



HA NOI – KINH BAC AGRICULTURE AND FOOD JSC
Address: No. 8, Lot TT03, Hai Dang City Urban Area, Alley 2, Ham Nghi
Street, Tu Liem Ward, Ha Noi
Tax number: 0104246382



COMBINED FINANCIAL STATEMENT

Quarter III2026

Include:

- Interim balance sheets
- Income statement
- Cash flow statement (Indirect method)
- Notes to the financial statements

Prepaper

Trinh Thi Diem

Chief Accountant

Trinh Thi Diem



CEO

Duong Quang Lu



INTERIM BALANCE SHEET

As at September 30, 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		13,274,148,146	12,953,575,160
I. Cash and cash equivalents	110	VI.1	308,054,542	224,815,870
1. Cash	111		308,054,542	224,815,870
2. Cash equivalents	112		-	-
II. Short-term Financial Investments	120		-	-
1. Trading Securities	121		-	-
2. Provision for Decline in Value of Trading Securities (*)	122		-	-
3. Held-to-Maturity Investments	123		-	-
III. Short-term Receivables	130		12,037,043,682	11,799,709,368
1. Short-term Trade Receivables	131	VI.2	78,018,853,927	78,018,853,927
2. Short-term Advances to Suppliers	132		2,324,027,293	2,337,093,531
3. Short-term Internal Receivables	133		-	-
4. Receivables from Construction Contracts Progress	134		-	-
6. Other Short-term Receivables	135	VI.2	10,258,287,820	10,007,887,268
7. Provision for Doubtful Short-term Receivable	136		(79,246,767,358)	(79,246,767,358)
8. Assets in Dispute Awaiting Resolution	137		682,642,000	682,642,000
IV. Inventories	140	VI.3	23,000,000	23,000,000
1. Inventories	141		1,799,806,381	1,799,806,381
2. Provision for Decline in Inventory Value (*)	142		(1,776,806,381)	(1,776,806,381)
V. Other current Assets	160		906,049,922	906,049,922
1. Short-term Prepaid Expenses	161	VI.8	-	-
2. Deductible Value-Added Tax	162		906,049,922	906,049,922
3. Taxes and Other Receivables from the State	163		-	-
4. Repurchase Agreements of Government Bonds	164		-	-
5. Other Current Assets	165		-	-
B. NON-CURRENT ASSETS	200		548,521,571,199	552,752,054,229
I. Long-term Receivables	210		-	-
1. Long-term Trade Receivables	211		-	-
2. Long-term Advances to Suppliers	212		-	-
3. Operating capital at Subsidiaries	213		-	-
4. Long-term Internal Receivables	214		-	-
6. Other Long-term Receivables	215		-	-
5. Provision for Doubtful Long-term Receivables	216		-	-

INTERIM BALANCE SHEET

As at September 30, 2026

(next)

Unit: VND

ASETS	Codes	Notes	Closing balance	Opening balance
II. Fixed assets	220		73,305,898,632	77,097,826,538
1. Tangible Fixed Assets	221	VI.6	66,157,898,632	69,949,826,538
- Historical Cost	222		112,897,797,385	112,897,797,385
- Accumulated Depreciation	223		(46,739,898,753)	(42,947,970,847)
2. Finance Lease Assets	224		-	-
- Historical Cost	225		-	-
- Accumulated Depreciation	226		-	-
3. Intangible Fixed Assets	227	VI.7	7,148,000,000	7,148,000,000
- Historical Cost	228		7,148,000,000	7,148,000,000
- Accumulated Depreciation	229		-	-
III Investment Properties	240		-	-
- Historical Cost	241		-	-
- Accumulated Depreciation (*)	242		-	-
IV. Long-term Assests in Progress	250	VI.4	4,461,722,727	4,461,722,727
1. Long-tenn Work in Progress Costs	251		-	-
2. Construction in Progress Costs	252		4,461,722,727	4,461,722,727
V. Long-term Financial Investments	260	VI.5	462,000,000,000	462,000,000,000
1. Investments in Subsidiaries	261		434,000,000,000	434,000,000,000
2. Investments in Joint Ventures and Associates	262		-	-
3. Investments in Other Entities	263		28,000,000,000	28,000,000,000
4. Provision for Long-term Financial Investments (*)	264		-	-
5. Held-to-Maturity Investments (Long-term)	265		-	-
VI. Othernon-current assets	270		8,753,949,840	9,192,504,964
1. Long-term Prepaid Expenses	271	VI.8	8,753,949,840	9,192,504,964
2. Deferred income tax assets	272		-	-
3. Deferred Tax Assets	273		-	-
4. Other Non-Current Assets	274		-	-
TOTAL ASSETS	280		561,795,719,345	565,705,629,389

INTERIM BALANCE SHEET

As at September 30, 2026

(next)

Unit: VND

RESOURCES	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	300		191,425,244,079	185,530,834,368
I. Short-term Liabilities	310		181,264,396,560	174,160,336,849
1. Short-term Trade Payables	311	VI.9	14,299,149,030	14,181,683,853
2. Short-term advances from customers	312		4,568,870,295	5,166,422,295
3. Taxes and Other Payables to the State	314	VI.10	173,483,905	166,109,370
4. Payables to Employees	315		3,266,625,755	3,599,413,255
5. Short-term Accrued Expenses	316		74,413,619,226	66,551,579,727
6. Short-term Internal Payables	317		-	-
7. Payables for Construction Progress in Accordance with Contract Plan	318		-	-
8. Short-term Deferred Revenue	319		-	-
9. Other Short-term Payables	320	VI.11	273,688,679	226,168,679
10. Short-term Borrowings and Finance Lease	321		84,091,754,670	84,091,754,670
11. Short-term Provisions	322		-	-
12. Bonus and Welfare Fund	323		177,205,000	177,205,000
13. Price Stabilization Fund	324		-	-
14. Government Bonds Repurchase Transactions	325		-	-
II. Long-term Liabilities	330		10,160,847,519	11,370,497,519
1. Long-term Trade Payables	331		-	-
2. Long-term Advances from Customers	332		-	-
3. Long-term Accrued Expenses	334		-	-
4. Internal Payables on Business Capital	335		-	-
5. Long-term Internal Payables	336		-	-
6. Long-term Deferred Revenue	337		-	-
7. Other Long-term Payables	338		-	-
8. Long-term Borrowings and Finance LeaseLi	339		10,160,847,519	11,370,497,519
9. Convertible Bonds	340		-	-
10. Preferred Shares	341		-	-
11. Deferred Income Tax Liabilities	342		-	-
12. Long-term Provisions	343		-	-
13. Scientific and Technological Development	344		-	-

INTERIM BALANCE SHEET

As at September 30, 2026

(next)

Unit: VND

RESOURCES	Code	Notes	Closing balance	Opening balance
D. EQUITY	400		370,370,475,266	380,174,795,021
I. Equity	410	VI.12	370,370,475,266	380,174,795,021
1. Owner's Equity	411		515,999,990,000	515,999,990,000
- Ordinary Shares canying Voting Rights	411a		515,999,990,000	515,999,990,000
- Preferred Shares	411b		-	-
2. Share Premium	412		-	-
3. Conve liible Bond Option	413		-	-
4. Other Owner's Equity	414		-	-
5. Treasury Shares (*)	415		-	-
6. Revaluation Surplus	416		-	-
7. Exchange Rate Difference	417		-	-
8. Investment and Development fund	418		15,516,904,967	15,516,904,967
10. Other Funds under Owner's Equity	419		-	-
11. Retained Earnings	420		(161,146,419,701)	(151,342,099,946)
- Accumulated retained earnings at the end of ti	420a		(157,769,059,873)	(148,222,652,524)
- Retained earnings for the current period	420b		(3,377,359,828)	(3,119,447,422)
TOTAL RESOURCES	440		561,795,719,345	565,705,629,389

Ha Noi, date 49 month 10 year 2026

Prepaper



Trinh Thi Diem

Chief Accountant



Trinh Thi Diem



Duong Quang Lu

HANOI - KINH BAC AGRICULTURE AND FOOD JSC

No 8 Lot TT03 Hai Dang City Urban Area, Alley 2, Ham Nghi Street, Tu Liem Ward, Hanoi City

COMBINED FINANCIAL STATEMENT

Quater III year 2026

INCOME STATEMENTS

Quater III year 2026

Unit: VND

Items	Code	Notes	Q1 Current year	Q1 Preivious year	Cumulatively from the beginning of the year to the end of this quarter (this	Cumulatively from the beginning of the year to the end of this quarter (prior
1. Gross revenue from goods sold and services	01	VII.1	1,514,743,352	1,629,059,872	4,668,487,867	4,851,361,743
2. Deductions	02	VII.2	-	58,181,818	-	58,181,818
3. Net revenue from goods sold and services rendered	10		1,514,743,352	1,570,878,054	4,668,487,867	4,793,179,925
4. Cost of goods sold	11	VII.3	935,379,125	967,769,343	2,872,785,887	2,899,571,875
5. Gross profit from goods sold and services rendered	20		579,364,227	603,108,711	1,795,701,980	1,893,608,050
6. Gain/Loss from disposal of investment property	21		-	-	-	-
7. Financial Income	22	VII.4	8,653	10,316	19,320	202,684
8. Financial Expense	23	VII.5	2,620,679,833	2,649,798,498	7,862,039,499	7,891,158,165
- In which: Interest Expense	24		2,620,679,833	2,649,798,498	7,862,039,499	7,891,158,165
9. Selling Expense	25	VII.8	-	-	-	-
10. Administrative Expenses	26	VII.8	1,336,052,875	996,184,980	3,661,918,939	3,246,169,199
11. Net operating profit	30		(3,377,359,828)	(3,042,864,451)	(9,728,237,138)	(9,243,516,630)
12. Other Income	31	VII.6	-	-	204,527	27,213
13. Other Expense	32	VII.7	-	484,120,057	76,287,144	582,418,149
14. Other Profit	40		-	(484,120,057)	(76,082,617)	(582,390,936)

Items	Code	Notes	Q1 Current year	Q1 Preivious year	Cumulatively from the beginning of the year to the end of this quater (this	Cumulatively from the beginning of last year to the end of this quater (prior
15. Total accounting profit before tax	50		(3,377,359,828)	(3,526,984,508)	(9,804,319,755)	(9,825,907,566)
16. Current corporate income tax expense	51			-	-	-
17. Deferred corporate income tax expense	52				-	-
18. Net profit after corporate income tax	60		(3,377,359,828)	(3,526,984,508)	(9,804,319,755)	(9,825,907,566)
19. Basic earnings per share (*)	70					

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Trinh Thi Diem

Chef accountant



Trinh Thi Diem

Ha Noi, date 19 month 10 year 2026
CEO



Duong Quang Lu

CASH FLOW STATEMENT

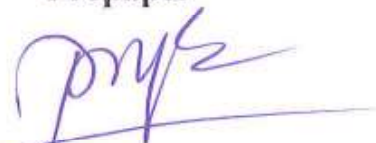
(According to the indirect method)

For the accounting previous from 01/07/2026 to 30/09/2026

Items	Code	Note	Cumulative from the beginning of the year to the end of this previous	Unit: VND Cumulative from the beginning of last year to the end of this previous
I. Cash flow from operating activities				
1. Profit before tax	01		(9,804,319,755)	(9,825,907,566)
2. Adjustment for				
- Depreciation of fixed asset	02		3,791,927,906	3,848,033,987
- Provisions	03		-	-
- Foreign exchange gains/losses from the reval	04		-	-
- Gains/losses from investment activities	05		-	(202,579)
- Interest expense	06		7,862,039,499	7,891,158,165
3. Operating profit before changes in working c	08		1,849,647,650	1,913,082,007
- Changes in accounts receivable	09		(237,334,314)	(385,609,107)
- Changes in inventories	10		-	-
- Changes in payables (excluding interest paya	11		(757,979,788)	195,259,905
- Changes in prepaid expenses	12		438,555,124	96,456,284
- Interest paid	13		-	-
- Corporate income tax paid	14		-	-
- Other receipts from operating activities	15		-	-
- Other payments for operating activities	16		-	-
Net cash generated from operating activities	20		1,292,888,672	1,819,189,089
II. Cash flow from investing activities				
1. Acquisition and construction of fixed assets at	21		-	-
2. Proceeds from sale, disposal of fixed assets ar	22		-	-
3. Cash outflow for lending, buying debt instrum	23		-	-
4. Cash receipts from the recovery of loans and r	24		-	-
5. Cash outflow for investments in equity of othe	25		-	-
6. Cash receipts from the recovery of investment	26		-	-
7. Interested earned, dividends and profit receive	27		-	202,579
Net cash used in investing activities	30		-	202,579
III. Cash flow from financing activities				
1. Cash proceeds from the issuance of shares	31		-	-
2. Cash payments for owners' contributions and repurchase of issued shares	32		-	-
3. Proceeds from short-term and long-term borro	33		-	-
4. Cash payments for the repayment of loan prin	34		(1,209,650,000)	(1,783,022,529)
5. Cash payments for finance lease liabilities	35		-	-
6. Dividends and profits paid	36		-	-
Net cash used in financing activities	40		(1,209,650,000)	(1,783,022,529)
Net cash flow for the period	50		83,238,672	36,369,139
Cash and cash equivalents at the beginning of the	60		224,815,870	185,289,444
Effects of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at the end of the period	70		308,054,542	221,658,583

Ha Noi, date 19 month 10 year 2026

Preparer


 Trinh Thi Diem

Chief accountant


 Trinh Thi Diem


NOTE TO THE FINANCIAL STATEMENTS

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

1. Type of Ownership

Hanoi - Kinh Bac Agriculture and Food Joint Stock Company (known as Hanoi - Kinh Bac Trading and Investment Joint Stock Company) is a listed joint-stock company which established and operating under Enterprise Registration Certificate No. 0104246382 issued by the Hanoi Department of Planning and Investment, first issued on November 9, 2009, and amended for the 16th time on August 22, 2018. Accordingly:

The Company's registered charter capital: **515.999.990.000 VND** (*Five hundred fifteen billion, nine hundred ninety-nine million, nine hundred ninety thousand Vietnamese dong*).

The Company's headquarters is located at: No. 08, Lot TT 03, Hai Dang City Urban Area, Alley 2, Ham Nghi Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam

2. Business Activities:

Wholesale of rice; Production of other food products not classified elsewhere. Details: Roasting and filtering coffee; Manufacturing coffee products such as instant coffee, filtered coffee, coffee extract, and concentrated coffee; Producing coffee substitutes; Mixing tea and additives; Manufacturing extracts and by-products from tea or infusion beverages; Other preparations from rice; Mining of other non-ferrous metal ores; Wholesale of agricultural and forestry raw materials (excluding timber, bamboo, and rattan) and live animals. Details: Wholesale of rice, corn, and other cereal grains: black beans, green beans, soybeans, animal feed, and raw materials for animal, poultry, and aquatic feed, other agricultural and forestry raw materials: wholesale of oilseeds, cassava chips; Retail sale of foodstuffs in specialized stores; Retail sale of foodstuffs in specialized stores. Details: Retail sale of meat and dairy products, confectionery, and processed cereal, starch, and other food products in specialized stores: ground coffee, instant coffee, tea, black beans, green beans, soybeans; Production of animal and vegetable oils and fats; Casting of non-ferrous metals; Restaurants and mobile food services (excluding bars, karaoke, and nightclubs); Forestry services; Manufacturing veneer, plywood, and other wood panels; Production of animal and poultry feed; Mining of other unclassified minerals. Details: Mining and extraction of other unclassified minerals and raw materials such as abrasive materials, gemstones, minerals, natural graphite, and other additives, gemstones, quartz powder, mica; Exploitation of non-timber forest products (except those prohibited by the state); Production of other wood products, manufacturing products from bamboo, rattan, straw, and woven materials; Production of refractory products; Mining of stone, sand, gravel, and clay; Production of wooden packaging; Production of lime, cement, and gypsum; Processing and preserving meat and meat products; Wholesale of materials, construction equipment, and installation. Details: Wholesale of bamboo, rattan, raw and processed wood, cement, bricks, tiles, stone, sand, gravel, building glass, paint, varnish, ceramic tiles, and sanitary equipment, hardware, materials, and other construction equipment; Wholesale of other specialized products not classified elsewhere. Details: Wholesale of fertilizers; Mining of chemical minerals and mineral fertilizers; Afforestation and forest care; Logging (except those prohibited by the state); Wholesale of food products. Details: Wholesale of meat and meat products, seafood, vegetables, fruits, coffee, tea, sugar, dairy products, confectionery, and processed grain, flour, starch, and other food products, eggs and egg products, animal and vegetable oils and fats, pepper, other spices, pet food; Milling and production of coarse flour; Processing and preserving vegetables; Manufacturing building materials from clay; Iron and steel casting; Warehousing and storage

(These notes are an integral part of the Combined Financial Statements)

(excluding real estate business); Salt mining; Production of wooden construction materials; Production of starch and starch products; Short-term accommodation services. Details: Hotel services, guesthouses, motels providing short-term accommodation services (excluding bars, karaoke, and nightclubs); Mining of iron ore; Mining of precious metal ores; Production of non-ferrous metal ores and precious metals; Production of corrugated paper, cardboard, and packaging from paper and cardboard; Production of plastic products. Details: Production of plastic packaging; Agency brokerage, auction services. Buying agents, selling agents, consignment of goods. Commercial brokerage; Other business support services not classified elsewhere. Export and import commission agency; Export and import of other goods traded by the company; Real estate business, land use rights belonging to the owner, user, or leased. Details: Real estate business; General wholesale; Wholesale of beverages; Retail sale of beverages in specialized stores (excluding bars, karaoke, and nightclubs); Retail sale of other new goods in specialized stores. Details: Retail sale of souvenirs, handicrafts, and craft items in specialized stores; Production of basic chemicals; Production of other unclassified chemical products. Details: Production of glue and prepared substances; production of various types of incense.

II. ACCOUNTING PERIOD AND CURRENCY UNIT

1. The accounting period starts on January 1 and ends on December 31 of each year.
2. The currency unit used in accounting: Vietnamese Dong (VND)

III. ACCOUNTING REGIME AND APPLICABLE ACCOUNTING STANDARDS

1. Applied Accounting Regime:

Company applies the Vietnamese Accounting System issued in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.

2. Applied Accounting Bookkeeping System:

The Company applies computerized accounting records. As of the closing date for financial statements, the Company has fully printed financial statements, general ledgers, and detailed accounting records.

3. Applied Accounting Standard:

The management of Hanoi Kinh Bac Agriculture and Food Joint Stock Company declares compliance with Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime issued in accordance with the Company's business activities.

IV. APPLIED ACCOUNTING POLICIES

The following are the key accounting policies that the Company has applied for bookkeeping and the preparation of financial statements.

1. Principles for Determining Cash: Cash on Hand, Bank Deposits, and Cash in Transit:

- Principles for Determining Cash Equivalents:

Cash equivalents are short-term investments with a maturity of no more than three (03) months that can be readily converted into cash and carry minimal risk of value fluctuations from the date of acquisition at the reporting date

- Principles and Methods for Converting Foreign Currencies into the Accounting Currency:

Transactions in foreign currencies are translated into Vietnamese Dong at the actual exchange rate of the transaction bank at the time of the transaction. At the end of the financial year, monetary items denominated in foreign currencies are revalued at the average interbank exchange rate announced by the State Bank of Vietnam on the reporting date.

Exchange rate differences arising during the period from monetary items denominated in foreign currencies are recorded in financial income or financial expenses in the financial year. Exchange rate differences arising from the revaluation of year-end balances such as cash on hand, bank deposits, and cash in transit denominated in foreign currencies are offset against increases and decreases. Any remaining difference is recognized in financial income or financial expenses in the year.

2. Principles for Recognizing Trade Receivables and Other Receivables:

- *Recognition Principles:*

Trade receivables, advances to suppliers, internal receivables, and other receivables at the reporting date are classified as follows:

Receivables with a collection or settlement period of less than one (01) year (or within a business cycle) are classified as current assets.

Receivables with a collection or settlement period of more than one (01) year (or beyond a business cycle) are classified as non-current assets.

- *Allowance for Doubtful Debts:*

The allowance for doubtful debts represents the estimated loss in value of receivables that may not be collected from customers at the reporting date. The provision for doubtful debts is made in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009, issued by the Ministry of Finance

3. Recognition of Fixed Assets and Depreciation of Fixed Assets:

- *Recognition of Tangible and Intangible Fixed Assets*

Fixed assets are initially recognized at cost. During their use, fixed assets are accounted for based on three criteria: cost, depreciation, and remaining value. The cost of fixed assets is determined as the total expenses incurred by the entity to acquire the asset, up to the point when the asset is ready for use.

- *Depreciation Method for Tangible and Intangible Fixed Assets:*

Depreciation of tangible fixed assets is carried out using the straight-line method, based on the estimated useful life and the cost of the asset. The depreciation period is calculated in accordance with the depreciation schedule outlined in Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance. The specific depreciation rates are as follows:

Asset type	Useful life
- Buildings and structures:	15 - 50 years
- Machinery and equipment:	06 - 20 years
- Vehicles:	10 years
- Management Tools and Equipment	03 - 05 years
- Land Use Rights Cost:	50 years

4. Principles for Recognizing Financial Investments:

The Company's long-term financial investments are recognized at cost, starting from the date of capital contribution or the date of purchase of shares or bond.

5. Principles for Capitalizing Borrowing Costs and Other Costs:

- *Principles for Capitalizing Borrowing Costs*

(These notes are an integral part of the Combined Financial Statements)

Borrowing costs directly related to the investment in construction or the production of unfinished assets are capitalized as part of the asset's value. These include interest expenses, amortization of bond issuance discounts or premiums, and other costs incurred during the borrowing process.

The capitalization of borrowing costs will be suspended during periods in which the construction or production of unfinished assets is interrupted, unless such interruption is necessary.

Capitalization of borrowing costs will cease when the activities necessary to prepare the unfinished asset for its intended use or sale are completed. Borrowing costs incurred thereafter will be recognized as expenses in the period in which they arise.

Income earned from temporary investments or separate borrowings, while awaiting the use of funds to acquire unfinished assets, must be deducted from the borrowing costs that are capitalized.

The borrowing costs capitalized in a period must not exceed the total borrowing costs incurred during that period. The interest and the amortization of discounts or premiums capitalized during each period should not exceed the actual interest and amortized discounts or premiums for that period.

- ***Principples for Capitilazing Other Costs***

- ☐ Prepaid Expenses: Prepaid expenses that relate to investment in construction, renovation, or upgrading of fixed assets during the period are capitalized into the fixed assets being invested in or upgraded.
- ☐ Other Costs: Other costs incurred for investment in construction, renovation, or upgrading of fixed assets during the period are capitalized into the fixed assets being invested in or upgraded.

- ***Precinples for Capitilazing Other Costs***

- Prepaid expenses that are related solely to the current fiscal year should be recognized as operating expenses in that fiscal year.
- The calculation and allocation of long-term prepaid expenses to production and business expenses in each accounting period should be based on the nature and amount of each cost, selecting an appropriate allocation basis and method.

6. Recognition of Trade Payables and Other Payables:

Trade payables, intercompany payables, other payables, and loans as of the reporting date are recognized as follows:

Payables with a payment term of less than 1 year or within one operating cycle are classified as short-term liabilities.

Payables with a payment term of more than 1 year or exceeding one operating cycle are classified as long-term liabilities.

7. Tax Obligations:

- ***Value Added Tax:*** The Company declares and pays VAT to the Hanoi Tax Department. Monthly VAT returns for both input and output taxes are filed in accordance with current tax laws.
- ***Corporate Income Tax:*** The Company pays Corporate Income Tax at a rate of 20%.
- ***Other Taxes:*** The Company applies tax policies in accordance with the provisions of the current tax laws in Vietnam.

8. Principles for Recognizing Equity and Funds:

The owner's equity investment in the Company is recognized based on the actual capital contributed by the owner's investment in the Company is regconized based on the actual capital contributed by the owner.

Unappropriated retained earnings represent the profit from the Company's operations after deducting corporate income tax for the current year, as well as adjustments due to the retrospective application of changes in accounting policies and the retrospective correction of material prior-period errors.

The Company's funds are allocated according to the decisions made in the resolutions of the Annual General Meeting of Shareholders.

9. Revenue Recognition Principles:

- Sales revenue is recognized when all of the following conditions are met:

Sales revenue is recognized when all of the following conditions are met:

Sales revenue is recognized when all of the following conditions are met:

The revenue can be reliably measured;

The Company has received or will receive economic benefits from the sale transaction;

The costs associated with the sale transaction can be reliably measured.

- Financial Income:

Revenue arising from interest, royalties, dividends, profit sharing, and other financial income is recognized when both of the following conditions are simultaneously met:

There is a reasonable expectation that economic benefits will be received from the transaction;

The revenue can be reliably measured.

10. Cost of Goods Sold Recognition Principles

The cost of services is recognized based on the actual costs incurred to complete the service, in alignment with the revenue recognized during the period.

VI. Additional Information for Items Presented in the Balance Sheet

Đơn vị tính: VND

1 . Cash and cash equivalents	Closing Balance	Opening Balance		
Cash on hand	97,147,496	12,564,232		
Bank demand deposits	210,907,046	212,251,638		
Cash in Transit				
Cash equivalents				
Total	308,054,542	224,815,870		
2 . Trade Receivables	Closing Balance	Opening Balance		
a) Short-term Trade Receivables	78,018,853,927	78,018,853,927		
- Hung Thinh An Investment and Trading Co., Ltd	20,079,000,000	20,079,000,000		
- Hung Loc Phat Gia Lai Agricultural JSC	470,016,100	470,016,100		
- Thuan Thanh Cong Gia Lai Co., Ltd	54,001,229,781	54,001,229,781		
- Bich Hong Co., Ltd	3,090,492,400	3,090,492,400		
Le Hoang Minh Co., Ltd	281,115,646	281,115,646		
- Ngoc Phuong Nam Business Household	63,000,000	63,000,000		
- Others	34,000,000	34,000,000		
b) Advances to Suppliers:	2,324,027,293	2,337,093,531		
- State Securities Commission	50,000,000	50,000,000		
- Vietnam CPA Auditing Co., Ltd	32,400,000	64,800,000		
- Vietnam Pepper Association	37,444,000	37,444,000		
- Hoang Dung Production Investment and Trading JSC	599,400,000	599,400,000		
- Phuoc Toan Private Enterprise	109,599,096	109,599,096		
- Sapa Thale Holding JSC	20,000,000	20,000,000		
- Công ty CP Sapa Thale Holding	900,000,000	900,000,000		
Hanoi Stock Exchange	10,320,000	10,320,000		
- Luat Phu Dong Co., Ltd	41,000,000	41,000,000		
- SHB Debt Management and Current Asset Exploitation Co., Ltd	3,300,000	3,300,000		
- Thinh Phat Invesment Services Co., Ltd	22,300,000	22,300,000		
Construction No 9 JSC	122,930,435	122,930,435		
- Do Van Cap	45,000,000	45,000,000		
- Le Duy Anh	10,000,000	10,000,000		
- Nguyen Manh Tu	11,000,000	11,000,000		
- Others	309,333,762	290,000,000		
b) Other Receivables:	10,258,287,820	10,007,887,268		
- Advanced	4618090767	4618090767		
- Other Receivables	5640197053	5389796501		
c) Long-term Receivables	-	-		
3 . INVENTORIES	Closing Balance	Opening Balance		
Raw materials	942,091,261	942,091,261		
Tools and equipment	23,000,000	23,000,000		
Work-in-progress production and business expenses				
Finished goods inventory	8,565,242	8,565,242		
Goods	826,149,878	826,149,878		
Total	1,799,806,381	1,799,806,381		
• Book value of inventory pledged as collateral for liabilities:				
• Reversal of inventory write-down provision during the year:				
• Circumstances or events leading to additional provisions or reversals of inventory write-downs:				
• Value of obsolete, damaged, deteriorated, or unsellable inventory at the end of the period:				
• Reasons and treatment of obsolete, damaged, deteriorated, or unsellable inventory at the end of the period				
4 . LONG-TERM WORKING-IN-PROGRESS ASSETS	Closing balance	Opening balance		
	Original cost	Recoverable amount	Original cost	Recoverable amount
a) Long-term work-in-progress production and business expense				
b) Construction in progress (Detailed projects accounting for 10% or more)				
- Pepper production line	4,461,722,727	4,461,722,727	4,461,722,727	4,461,722,727
Total	4,461,722,727	4,461,722,727	4,461,722,727	4,461,722,727
5 . LONG-TERM FINANCIAL INVESTMENTS	Closing balance	Opening balance		
5.1 Investment in subsidiaries	434,000,000,000	434,000,000,000		
- Lumex Viet Nam JSC	3.54E+11	3.54E+11		
- Hung Loc Phat Gia Lai Agricultural JSC	80000000000	80000000000		
5.2 Investments in other entities	28,000,000,000	28,000,000,000		
- Tan Cuong Agricultural Service Cooperative	28000000000	28000000000		

6 . Increase, decrease in tangible fixed assets

Items	Building and structures	Machinery and equipment	Transport vehicles	Management equipment	Other fixed assets	Total
I. Historical cost						
Opening balance	98,548,988,594	7,602,169,934	3,746,829,811	116,320,000	2,883,489,046	112,897,797,385
Increase during the period	0	0	0	0	0	0
- Purchasing during the period						0
Decrease during the period	0	0	0	0	0	0
Balance as of 31/12/2025	98,548,988,594	7,602,169,934	3,746,829,811	116,320,000	2,883,489,046	112,897,797,385
II. Accumulated Depreciation						
Opening balance	33,113,755,239	4,547,226,098	2,882,894,224	116,320,000	2,287,775,286	42,947,970,847
Increase during the period	3,181,692,411	376,580,718	89,480,321	0	144,174,456	3,791,927,906
- Depreciation during the period	3,181,692,411	376,580,718	89,480,321	-	144,174,456	3,791,927,906
Other increases						0
Decrease during the year	0	0	0	0	0	0
- Converted to equity investment						0
- Liquidation and disposal						0
Other decrease						0
Balance as of 31/12/2025	36,295,447,650	4,923,806,816	2,972,374,545	116,320,000	2,431,949,742	46,739,898,753
III. Netbook value						
1. At the beginning of the year	65,435,233,355	3,054,943,836	863,935,587	0	595,713,760	69,949,826,538
2. At the end of the year	62,253,540,944	2,678,363,118	774,455,266	0	451,539,304	66,157,898,632

- Net book value at the end of the year of tangible fixed assets pledged or mortgaged as collateral for loans:
- Historical cost of tangible fixed assets at the end of the year: depreciated but still in use
- Historical cost of tangible fixed assets at the end of the year awaiting disposal:
- Commitments for the purchase or sale of significant tangible fixed assets in the future:
- Other changes in tangible fixed assets:

7 . INCREASE, DECREASE INTANGIBLE FIXED ASSETS

Unit: VND

Items	Land use rights	Issuance rights	Patent rights	Software	Other	Total
I. Historical cost						
Opening balance	7,148,000,000					7,148,000,000
Increase during the period	0	0	0	0	0	0
- Purchasing during the year						0
- Completed construction in progress						0
- Other increases						0
Decreases during the period	0	0	0	0	0	0
- Liquidation and disposal						0
- Other decrease						0
Closing balance	7,148,000,000	0	0	0	0	7,148,000,000
II. Accumulated Amortization						
Opening balance						0
Tăng trong kỳ	0	0	0	0	0	0
- Depreciation during the year						0
Other increases						0
Decreases during the period	0	0	0	0	0	0
- Liquidation and disposal						0
- Other decrease						0
Closing Balance	0	0	0	0	0	0
III. Netbook value						
1. At the beginning of the period	7,148,000,000	0	0	0	0	7,148,000,000
2. At the end of the period	7,148,000,000	0	0	0	0	7,148,000,000

- Net book value at the end of the period of intangible fixed assets pledged or mortgaged as collateral for loans:
- Historical cost of intangible fixed assets fully amortized but still in use:
- Explanatory notes and other disclosures:

8 . PREPAID EXPENSES

	Closing balance	Opening balance
a) Short-term	-	-
- Prepaid expenses for operating lease of fixed assets		

- Expenses of tools and equipment used
- Borrowing costs
- Other items (Provide details if significant)

b) Long-term

- Business establishment costs
- Land lease costs for infrastructure at Nhon Hoa Industrial Park, Lot D 1.5.2
- Land lease, housing ownership rights, and other assets at Nhon Hoa (Lot 2.5.1)
- Materials for fire pump system at Lot D2.5.1
- Other expenses

Total

8,753,949,840 9,192,504,964

5008028669 5125619456

3663227060 3751144505

0 56924677

82694111 258816326

8,753,949,840 9,192,504,964

9 . TRADE PAYABLES

a) Short-term payables

- Công ty TNHH MTV Cơ khí xây dựng Minh Thuận
- Công ty CP Cơ khí và xây dựng Quang Trung
- Công ty CP Đầu tư KCN Nhơn Hòa
- Công ty CP Xây dựng TM & XNK Tổng hợp
- Phải trả cho các đối tượng khác

b) Long-term payables

- Công ty A (Có giá trị trên 10% tổng số phải trả)
- Công ty B (Có giá trị trên 10% tổng số phải trả)
- Other payables

Total

c) Số nợ quá hạn chưa thanh toán

- Công ty A (Có giá trị trên 10% tổng số phải trả)
- Công ty B (Có giá trị trên 10% tổng số phải trả)
- Các đối tượng khác

Total

d) Trade payables

- Công ty CP Nông nghiệp Hưng Lộc Phát Gia Lai
- Công ty B

Total

Closing Balance Opening Balance
Value Recoverable amount Value Recoverable amount

2118705600 2118705600 2118705600 2118705600

1823809250 1823809250 1823809250 1823809250

3210234432 3210234432 3205574855 3205574855

1701200000 1701200000 1701200000 1701200000

5445199748 5445199748 5332394148 5332394148

0 0 0 0

14,299,149,030 14,299,149,030 14,181,683,853 14,181,683,853

10 . TAXES AND OTHER PAYABLES TO STATE

a) Payables (Detailed by tax type)

- Value added tax
- Corporate Income tax
- Personal Income Tax
- Other taxes

Total

b) Payable (Detailed by tax type)

- Value Added Tax
- Corporate Income Tax

....

Total

Opening balance

01/07/2026

Amount payable during Amount paid during the Closing Balance 30/09/2026

154719357 149939691 132286254 172372794

0 0

1111111 0 0 1111111

0 0

155,830,468 149,939,691 132,286,254 173,483,905

11 . OTHER PAYABLES

a) Short-term

- Excess assets awaiting resolution
- Trade union
- Social insurance:
- Health insurance:
- Payables related to equitization
- Unemployment insurance:
- Other payables
- Other receivables (credit balance)
- Deposits and guarantees received
- Dividend and profit payable

Total

b) Long-term

- Other Long-term payables
- Long-term Deposits and guarantees received

c) Overdue payables not yet settled

.....

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Reason for over due payments:

Closing balance Opening balance

193017510 155150010

34011342 27328842

0

15106105 12136105

31553722 31553722

273,688,679 226,168,679

The company's tax settlement will be subject to inspection by the tax authorities. Due to the application of tax laws and regulations to various types of transaction, which are si

12 . EQUITY

a) Statement of Changes in Equity

	Owner's Investment Capital	Other funds under owner's equity	Investment and Development fund	Undistributed after tax profit	Other owner's equity	Unit: VND Total
Opening Balance of the Previous year	515,999,990,000		0	15,516,904,967	(138,396,744,958)	393,120,150,009
Increase in the Investment and Development Fund			0			0
Gain (loss) of the previous year				-12945354988		-12945354988
Increase in profit				0		0
Other increases				0		0
Decrease in equity during the previous year						0
Profit distribution					0	0
Transfer to the Investment and the Development Fund					0	0
Opening Balance of this year	515,999,990,000		0	15,516,904,967	(151,342,099,946)	- 380,174,795,021
Decrease in equity during the period						0
Increase in the Investment and Development Fund						
Gain (loss) of the period year				-9804319755		-9804319755
Other increases				0		0
Decrease in equity during the period						0
Profit distribution						0
Transfer to the Investment and the Development Fund						0
Closing Balance or this period	515,999,990,000			15,516,904,967	(161,146,419,701)	370,370,475,266

b) Details of owner's equity contributions

Parent company's equity contributions

+ Company A

+ Company B

Other equity contribution

	Capital contribution	Closing balance	Opening balance
	1	515,999,990,000	515,999,990,000

c) Equity transactions with owners and dividend distribution, profit allocation

	Closing Balance	Opening Balance
Owners' investment equity		
- Equity contribution at the beginning of the year	515,999,990,000	515,999,990,000
- Increase in equity contribution during the year		
- Decrease in equity contribution during the year		
- Equity contribution at the end of the year	515,999,990,000	515,999,990,000
Dividends and profits distributed	-	-

d) Shares

	Closing Balance	Opening Balance
Number of Shares Registered	51,599,999	51,599,999
Number of Shares Sold	51,599,999	51,599,999
- Ordinary Shares	51,599,999	51,599,999
- Preferred Shares		
Number of Share Repurchased		
- Ordinary Shares		
- Preferred Shares		
Number of shares outstanding	51,599,999	51,599,999
- Ordinary Shares	51,599,999	51,599,999
- Preferred Shares		
* Par Value of Outstanding Shares: 10.000 VND/share		

d) Dividend

Dividends declared after the end of the fiscal year

- Dividends declared on Ordinary shares:

- Dividends declared on Preferred shares:

Cummulative preferred dividends not yet recognized

e) Company's funds

	Closing Balance	Opening Balance
- Investment and Development fund	15,516,904,967	15,516,904,967
- Welfare and reward fund	177,205,000	177,205,000
- Other funds under owner's equity	-	-
Total	15,694,109,967	15,694,109,967

g) Income and expenses, gains or losses recognized directly in shareholder's equity in accordance with the specific accounting standards

VII. Thông tin bổ sung cho các khoản mục trình bày trong Báo cáo kết quả kinh doanh

1 . GROSS REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	This period	Previous period
a) Revenue	1,514,743,352	1,629,059,872
- Revenue from goods sold	1,514,743,352	1,629,059,872
- Revenue from services provided		
- Revenue from construction contracts		
+ Revenue from construction contracts recognized during the period		
- Total cumulative revenue from construction contracts recognized as of the financial statements date		
b) Revenue from related parties		
+ Company A		
+ Company B		
Total	<u>1,514,743,352</u>	<u>1,629,059,872</u>
c) Revenue recognized in advanced from leasing activities	This period	Previous period
- Revenue recognized based on the total amount received in advanced		
- Revenue recognized using the straight-line method over the lease term		
- The potential impairment of profit and failure cash flows due to recognizing revenue for the entire amount received in advance		

2 . DEDUCTIONS

	This period	Previous period
Trade discounts		
Sales discounts	-	58,181,818
Sales returns	-	-
Total	<u>-</u>	<u>58,181,818</u>

3 . COST OF GOODS SOLD

	This period	Previous period
Cost of goods sold	935,379,125	967,769,343
Cost of goods sold for finished goods		
- Prepaid cost of goods, finished products, and real estate sold, including:		
+ Prepaid items		
+ Prepaid value		
+ Estimated period of occurrence		
Cost of Services Provided		
Remaining value, disposal costs, and liquidation costs of investment properties sold		
Investment property operating expenses		
Inventory shrinkage and losses		
Excessive expense		
Provision for decline in inventory value		
Adjustments to cost of goods sold		
Total	<u>935,379,125</u>	<u>967,769,343</u>

4 . FINANCIAL INCOME

	This period	Previous period
Interest income from deposits and loans	8,653	10,316
Gains from sale of investments		
Dividends and profit distributions received		
Foreign exchange gains		
Interest income from installment sales and payment sales and payment discounts		
Other financial income		
Total	<u>8,653</u>	<u>10,316</u>

5 . FINANCIAL EXPENSE

	This period	Previous period
Interest expense on loans	2,620,679,833	2,649,798,498
Payment discounts and interest expense from installments sales		
Losses from disposal of financial investments		
Foreign exchange loss	-	-
Provision for decline in marketable securities and investment losses		
Other financial expenses		
Adjustments to financial expenses		
Total	<u>2,620,679,833</u>	<u>2,649,798,498</u>

6 . OTHER INCOME

	This period	Previous period
- Disposal, sale of fixed assets	-	-
- Gains from revaluation of contributed assets	-	-
- Penalty income		
- Tax reductions		
- Others	-	-

Total

-

7 . Other Expenses

- Net book value of fixed assets and disposal or sale costs of fixed assets
- Losses from assets revaluation
- Penalties
- Others
- Total

This period Previous period

- 484,120,057
- 484,120,057

8 . Going concern information

This financial statements have been prepared on the basis of going concern.

9 . Other information

Appart from the information presented above, no significant events occurred in Q1/2026 that require disclosure or announcement in the financial statements

Ha Noi, date 19 month 10 year 2026

Prepaper

Chef Accountant



Trinh Thi Diem

Trinh Thi Diem



Duong Quang Lu

