4.1**	10.238.638.648	10.915.276.753
3. Short-term intra-company receivables	133			-
4. Receivables from construction contract progress billings	134			-
5. Other short-term receivables	135	**V.4.1**	134.937.116.544	218.987.947.370
6. Provision for doubtful short-term receivables (*)	136	**V.4.1**	(5.648.700.378)	(5.648.700.378)
7. Assets shortage pending resolution	137		-	-
III. Inventories	**140**	**V.5**	**2.297.716.204.272**	**2.624.259.735.912**
1. Inventories	141		2.297.716.204.272	2.624.259.735.912
2. Provision for diminution in value of inventories (*)	142		-	-
IV. Other current assets	**160**		**123.936.746.113**	**19.812.130.269**
1. Short-term prepaid expenses	161	**V.11.1**	11.054.321.022	6.241.252.745
2. Deductible VAT	162	**V.6.1**	106.023.875.663	176.566.149
3. Taxes and other receivables from the State	163	**V.6.2**	6.858.549.428	13.394.311.375
4. Government bond repurchase transactions	164		-	
5. Other current assets	165			
B. NON-CURRENT ASSETS	**200**		**2.366.787.794.085**	**2.331.641.006.142**
I. Long-term receivables	**210**		**21.020.000.000**	**20.000.000.000**
1. Long-term trade receivables	211	**V.3.2**	-	-
2. Long-term advances to suppliers	212	**V.4.2**	-	-
3. Working capital in dependent units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215	**V.4.2**	21.020.000.000	20.000.000.000
6. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	**220**		**739.498.632.350**	**759.088.616.519**
1. Tangible fixed assets	221	**V.7**	**553.403.320.043**	**569.416.222.130**
- Historical cost	222		1.597.755.985.100	1.579.854.155.238
- Accumulated depreciation (*)	223		(1.044.352.665.057)	(1.010.437.933.108)
2. Finance lease fixed assets	224		-	-
- Historical cost	225			-
- Accumulated depreciation (*)	226			-
3. Intangible fixed assets	227	**V.8**	**186.095.312.307**	**189.672.394.389**
- Historical cost	228		297.320.315.399	297.320.315.399
- Accumulated depreciation (*)	229		(111.225.003.092)	(107.647.921.010)
III. Investment property	**240**	**V.9**	**290.658.761.278**	**291.798.594.250**
- Historical cost	241		337.862.578.075	337.862.578.075
- Accumulated depreciation (*)	242		(47.203.816.797)	(46.063.983.825)

Items	Code	Notes	End of quarter	Beginning of year
IV. Long-term work in progress	**250**		**399.643.648.954**	**344.591.807.081**
1. Long-term work in progress	251	**V.10.1**	65.381.722.770	47.131.030.447
2. Construction in progress	252	**V.10.2**	334.261.926.184	297.460.776.634
V. Long-term financial investments	**260**		**910.625.707.872**	**910.625.707.872**
1. Investments in subsidiaries	261	**V.2.2**	616.229.963.381	616.229.963.381
2. Investments in joint ventures and associates	262	**V.2.3**	294.395.744.491	294.395.744.491
3. Investments in other entities	**263**		-	-
4. Provision for long-term impairment of investments in other entities (*)	**264**		-	-
5. Long-term held-to-maturity investments	**265**		-	-
VI. Other long-term assets	**270**		**5.341.043.631**	**5.536.280.420**
1. Long-term prepaid expenses	271	**V.11.2**	5.341.043.631	5.536.280.420
2. Deferred tax assets	**272**	**V.20**		-
3. Long-term equipment, supplies and spare parts	**273**			-
4. Other long-term assets	**274**			-
TOTAL ASSETS (280=100+200)	**280**		**8.470.905.372.246**	**8.993.808.122.095**
C. LIABILITIES	**300**		**6.028.853.956.257**	**6.605.519.362.725**
I. Current liabilities	**310**		**5.741.428.514.544**	**6.319.926.224.655**
1. Short-term trade payables	311	**V.14.1**	826.232.243.255	469.558.363.829
2. Short-term advances from customers	312	**V.16.1**	47.339.991.972	43.226.436.155
3. Dividends and profits payable	313	**V.16.2**	146.097.935	151.363.120
4. Short-term taxes and amounts payable to the State	314	**V.13**	4.986.047.790	268.199.007.226
5. Payables to employees	315	**V.16.3**	5.914.282.754	5.947.465.445
6. Short-term accrued expenses	316	**V.15.1**	175.662.175	8.513.698.137
7. Short-term intra-company payables	317		-	-
8. Short-term payables under construction contract progress	318		-	-
9. Short-term deferred revenue	319	**V.18.1**	-	-
10. Other short-term payables	320	**V.16.5**	9.277.821.870	8.411.082.275
11. Short-term borrowings and finance lease liabilities	321	**V.12**	4.449.772.751.950	5.119.326.002.538
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323	**V.16.4**	4.942.177.313	4.952.177.313
14. Price stabilization fund	324	**V.17**	392.641.437.530	391.640.628.617
15. Government bond repurchase transactions	325		-	
II. Long-term liabilities	**330**		**287.425.441.713**	**285.593.138.070**
1. Long-term trade payables	331	**V.14.2**	22.024.200.000	22.024.200.000
2. Long-term advances from customers	332	**V.16.6**		-
3. Long-term taxes and amounts payable to the State	333			
4. Long-term accrued expenses	334	**V.15.2**	-	-
5. Intra-company payables for working capital	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term deferred revenue	337	**V.18.2**	226.593.256.406	219.352.501.016
8. Other long-term payables	338	**V.16.7**	19.310.342.307	20.411.654.054
9. Long-term borrowings and finance lease liabilities	339	**V.19**	19.497.643.000	23.804.783.000
10. Convertible bonds	**340**		-	-
11. Preference shares	**341**		-	-
12. Deferred tax liabilities	**342**		-	-
13. Long-term provisions	**343**		-	-
14. Science and technology development fund	**344**		-	-
D. OWNER'S EQUITY	**400**	**V.20**	**2.442.051.415.989**	**2.388.288.759.370**
1. Owner's contributed capital	411		2.366.000.000.000	2.366.000.000.000
- Ordinary shares with voting rights	411a		2.366.000.000.000	2.366.000.000.000
- Preference shares	411b		-	-
2. Share premium	**412**		-	-
3. Bond conversion option	**413**		-	-
4. Other owner's capital	**414**		-	-
2. Treasury shares (*)	415		(243.800.000)	(243.800.000)

Items	Code	Notes	End of quarter	Beginning of year
6. Asset revaluation differences	**416**			-
7. Foreign exchange differences	**417**			-
3. Development investment fund	418		34.930.566.439	34.930.566.439
9. Other equity funds	**419**			-
4. Undistributed after-tax profit	420		41.364.649.550	(12.398.007.069)
- Undistributed after-tax profit accumulated to the end of the previous period	420a		(12.398.007.069)	(105.479.443.111)
- Undistributed after-tax profit for this period	420b		53.762.656.619	93.081.436.042
TOTAL RESOURCES (440=300+400)	**440**		**8.470.905.372.246**	**8.993.808.122.095**

August 14, 2026

Preparer	Chief Accountant	General Director
Tran Ngoc Dan Thao	*Nguyen Ngoc Quynh Giao*	*Pham Thi Bang Trang*

M.S.D.N: 3700 ... C.T.C. TỔNG CÔNG TY THANH LỄ THÀNH PHỐ HỒ CHÍ MINH

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

Form No. B02 - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance)

INCOME STATEMENT

Quarter 2, 2026

Items	Code	Notes	This quarter, current year	This quarter, previous year	Cumulative from the beginning of the year to the end of this quarter (Current year)	Cumulative from the beginning of the year to the end of this quarter (Previous year)
1. Revenue from sale of goods and rendering of services	01		8.439.965.755.173	4.977.397.717.314	14.389.493.560.692	10.138.971.526.735
2. Revenue deductions	02					
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	**10**	**VI.21**	**8.439.965.755.173**	**4.977.397.717.314**	**14.389.493.560.692**	**10.138.971.526.735**
4. Cost of goods sold	11	VI.22	8.212.692.076.698	4.779.757.946.117	13.951.235.059.214	9.789.335.994.486
5. Gross profit from sale of goods and rendering of services (20=10-11)	**20**		**227.273.678.475**	**197.639.771.197**	**438.258.501.478**	**349.635.532.249**
6. Gain/loss from sale and liquidation of investment property	**21**					
7. Financial income	22	VI.23	15.981.728.203	15.873.445.582	28.509.035.231	25.527.785.943
8. Financial expenses	23	VI.24	97.560.540.221	79.759.597.792	167.604.257.750	144.468.258.718
- Of which: Interest expense	24		*89.086.651.389*	*57.941.830.920*	152.938.296.967	*108.908.187.551*
9. Selling expenses	25	VI.25	98.298.645.370	76.724.095.782	193.014.116.965	144.593.777.052
10. General and administrative expenses	26	VI.26	19.687.160.712	52.395.298.094	40.983.292.756	74.229.383.134
11. Net profit from operating activities {30=20+21+22 -(23+25+26)}	**30**		**27.709.060.375**	**4.634.225.111**	**65.165.869.238**	**11.871.899.288**
12. Other income	31	VI.27	1.227.467.213	977.189.834	3.080.641.088	1.933.988.580
13. Other expenses	32	VI.28	450.222.419	795.533.386	1.043.189.552	3.412.720.285
14. Other profit (40=31-32)	**40**		**777.244.794**	**181.656.448**	**2.037.451.536**	**(1.478.731.705)**
15. Total accounting profit before tax (50=30+40)	**50**		**28.486.305.169**	**4.815.881.559**	**67.203.320.774**	**10.393.167.583**
16. Current corporate income tax expense	51	VI.29	5.697.261.034	-	13.440.664.155	
17. Deferred corporate income tax expense	52	VI.30		-		
18. Profit after corporate income tax (60=50-51-52)	**60**		**22.789.044.135**	**4.815.881.559**	**53.762.656.619**	**10.393.167.583**

August 14, 2026

Preparer	Chief Accountant	General Director
Tran Ngoc Dan Thao	*Nguyen Ngoc Quynh Giao*	*Pham Thi Bang Trang*

M.S.D.N: 3700146[illegible]
TỔNG CÔNG TY THANH LỄ
THÀNH PHỐ HỒ CHÍ MINH

THANH LE CORPORATION

No. 63 Yersin, Thu Dau Mot Ward, Ho Chi Minh City

Form No. B03 - DN

(Attached to Circular No. 99/2025/TT-BTC

dated October 27, 2025 of the Minister of Finance)

CASH FLOW STATEMENT

(Direct method)

Quarter 2, 2026

Currency unit: Vietnamese Dong

Items	Code	Notes	Cumulative from the beginning of the year to the end of this	Cumulative from the beginning of the year to the end of
I. Cash flows from operating activities				
1. Proceeds from sale of goods, rendering of services and other revenue	01		15.349.307.588.768	12.171.272.391.073
2. Payments to suppliers of goods and services	02		(13.152.198.454.962)	(10.793.140.179.503)
3. Payments to employees	03		(55.303.989.383)	(48.561.317.238)
4. Interest paid	04		(159.151.519.792)	(112.944.460.982)
5. Corporate income tax paid	05		(8.593.678.400)	
6. Other cash receipts from operating activities	06		300.495.342.533	64.731.465.511
7. Other cash payments for operating activities	07		(1.445.620.810.218)	(1.819.250.666.382)
Net cash flows from operating activities	**20**		**828.934.478.546**	**(537.892.767.521)**
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21		(89.409.306.125)	(28.967.543.091)
2. Proceeds from disposal of fixed assets and other long-term assets	22		127.008.576.734	88.481.202.096
3. Loans granted and purchase of debt instruments of other entities	23			
4. Collection of loans and proceeds from sale of debt instruments of other entities	24			
5. Investments in other entities	25			
6. Proceeds from divestment in other entities	26			
7. Interest, dividends and profits received	27		42.870.821.060	39.424.829.064
Net cash flows from investing activities	**30**		**80.470.091.669**	**98.938.488.069**
III. Cash flows from financing activities				-
1. Proceeds from issuance of shares and owner's capital contributions	31			-
2. Repayment of owners' contributed capital and repurchase of issued shares	32			-
3. Proceeds from borrowings	33		12.919.754.319.601	11.366.478.790.764
4. Repayment of borrowing principal	34		(13.588.434.497.376)	(10.656.316.551.813)
5. Repayment of finance lease principal	35			
6. Dividends and profits paid to owners	36		(5.265.185)	(9.298.885)
Net cash flows from financing activities	**40**		**(668.685.442.960)**	**710.152.940.066**
Net cash flows during the period (50 = 20+30+40)	**50**		**240.719.127.255**	**271.198.660.614**
Cash and cash equivalents at beginning of period	**60**		**1.737.714.139.612**	**1.263.099.099.951**
Effect of foreign exchange rate changes	61			-
Cash and cash equivalents at end of period (70 = 50+60+61)	**70**	VII.34	**1.978.433.266.867**	**1.534.297.760.565**

August 14, 2026

Preparer	**Chief Accountant**	**General Director**
Nguyen Huyen Phuong	*Nguyen Ngoc Quynh Giao*	*Pham Thi Bang Trang*

M.S.D.N: 3700146[illegible] C.T.C.P. TỔNG CÔNG TY THANH LỄ THÀNH PHỐ HỒ CHÍ MINH

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

Form No. B09 - DN
(Issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance)

NOTES TO FINANCIAL STATEMENTS
Quarter 2, 2026

I. Characteristics of the enterprise's operations

1. **Form of capital ownership:** joint stock company
2. **Business sector and business lines**

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

3. **Normal production and business cycle:** 12 months
4. Characteristics of the enterprise's operations during the financial year affecting the financial statements
5. **Enterprise structure**

- List of subsidiaries

	Company's interest percentage
Binh Duong Urban Works One Member Co., Ltd.	100,00%
Vehicle Inspection Center 61-05D Co., Ltd.	100,00%
Binh Duong Petroleum Co., Ltd.	80,00%
An Son Binh Duong Logistics Co., Ltd.	60,00%
Binh Duong Water and Road Transport Co., Ltd.	57,97%
Thanh Le Production and Trading JSC	56,84%

- List of joint ventures and associates

	Company's interest percentage
Binh Duong Agriculture and Forestry JSC	35,02%
Binh Duong Materials and Construction JSC	25,00%

- List of dependent units without legal entity status

Thanh Le Corporation Branch in Ho Chi Minh City	102 Nguyen Du, Sai Gon Ward, Ho Chi Minh City
Corporation Branch in Long Xuyen City	No. 493/43, Tran Hung Dao, Binh Duc Ward, An Giang Province.
Corporation Branch in Thua Thien Hue Province	Hamlet 1B, Phu Bai Ward, Hue City.

Corporation Branch in Binh Phuoc Province	National Highway 14, Nha Bich Commune, Dong Nai Province
Corporation Branch in Dak Lak Province	No. 463 Nguyen Van Cu, Tan Lap Ward, Dak Lak Province
Corporation Branch in Hai Phong City	Dam Mam, Ha Doan 2 area, Dong Hai Ward, Hai Phong City
Thanh Le Water Park	Thu Dau Mot Ward, HCMC.
Gold Star Conference, Restaurant, and Hotel Center	Thu Dau Mot Ward, HCMC.
Chanh My Petroleum Depot	Thu Dau Mot Ward, HCMC.
VK 102-Thanh Le Petroleum Depot	Hamlet 6, Nha Be Ward, HCMC.
Song Than I-Binh Duong Industrial Park Management Board	Di An Ward, HCMC.
Petroleum retail station network (17 stations)	HCMC, Dong Nai Province.
Concrete Manufacturing Plant	Thuan An Ward, HCMC.
Binh Thang Petroleum Depot	Di An Ward, HCMC.
Thanh Le Conference and Event Organization Center	Phu Giao Hamlet, HCMC.

II. Accounting period and currency unit used in accounting

1. **Accounting period:** from 01/01/2026 to 31/12/2026
2. **Currency unit used in accounting:** Vietnamese Dong (VND)

III. Accounting standards and system applied

1. Accounting system applied: The Company applies the Enterprise Accounting System issued under Decision No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance.
2. The financial statements are prepared on a historical cost basis and in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and other relevant accounting regulations currently in effect in Vietnam.

IV. Accounting policies applied (in case the enterprise operates as a going concern)

1. Cash and cash equivalents

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

2. Receivables and provision for doubtful debts

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

3. Inventories

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

Method of determining the value of inventories	: Weighted average method, distinguished by import and domestic sources
Method of accounting for inventories	: Perpetual inventory system

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

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

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

- Depreciation of fixed assets and investment property

Fixed assets are depreciated using the straight-line method over their estimated useful lives in accordance with the guidance in Circular No. 45/2013/TT-BTC dated 25/04/2013 of the Minister of Finance. Based on the actual use of assets and business conditions, in 2019 the Corporation determined the depreciation periods of fixed asset groups as follows:

Tangible fixed assets:

- Solid-structure buildings	25 - 50
- Factories, warehouses and other structures	5 - 20
- Machinery, information technology, electronic and IT equipment, management tools	3 - 15
- Means of transportation	6 - 15
- Other fixed assets	3 - 10

Intangible fixed assets and investment property:

Recognized at cost. While held for capital appreciation or for operating lease, investment property is presented at historical cost, accumulated depreciation and net book value.

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

Land use rights: the depreciation period is the period for which the enterprise is permitted to use the land.

5. Principles of recognizing financial investments

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

6. Principles of recognizing and capitalizing borrowing costs

Borrowing costs are recognized and allocated to relevant production, business and asset construction cost objects, and include interest expense and other costs incurred in connection with the borrowing process.

Principles of recognizing and capitalizing other expenses

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

7. **Principle of recognizing prepaid expenses**

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

8. **Construction in progress**

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

9. **Principles and methods of revenue recognition**

Revenue from sale of goods

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

Revenue from rendering of services

- Revenue from the rendering of services is recognized when the outcome of the transaction can be measured reliably; it is probable that the economic benefits associated with the transaction will flow to the Company; the stage of completion at the balance sheet date can be measured reliably; and the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.
- For service transactions spanning multiple periods, revenue is recognized in each period based on the stage of completion at the balance sheet date of that period. Where the outcome of the transaction cannot be measured reliably, revenue is recognized only to the extent of the recoverable expenses recognized.
- Revenue and expenses relating to the same transaction are recognized simultaneously in accordance with the matching principle.

Financial income

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

Principles and methods of recognizing corporate income tax expense

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

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

1.	Cash	End of quarter	Beginning of year

- Cash		630.550.386.067	704.209.139.612
- Cash equivalents		1.347.882.880.800	1.033.505.000.000
	Total	**1.978.438.266.867**	**1.737.714.139.612**

2. Financial investments

2.1	Short-term financial investments	-	-
2.2	Investments in subsidiaries	616.229.963.381	616.229.963.381
2.3	Investments in associates		
		294.395.744.491	294.395.744.491

3. Trade receivables

3.1	Short-term trade receivables	1.564.504.306.095	2.056.126.586.415
3.2	Long-term trade receivables	-	-

4. Other receivables

4.1	Other short-term receivables	139.527.054.814	224.249.898.745
4.2	Other long-term receivables	21.020.000.000	20.000.000.000

5. Inventories

- Goods in transit		-	750.915.360.368
- Raw materials and supplies		218.121.512.633	65.721.196.350
- Tools and equipment		11.750.000	11.750.000
- Work in progress		-	-
- Finished goods		669.793.867.760	478.046.035.929
- Merchandise		1.409.789.073.879	1.329.220.345.505
- Goods on consignment		-	-
	Total	**2.297.716.204.272**	**2.624.259.735.912**

6. Taxes and other receivables from the State

6.1	Deductible VAT	106.023.875.663	176.566.149
6.2	Taxes and other receivables from the State	6.858.549.428	13.394.311.375

7. Movement of tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Equipment and tools	Other tangible fixed assets	Total
Historical cost of tangible fixed assets						
Beginning balance	1.145.419.328.059	210.276.585.859	215.574.291.919	7.022.597.780	1.561.351.621	1.579.854.155.238
- Purchases during the period	-	358.472.006	83.333.333	-	-	401.805.339
- Completed capital construction investments	10.892.180.770	5.305.991.011	1.261.852.742	-	-	17.460.024.523
- Other increases	-	-	-	-	-	-
- Transferred to investment property	-	-	-	-	-	-
- Disposals and sales	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	1.156.311.508.829	215.941.048.876	216.919.477.994	7.022.597.780	1.561.351.621	1.597.755.985.100
Accumulated depreciation						

Beginning balance	721.887.958.137	135.778.529.430	146.217.304.768	5.212.083.488	1.342.057.285	1.010.437.933.108
- Depreciation for the period	18.623.992.865	8.019.345.321	7.011.437.643	244.034.688	15.921.432	33.914.731.949
- Other increases	-	-	-	-	-	-
- Transferred to investment property	-	-	-	-	-	-
- Disposals and sales	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	740.511.951.002	143.797.874.751	153.228.742.411	5.456.118.176	1.357.978.717	1.044.352.665.057
Net book value of tangible fixed assets						
- At beginning of period	423.531.369.922	74.498.056.429	69.356.987.151	1.810.514.292	219.294.336	569.416.222.130
- At end of period	415.799.557.827	72.143.174.125	63.690.735.583	1.566.479.604	203.372.904	553.403.320.043

- *Historical cost of fully depreciated fixed assets still in use as of period end: 101.896.401.766*

8. Movement of intangible fixed assets

Item	Land use rights	Licenses and franchise rights	Copyrights and patents	Other intangible fixed assets	Total
Historical cost of intangible fixed assets					
Beginning balance	294.514.208.399	-	2.806.107.000	-	297.320.315.399
- Purchases during the period	-	-	70.342.000	-	70.342.000
- Increase from business combination					
- Other increases	-	-	-	-	-
- Disposals and sales	-	-			-
- Other decreases	-	-			-
Ending balance	294.514.208.399	-	2.876.449.000	-	297.390.657.399
Accumulated depreciation					
Beginning balance	107.519.223.641	-	128.697.369	-	107.647.921.010
- Depreciation for the period	3.423.871.032	-	153.211.050	-	1.787.788.191
- Other increases	-				
- Disposals and sales	-	-			-
- Other decreases	-	-			
Ending balance	110.943.094.673	-	281.908.419	-	111.225.003.092
Net book value of intangible fixed assets					
- At beginning of period	186.994.984.758	-	2.677.409.631	-	189.672.394.389
- At end of period	183.571.113.726	-	2.594.540.581	-	186.165.654.307

9. Movement of investment property:

Item	Beginning of period	Increase during the period	Decrease during the period	End of period
Historical cost of investment property	337.862.578.075	-	-	337.862.578.075
- Land use rights	281.104.376.155	-	-	281.104.376.155

- Buildings	56.758.201.920			56.758.201.920
- Buildings and land use rights				
- Infrastructure				
Accumulated depreciation	**46.063.983.825**	**1.139.832.972**	-	**47.203.816.797**
- Land use rights	26.850.367.487	261.510.738	-	27.111.878.225
- Buildings	19.213.616.338	878.322.234		20.091.938.572
- Buildings and land use rights				
- Infrastructure				
Net book value of investment property	**291.798.594.250**	-	-	**290.658.761.278**
- Land use rights	254.254.008.668	-	-	253.992.497.930
- Buildings	37.544.585.582			36.666.263.348
- Buildings and land use rights				

10.	**Long-term work in progress**		
10.1	Long-term work in progress:	65.381.722.770	47.131.030.447
10.2	Construction in progress:	334.261.926.184	297.460.776.634

11.	**Prepaid expenses**		
11.1	Short-term prepaid expenses	11.054.321.022	6.241.252.745
11.2	Long-term prepaid expenses	5.341.043.631	5.536.280.420

12.	**Short-term borrowings and finance lease liabilities**		
	- Short-term borrowings	4.449.772.751.950	5.119.326.002.538
	- Long-term debt due within one year	-	-

13.	**Taxes and amounts payable to the State**		
	- Value added tax	-	27.238.291.076
	- Import value added tax	-	38.533.799.847
	- Special consumption tax	-	21.808.282.583
	- Corporate income tax	-	-
	- Personal income tax	52.671.810	148.335.896
	- Export and import tax	-	6.675.101
	- Housing and land tax, land rental	4.933.375.980	-
	- Environmental protection tax	-	180.463.622.723
	- Business license tax	-	-
	- Profits payable to the State budget and equitization proceeds	-	-
	Total	**4.986.047.790**	**268.199.007.226**

14.	**Trade payables**		
14.1	- Short-term trade payables	826.232.243.255	469.558.363.829
14.2	- Long-term trade payables	22.024.200.000	22.024.200.000

15. Accrued expenses

15.1	- Other short-term accrued expenses	175.662.175	8.513.698.137
15.2	- Other long-term accrued expenses	-	-

16.	**Other payables**		
16.1	Short-term advances from customers	47.339.991.972	43.226.436.155
16.2	Dividends and profits payable	146.097.935	151.363.120
16.3	Payables to employees	5.914.282.754	5.947.465.445
16.4	Bonus and welfare fund	4.942.177.313	4.952.177.313
16.5	Other short-term payables		
	- Trade union fees	-	-
	- Social insurance	-	-
	- Health insurance	-	-
	- Unemployment insurance	-	-
	- Other payables	9.277.821.870	8.411.082.275
16.6	Long-term advances from customers	-	-
16.7	Other long-term payables	19.310.342.307	20.411.654.054
	Total	**86.930.714.151**	**83.100.178.362**

17.	**Petroleum price stabilization fund**	392.641.437.530	391.640.628.617

18.	**Deferred revenue**		
18.1	Short-term deferred revenue	-	-
18.2	Long-term deferred revenue	226.593.256.406	219.352.501.016
	Total	**226.593.256.406**	**219.352.501.016**

19.	**Long-term borrowings and finance lease liabilities**		
	- Bank borrowings	19.497.643.000	23.804.783.000
	- Ordinary bonds	-	-
	Total	**19.497.643.000**	**23.804.783.000**

20. Equity

Statement of changes in owner's equity

No.	Items	Owner's investment capital	Other capital sources	Undistributed after-tax profit	Total
I	**Beginning balance**	2.366.000.000.000	34.686.766.439	(12.398.007.069)	2.388.288.759.370
1	- Capital increase during this period	-	-	-	-
2	- Profit for this period	-	-	53.762.656.619	53.762.656.619
3	- Other increases	-	-	-	-
4	- Capital decrease during this period	-	-	-	-
5	- Loss for this period	-	-	-	-
6	- Other decreases	-	-	-	-
II	**Ending balance**	2.366.000.000.000	34.686.766.439	41.364.649.550	2.442.051415.989

Details of owner's investment capital		End of quarter	Beginning of year
- Equity		2.366.000.000.000	2.366.000.000.000
	Total	**2.366.000.000.000**	**2.366.000.000.000**

The enterprise's funds:			
- Development investment fund		34.930.566.439	34.930.566.439
- Other equity funds		-	-
	Total	**34.930.566.439**	**34.930.566.439**

VI | Additional information on items presented in the Income Statement

			This quarter, current year	This quarter, previous year
21.	**Total sales revenue and service provision**		**8.439.965.755.173**	**4.977.397.717.314**
22.	**Cost of goods sold**		**8.212.692.076.698**	**4.779.757.946.117**
23.	**Financial activity revenue**			
	- Interest income on deposits and loans		11.258.079.271	8.118.465.362
	- Interest income from bonds, promissory notes and treasury bills			
	- Dividends and profits received		4.491.992.400	3.743.327.000
	- Foreign exchange gain		231.656.532	3.892.843.210
	- Payment discount			118.810.010
	- Other financial income		-	-
		Total	**15.981.728.203**	**15.873.445.582**
24.	**Financial expenses**			
	- Interest expense		89.086.651.389	57.941.830.920
	- Foreign exchange loss		8.473.888.832	21.817.766.872
	- Other financial expenses		-	-
		Total	**97.560.540.221**	**79.759.597.792**
25.	**Selling expenses**			
	- Personnel expenses		20.625.383.530	20.121.343.981
	- Material and packaging costs		479.174.658	353.902.222
	- Supplies and equipment costs		300.187.579	346.363.864
	- Depreciation of fixed assets		9.885.762.029	10.084.490.298
	- Provision expenses		-	-
	- Outsourced service expenses		14.817.889.537	15.322.026.036
	- Other expenses		52.190.248.037	30.495.969.381
		Total	**98.298.645.370**	**76.724.095.782**
26.	**General and administrative expenses**			
	- Personnel expenses		8.109.337.989	7.569.359.499
	- Material and packaging costs		280.169.362	177.234.183
	- Supplies and equipment costs		55.370.464	359.884.431

	- Depreciation of fixed assets	1.425.784.457	1.455.863.824
	- Provision expenses	-	-
	- Outsourced service expenses	3.060.488.138	41.039.927.230
	- Other expenses	6.756.010.302	1.793.028.927
	Total	**19.687.160.712**	**52.395.298.094**
27.	**Other income**		
	- Electricity and water fee income	595.053.701	386.104.803
	- Other income	632.413.512	443.285.193
	Total	**1.227.467.213**	**977.189.834**
28.	**Other expenses**		
	- Payments for tenants' electricity and water fees	450.222.419	451.429.322
	- Other expenses	-	344.104.064
	Total	**450.222.419**	**795.533.386**
29.	**Current corporate income tax expense**		
	- Corporate income tax calculated on current year taxable income	5.697.261.034	-
	- Adjustment of prior years' corporate income tax expense into current year tax expense	-	-
	Total	**5.697.261.034**	**-**
30.	**Deferred corporate income tax expense**		
	- Deferred corporate income tax expense arising from taxable temporary differences	-	-
31.	**Production and business expenses by nature**		
	- Raw materials and supplies costs	2.127.835.953.866	201.650.566.382
	- Labor costs	-	60.442.502.637
	- Depreciation of fixed assets	662.929.338	38.232.529.394
	- Outsourced service expenses	13.703.219.693	92.317.406.868
	- Other expenses	-	58.965.471.084
	Total	**2.142.202.102.897**	**451.608.476.365**

August 14, 2026

Preparer	**Chief Accountant**	**General Director**
Tran Ngoc Dan Thao	**Nguyen Ngoc Quynh Giao**	**Pham Thi Bang Trang**

TỔNG CÔNG TY THANH LỄ