



**CÔNG TY CỔ PHẦN ĐẦU TƯ &
PHÁT TRIỂN VIỆT TRUNG NAM**

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JSC

MÃ CHỨNG KHOÁN: VHG

FINANCIAL STATEMENTS

THIRD QUARTER 2026

VIET TRUNG NAM INVESTMENT
AND DEVELOPMENT JSC
(STOCK TICKER: VHG)

DA NANG, OCTOBER 2026

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

STATEMENT OF FINANCIAL POSITION

Quarter III 2026

ASSETS	Code	Notes	30 Sep 2026	01 Jan 2026
1	2	3	4	5
A. CURRENT ASSETS	100		366.782.293	4.800.085.171
I. Cash and cash equivalents	110	V.1	3.870.613	4.634.093
1. Cash	111		3.870.613	4.634.093
2. Cash equivalents	112			
II. Short-term financial investments	120		47.600.000	39.060.000
1. Trading securities	121	V.2(a)	350.000.000	350.000.000
2. Allowance for diminution in value of trading securities (*)	122		(302.400.000)	(310.940.000)
III. Short-term receivables	130		-	4.457.699.701
1. Short-term trade receivables	131	V.3(a)	7.006.938.546	7.006.938.546
2. Short-term advances to suppliers	132		10.100.081.755	10.150.081.755
5. Other short-term receivables	135	V.4(a)	12.262.016.913	12.400.310.065
6. Allowance for doubtful short-term receivables (*)	136		(29.369.037.214)	(25.099.630.665)
IV. Inventories	140	V.7		
1. Inventories	141		2.337.489.068	2.337.489.068
2. Allowance for inventory devaluation (*)	142		(2.337.489.068)	(2.337.489.068)
V. Short-term biological assets	150			
VI. Other current assets	160		315.311.680	298.691.377
1. Short-term prepaid expenses	161	V.14(a)	2.040.000	-
2. Deductible value-added tax (VAT)	162		280.034.064	265.453.761
3. Taxes and other receivables from the State	163	V.19(b)	33.237.616	33.237.616
B. NON-CURRENT ASSETS	200		132.998.242.928	134.046.052.659
I. Long-term receivables	210			
II. Fixed assets	220			
1. Tangible fixed assets	221	V.9		
- Historical cost	222			
- Accumulated depreciation (*)	223			
3. Intangible fixed assets	227	V.10		
- Historical cost	228		675.311.099	675.311.099
- Accumulated amortization (*)	229		(675.311.099)	(675.311.099)
VI. Long-term financial investments	260		133.027.329.746	134.046.052.659
1. Investments in subsidiaries	261			
2. Investments in associates and joint ventures	262		241.800.000.000	241.800.000.000
3. Equity investments in other entities	263			
4. Allowance for impairment of long-term investments in other entities (*)	264			
5. Long-term held-to-maturity investments	265			
6. Allowance for long-term held-to-maturity investments (*)	266		(108.801.757.072)	(107.753.947.341)
VII. Other non-current assets	270			
TOTAL ASSETS (280 = 100 + 200)	280		133.365.025.221	138.846.137.830

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04. Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

STATEMENT OF FINANCIAL POSITION

Quarter III 2026

Mẫu B 02-DN

Đơn vị tính: VND

ASSETS	Code	Notes	30 Sep 2026	01 Jan 2026
1	2	3	4	5
C. LIABILITIES	300		6.865.886.741	6.865.704.077
I. Current liabilities	310		6.865.886.741	6.865.704.077
1. Short-term trade payables	311	V.17(a)	814.260.264	814.077.600
2. Short-term advances from customers	312		489.198.901	489.198.901
3. Dividends and profits payable	313		76.025.547	
4. Short-term taxes and other payables to the State	314	V.19	4.200.205.640	4.200.205.640
5. Payables to employees	315			
6. Short-term accrued expenses	316	V.20(a)		
7. Short-term intercompany payables	317			
8. Short-term construction contract payables	318			
9. Short-term unearned revenue	319	V.22(a)		
10. Other short-term payables	320	V.21(a)	339.150.723	415.176.270
11. Short-term borrowings and finance lease liabilities	321	V.16(a)		
12. Short-term provisions	322	V.25(a)		
13. Bonus and welfare fund	323		947.045.666	947.045.666
14. Price stabilization fund	324			
15. Government bond repurchase transactions	325			
D. EQUITY	400		126.499.138.480	131.980.433.753
1. Owners' contributed capital	411	V.27(b)	1.500.000.000.000	1.500.000.000.000
- Ordinary shares with voting rights	411a	V.27(d)	1.500.000.000.000	1.500.000.000.000
- Preference shares	411b	V.27(d)		
2. Share premium	412	V.27(e)	26.169.114.884	26.169.114.884
3. Convertible bond option	413	V.27(e)		
4. Other capital of owners	414			
5. Treasury shares (*)	415	V.27(e)		
6. Asset revaluation surplus	416	V.28		
7. Foreign exchange differences	417	V.29		
8. Development investment fund	418			
9. Other funds under equity	419			
10. Retained earnings	420		(1.399.669.976.404)	(1.394.188.681.131)
- Accumulated retained earnings as of the end of the previous period	420a		(1.394.188.681.131)	(1.389.511.274.423)
- Retained earnings for the current period	420b		(5.481.295.273)	(4.677.406.708)
TOTAL LIABILITIES AND EQUITY (440 = 300 + 400)	440		133.365.025.221	138.846.137.830



VU ANH TUAN
Chairman of the Board

NGUYEN DINH KIEN
Chief Accountant

NGUYEN DINH KIEN
Preparer

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

STATEMENT OF FINANCIAL POSITION

Quarter III 2026

Mẫu B 02-DN

Đơn vị tính: VND

ASSETS	Code	Notes	Quarter III		Year-to-date	
			In 2026	In 2025	In 2026	In 2025
1. Revenue from sales of goods and rendering of services	01	VI.1				-
2. Deductions from revenue	02	VI.2	-	-	-	-
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10		-	-	-	-
4. Cost of goods sold	11	VI.3	-	-	-	-
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		-	-	-	-
6. Gain/(loss) from disposal of investment property	21	VI.4	-	(43)	-	-
7. Financial income	22	VI.5	311	(43)	7.073	830
8. Financial expenses	23	VI.6	514.802.111	538.141.110	1.039.269.731	1.533.531.971
Of which: Interest expense	24					-
9. Selling expenses	25	VI.9				-
10. General and administrative expenses	26	VI.9	2.204.549	3.566.313	4.442.032.615	319.644.042
11. Operating profit (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		(517.006.349)	(541.707.466)	(5.481.295.273)	(1.853.175.183)
12. Other income	31	VI.7				4.411.141.146
13. Other expenses	32	VI.8				-
14. Other profit (40 = 31 - 32)	40					4.411.141.146
15. Total accounting profit before income tax (50 = 30 + 40)	50		(517.006.349)	(541.707.466)	(5.481.295.273)	2.557.965.963
16. Current corporate income tax expense	51	VI.11				-
17. Deferred corporate income tax expense	52	VI.11				-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		(517.006.349)	(541.707.466)	(5.481.295.273)	2.557.965.963
1. Revenue from sales of goods and rendering of services	70		(3)	(4)	(37)	17
2. Deductions from revenue	71		(3)	(4)	(37)	17

Da Nang, 18 Oct 2026,



VU ANH TUAN

Chairman of the Board

NGUYEN DINH KIEN

Chief Accountant

NGUYEN DINH KIEN

Preparer

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

STATEMENT OF FINANCIAL POSITION

Mẫu B 03-DN

Quarter III 2026

Đơn vị tính: VND

ASSETS	Mã số	From 01 January 2026 to 30 Sep 2026	From 01 January 2025 to 30 Sep 2025
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before income tax	1	(5.481.295.273)	2.557.965.963
Adjustments for:		-	-
Depreciation and amortization	2		
Provisions	3	5.308.676.280	(2.877.609.175)
Foreign exchange gains/(losses) arising from the revaluation of foreign currency monetary items	4		
Gains/(losses) from investing activities	5		
Interest expense	6		
Operating profit before changes in working capital	8	(172.618.993)	(319.643.212)
Increase/(decrease) in receivables	9	173.712.849	303.402.082
Increase/(decrease) in inventories	10		4.411.141.146
Increase/(decrease) in payables	11	182.664	(4.411.509.041)
Increase/(decrease) in prepaid expenses	12	(2.040.000)	
Increase/(decrease) in trading securities	13		
Interest paid	14		
Corporate income tax paid	15		
Other cash receipts from operating activities	16		
Other cash payments for operating activities	17		
Net cash flows from operating activities	20	(763.480)	(16.609.025)
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for acquisition and construction of fixed assets and other long-term assets	21	-	-
Proceeds from disposal of fixed assets and other long-term assets	22		
Loans granted to, and purchases of debt instruments issued by other entities	23		
Collections of loans and proceeds from disposal of debt instruments issued by other entities	24		
Payments for investments in other entities	25		
Proceeds from disposal of investments in other entities	26		
Interest, dividends and profit distributions received	27		
Net cash flows from investing activities	30	-	-
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from issuance of shares and capital contributions (*)	31	-	-
Payments for return of capital contributions to owners and repurchase of the Company's shares	32	-	-
Proceeds from short-term and long-term borrowings	33		
Repayments of borrowings	34		
Dividends and profits paid to owners	36		
Net cash flows from financing activities	40	-	-
Net increase/(decrease) in cash and cash equivalents	50	(763.480)	(16.609.025)
Cash and cash equivalents at the beginning of the year	60	4.634.093	17.575.115
Effect of exchange rate changes on cash and cash equivalents	61		
Cash and cash equivalents at the end of the year	70	3.870.613	966.090

Đà Nẵng, 18 Oct 2026.



VU ANH TUAN
Chairman of the Board

NGUYEN DINH KIEN
Chief Accountant

NGUYEN DINH KIEN
Preparer

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

NOTES TO FINANCIAL STATEMENTS
For the financial period ended 30 September 2026

MÃU B 09-DN

I. GENERAL INFORMATION

Viet Trung Nam Investment and Development Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company established under Business Registration Certificate No. 33030700039 dated July 14, 2003 of the Department of Planning and Investment of Quang Nam Province (since its establishment, the Company has had 18 adjustments to the Business Registration Certificate and the most recent adjustment was on April 26, 2021 with the new Business Registration Certificate No. 4000386181). The Company is an independent accounting unit; production and business activities comply with the Law on Enterprises; the Company's Charter and relevant current legal regulations.

Business lines

Production of cables; optical cables; Production of electrical wiring equipment of all kinds; Production; transmission and distribution of electricity (Details: hydroelectricity; other electricity production (wind power) ...); Production of plastic products (Details: production of hard plastic pipes; soft plastic pipes); Construction of civil works; transportation; engineering; Real estate business; land use rights of owners; users or lessees; Exploitation of stone; sand; gravel; clay; Rubber tree planting; Timber exploitation; Copper ore exploitation; Iron ore exploitation; Production of electronic components (Details: production of telephone equipment); Production of glass and glass products; Wholesale of electronic equipment and components; telecommunications (Details: wholesale of electronic equipment; telecommunications; electronic control equipment; broadcasting equipment; telephone components); Afforestation and care of forests for timber; Production of wires; electric and other electronic cables; Production of cement, lime and plaster; Production of other plastic products; Production of pulp; paper and beer; Production of refractory products; Production of other ceramic products; Production of concrete and products from cement and plaster; Wholesale of metals and metal ores; Production of synthetic rubber in primary forms; Production of non-ferrous metals and precious metals; Wholesale of refrigeration and electromechanical equipment; Production of fertilizers and nitrogen compounds; Wholesale of all kinds of paper; Wired telecommunications activities; Production of construction materials from clay; Wireless telecommunications activities; Searching; exploration; exploitation of minerals (except prohibited minerals)...

Company headquarters at: Lot 04. Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

II. FISCAL YEAR. CURRENCY USED IN ACCOUNTING

1. Fiscal year

The Company's fiscal year begins on January 1 and ends on December 31 of each year.

2. Currency used in accounting records and principles. Methods of converting other currencies

The currency used in accounting is Vietnamese Dong (VND).

Economic transactions arising in foreign currencies are converted into Vietnamese Dong at the actual exchange rate at the time of the transaction. At the end of the year; monetary items originating in foreign currencies are converted at the buying rate of commercial banks announced on the closing date of the accounting year.

Actual exchange rate differences arising during the period and exchange rate differences due to revaluation of balances of monetary items at the end of the year are recorded in the Statement of Business Performance for the period.

III. ACCOUNTING STANDARDS AND REGIMES APPLIED

1. Applicable accounting regime

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

The Company applies the Vietnamese Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, the Vietnamese Accounting Standards issued by the Ministry of Finance, and the relevant amendments, supplements and implementation guidance.

2. Statement on Compliance with Accounting Standards and Accounting Regime

The Board of Directors ensures that it has fully complied with the requirements of the current Vietnamese Accounting Standards and Enterprise Accounting Regime in preparing and presenting the Financial Statements.

3. Applicable accounting form

The company uses the general journal form.

IV. MAJOR ACCOUNTING POLICIES APPLIED

1. Basis for preparing financial statements

The Financial Statements are presented on the historical cost basis and in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and other current accounting regulations in Vietnam.

2. Accounting estimates

The preparation of the Financial Statements in accordance with Vietnamese Accounting Standards; Vietnamese Enterprise Accounting System and relevant regulations in Vietnam requires the Board of Directors to make estimates and assumptions that affect the figures of liabilities; assets and the presentation of contingent liabilities and assets at the end of the accounting period as well as the figures of revenues and expenses during the financial year. Actual figures may differ from the estimates; assumptions made.

3. Financial instruments

Initial recognition

Financial assets

Financial assets are classified appropriately for the purpose of disclosure in the Financial Statements including groups: financial assets recorded at fair value through the Statement of Business Performance; investments held to maturity; receivables; financial assets available for sale. The classification of these financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

At initial recognition; financial assets are determined at purchase price/issuance costs plus other costs incurred directly related to the purchase; issuance of that financial asset.

The Company's financial assets include cash and cash equivalents; short-term investments; trade receivables; other receivables and short-term deposits.

Financial liabilities

Financial liabilities are classified appropriately for disclosure purposes in the Financial Statements including groups: financial liabilities recorded at fair value through the Income Statement; financial liabilities determined at amortized cost. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.

At initial recognition, financial liabilities are measured at issue price plus costs directly attributable to the issuance of the financial liability.

The Company's financial liabilities include short-term loans and debts and trade payables.

Re-evaluate after initial recognition

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

4. Cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, cash in transit and short-term investments with a maturity of no more than 3 months; easily convertible to a known amount of cash and subject to an insignificant risk of conversion to cash since the date of purchase of the investment at the time of preparing the Report.

5. Trade and other receivables

Receivables are presented in the Financial Statements at the carrying amount of receivables from customers and other receivables.

6. Inventories

Inventories are recorded at the lower of cost and net realizable value. The cost of inventories includes purchase costs; processing costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Net realizable value is the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale.

The cost of inventories is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Provision for inventory devaluation is made when the net realizable value of inventory is less than the original price. Provision is made in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009 of the Ministry of Finance.

7. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The initial cost of tangible fixed assets comprises the purchase price and any other costs directly attributable to bringing the assets to working condition for their intended use.

Tangible 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 April 25, 2013 of the Ministry of Finance, specifically as follows:

<u>Asset</u>	<u>Number of years</u>
Buildings, structures	10
Machinery and equipment	6 – 10
Transportation, transmission	3 – 6
Management equipment	3 – 5
Other fixed assets	3 – 7

When a fixed asset is sold or liquidated; the original cost and accumulated depreciation are written off and any gain or loss arising from the liquidation is included in the results of operations for the period.

8. Intangible fixed assets and depreciation

Land use rights

Land use rights are recorded as intangible fixed assets when the Company is allocated land by the State with land use fees and is granted a land use right certificate.

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04. Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

The original cost of the intangible fixed asset is the land use right which is determined to be the total amount of money spent to obtain the legal land use right plus the costs of compensation, site clearance, site leveling, registration fees, etc.

Land use rights with indefinite term are not depreciated.

Other intangible fixed assets are accounting software which are reflected at original cost less accumulated depreciation.

Depreciation of this intangible fixed asset is calculated by the straight-line method based on the estimated useful life of the asset. The depreciation rate is consistent with Circular No. 203/2009/TT-BTC dated October 20, 2009 and Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance.

<u>Asset</u>	<u>Number of years</u>
Computer software	3

9. Investment real estate

Original cost

Original cost includes the purchase price and all costs incurred by the Company to acquire the asset up to the date when the asset is ready for use. Expenditures incurred subsequent to initial recognition are only recorded as an increase in the cost of investment property if it is probable that these costs will result in an increase in future economic benefits from the use of the asset. Expenditures that do not satisfy the above conditions are recorded as expenses in the period.

Depreciation

Depreciation is calculated using the straight-line method over the estimated useful lives of the investment property. The depreciation rate is in accordance with Circular No. 203/2009/TT-BTC dated October 20, 2009 and Circular No. 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance.

10. Long-term financial investments

Long-term financial investments represent investments in subsidiaries and associates and are recorded at cost.

11. Long-term prepaid expenses

Long-term prepaid expenses reflect actual costs that have been incurred but are related to the results of production and business activities of many accounting years. Long-term prepaid expenses are allocated over a period of time for which economic benefits are expected to be generated.

12. Payables and accruals

Payables and accruals are recorded for amounts payable in the future for goods and services received, whether or not the Company has received invoices from suppliers.

13. Borrowing costs

Borrowing costs incurred during the construction phase of unfinished capital construction works are included in the value of that asset. When the project is completed, borrowing costs are included in financial expenses for the period.

All other borrowing costs are recognized in finance expenses in the period in which they are incurred.

14. Business capital

The Company's business capital includes:

- Owner's equity is recorded at the actual amount invested by shareholders;

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

- Undistributed profit after tax is the remaining profit at the end of the accounting year from the Company's business activities.

15. Revenue recognition principles

Sales revenue

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

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) Revenue is measured with relative certainty;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from rendering of services

Revenue from a transaction involving the rendering of services is recorded when the outcome of the transaction can be measured reliably. In the case of a transaction involving services involving several periods, revenue is recorded in the period based on the results of the work completed at the end of the accounting period. The outcome of a transaction involving the rendering of services is recorded when all four of the following conditions are met:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Company no longer holds the right to manage the goods as the owner of the goods or the right to control the goods;
- (c) Revenue is measured with relative certainty;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Interest from bank deposits, lending interest

Interest on bank deposits, interest on loans is recognized when the interest is recognized on an accrual basis (taking into account the yield on the asset) unless collectibility is uncertain.

Cổ tức

Dividends

Dividends are recorded when the Company's right to receive the payment is established; except for dividends recorded in shares which are only recorded as amount and are not recorded as revenue.

16. Expense recognition

Expenses are recorded according to actual occurrence on the principle of matching with revenue in the period.

17. Tax

Corporate income tax represents the sum of current and deferred tax liabilities.

Current tax liabilities are based on taxable income for the year. Taxable income differs from net profit as reported in the Income Statement because taxable income excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and further excludes items that are not taxable or deductible.

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority.

Deferred income tax is calculated on the differences between the carrying amount and the tax base of assets or liabilities in the Financial Statements and is recorded under the Balance Sheet method. Deferred income tax liabilities should be recognized for all temporary differences while deferred income tax assets are recognized only when it is probable that future taxable profits will be available against which the temporary differences can be used.

Deferred income tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is recorded in the Income Statement, except when it relates to items recorded directly in equity, in which case the deferred tax is also recorded in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

Other taxes are applied according to current tax laws in Vietnam.

18. Earnings per share

Basic earnings per share is calculated by dividing the profit after tax attributable to ordinary shareholders of the Company before appropriation of bonus and welfare funds by the weighted average number of ordinary shares outstanding during the year.

19. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET**1. Money**

Unit: VND

	30/09/2026	01/01/2026
Cash	2.499.716	4.079.328
Non-term bank deposits	1.370.897	554.765
Cash equivalents	-	-
Total	3.870.613	4.634.093

2. Short-term financial investments

	30/09/2026	01/01/2026
Trading securities		
Stocks	350.000.000	350.000.000
Total	350.000.000	350.000.000
Provision for stock value impairment (i)	(302.400.000)	(310.940.000)
Net trading securities	47.600.000	39.060.000

3. Accounts receivable

	30/09/2026	01/01/2026
- Quang Nam Hydraulic Hydroelectric Construction Joint Stock Company	865.742.848	865.742.848
- Thang Long Trading Technology and Tourism Joint Stock Company	616.500.601	616.500.601

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

- Post Printing and Telecommunication Services Joint Stock Company- Construction and Installation Enterprise	464.032.000	464.032.000
- Receivable from Nguyen Le Hai Dang		
- Receivable from Ngo Van Quoc		
- Other customers	5.060.663.097	5.060.663.097
Total	7.006.938.546	7.006.938.546

4. Other short-term receivables

	30/09/2026	01/01/2026
Tay Ba Na Joint Stock Company	6.848.644.389	6.848.644.389
Advance	4.269.406.549	4.687.915.707
Other receivables	1.143.965.975	1.143.965.975
Total	12.262.016.913	12.680.526.071

Receivables are stakeholders

	30/09/2026	01/01/2026
Tay Ba Na Joint Stock Company	6.848.644.389	6.848.644.389

5. Inventories

	30/09/2026	01/01/2026
Work in progress	2.337.489.068	2.337.489.068
Goods	-	-
Total	2.337.489.068	2.337.489.068



VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04. Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026

6. Intangible fixed assets

	Land use right	Accounting software	Total
Original cost			
Beginning balance	-	675.311.099	675.311.099
Increase during the period	-	-	-
Decrease during the period	-	-	-
Ending balance	-	675.311.099	675.311.099
Accumulated depreciation			
Beginning balance	-	675.311.099	675.311.099
Increase during the period	-	-	-
Depreciation during the period	-	-	-
Decrease in period	-	-	-
Ending balance	-	675.311.099	675.311.099
Residual value			
Beginning balance	-	-	-
Ending balance	-	-	-

7. Investment in subsidiaries

	30/09/2026	01/01/2026
Quang Nam Minerals Joint Stock Company	-	-
Tay Ba Na Joint Stock Company	-	-
Total	-	-

8. Investment in associates and joint ventures

	30/09/2026	01/01/2026
Thai Son High Technology Application Production Joint Stock Company	121.800.000.000	121.800.000.000
Tay Ba Na Joint Stock Company	120.000.000.000	120.000.000.000
Total	241.800.000.000	241.800.000.000

9. Long-term financial investment reserve

	30/09/2026	01/01/2026
Quang Nam Minerals Joint Stock Company	-	-
Tay Ba Na Joint Stock Company	81.375.015.435	79.854.150.411
Ho Tay Real Estate Development and Investment Joint Stock Company	-	-
Thai Son High Technology Application Production Joint Stock Company	27.426.741.637	27.899.796.930
Total	108.801.757.072	107.753.947.341

10. Short-term supplier payables

	30/09/2026	01/01/2026
Short-term supplier payables	814.260.264	814.077.600
Total	814.260.264	814.077.600

Thuyết minh này là một bộ phận hợp thành và phải được đọc cùng với Báo cáo tài chính kèm theo

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

11. Taxes and other payments to the State

	30/09/2026	01/01/2026
Corporate income tax	-	-
Personal income tax	-	-
Taxes and other payables	4,200,205,640	4,200,205,640
Total	4,200,205,640	4,200,205,640

12. Accrued expenses

	30/09/2026	01/01/2026
Other accrued expenses	-	-
Total	-	-

13. Other short-term payables and receivables

	30/09/2026	01/01/2026
Union dues	71,570,133	71,570,133
Social insurance, health insurance, unemployment	-	-
Phan Chi Tam	-	-
Other payables	267,580,590	343,606,137
Total	339,150,723	415,176,270

14. Equity

The changes in equity during the year are as follows:

Target	Owner's equity	Capital surplus	Treasury stock	Retained earnings	Total
Beginning balance of previous year	1,500,000,000.000	26,169,114.884		(1,394,188,681.131)	131,980,433.753
Increase during the year			-		-
Capital increase during the year		-		-	-
Profit during the year	-	-			-
Decrease during the year	-	-	-	-	-
Ending balance of previous year/Beginning balance of current year	1,500,000,000.000	26,169,114.884	-	(1,399,669,976.404)	131,980,433.753
Increase during the year	-	-		(5,481,295.273)	(5,481,295.273)
Capital increase during the year	-	-		-	-
Profit during the year	-	-	-		-
Decrease during the year	-			-	-
Ending balance	1,500,000,000.000	26,169,114.884	-	(1,405,151,271.677)	126,499,138.480

Shares

	30/09/2026	01/01/2026
Number of shares registered for issuance		
Number of shares offered to the public	150,000,000	150,000,000
Common shares	150,000,000	150,000,000

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

<i>Preferred shares</i>	-	-
Number of shares repurchased	-	-
<i>Common shares</i>	-	-
<i>Preferred shares</i>	-	-
Number of shares outstanding	150.000.000	150.000.000
<i>Common shares</i>	150.000.000	150.000.000
<i>Preferred shares</i>	-	-
<i>Treasury shares</i>	-	-

Outstanding share price: 10.000 VND/share.

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT**1. Sales and service revenue**

	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
	2026	2025	2026	2025
Total revenue	-	-	-	-
Of which:				
Sales revenue	-	-	-	-
Service revenue	-	-	-	-
Revenue deductions	-	-	-	-
Sales returns	-	-	-	-
Net revenue	-	-	-	-

2. Cost of goods sold

	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
	2026	2025	2026	2025
Cost of goods sold	-	-	-	-
Total	-	-	-	-

3. Financial income

	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
	2026	2025	2026	2025
Interest on deposits and loans	311	(43)	7.073	830
Total	311	(43)	7.073	830

4. Financial costs

	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
	In 2026	In 2025	In 2026	In 2025
Interest expenses	-	-	-	-
Loss from sale of securities	-	-	-	-
Provision for impairment of investments	514.802.111	538.141.110	1.039.269.731	1.533.531.971
Other financial expenses	-	-	-	-
Total	514.802.111	538.141.110	1.039.269.731	1.533.531.971

5. Current corporate income tax expense

These notes form an integral part of and should be read in conjunction with the accompanying Financial Statements

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04. Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

	Quarter III 2026	Quarter III 2025
Total accounting profit before tax	(517.006.349)	(541.707.466)
Increase adjustment	-	-
Decrease adjustment	-	-
Losses from previous years carried forward	-	-
Total taxable income	(517.006.349)	(541.707.466)
Corporate income tax payable	-	-
Corporate income tax reduced	-	-
Current corporate income tax expense	-	-

6. Basic earnings per share

The calculation of basic earnings per share is based on the following figures:

	Quarter III 2026	Quarter III 2025
Accounting profit after tax	(517.006.349)	(541.707.466)
Adjustments to determine profit attributable to common stockholders	-	-
Profit attributable to common stockholders	(517.006.349)	(541.707.466)
Average common shares outstanding during the period	150.000.000	150.000.000
Basic earnings per share	(3)	(4)

VII. OTHER INFORMATION**1. Information about related parties**

Stakeholder	Relationship
Tay Ba Na Joint Stock Company	Affiliated companies
Thai Son High Technology Application Production Joint Stock Company.	Affiliated companies

Transactions with stakeholders

Stakeholder	Business content	Value (VND)
Tay Ba Na Joint Stock Company	Other receivables	-

Quang Nam Rubber Industry Joint Stock Company changed its name to Tay Ba Na Joint Stock Company according to the third change in business registration certificate on December 30, 2021 issued by the Department of Planning and Investment of Quang Nam province.

The income of the Company's Board of Directors during the year is as follows:

	Quarter III/2026	Quarter III/2025
Salary; bonus	0	0
Total	0	0

2. Segment report

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04. Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

Segment information is presented by business segment and geographical area. Segment reporting is primarily by business segment.

Segment information by geographic area

The company has commercial business activities at the parent company's headquarters in Quang Nam province.

Capital risk management

The Company manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to shareholders through the optimization of the debt and equity balance.

The Company's capital structure consists of net debt (including loans as presented in Note V.12 minus cash and cash equivalents) and equity (including owners' equity and retained earnings).

Significant accounting policies

Details of the main accounting policies and methods applied by the Company (including the criteria for recognition, the basis for determining value and the basis for recognizing income and expenses) for each type of financial asset and financial liability are presented in Note IV.3.

Types of financial instruments

	Book value	
	Ending balance	Beginning balance
Financial assets		
Cash and cash equivalents	3.870.613	4.634.093
Short term investment	47.600.000	39.060.000
Accounts receivable	7.006.938.546	7.006.938.546
Other receivables	12.262.016.913	12.400.310.065
Deposit		
Total	19.320.426.072	19.450.942.704
Financial liabilities		
Loans and finance lease liabilities	-	-
Supplier payables	814.260.264	814.077.600
Total	814.260.264	814.077.600

The Company has not assessed the fair value of its financial assets and financial liabilities as at the balance sheet date because Circular 210/2009/TT-BTC dated 6 November 2009 and current regulations do not provide specific guidance on determining the fair value of financial assets and financial liabilities. Circular 210 requires the application of International Financial Statement Standards on the presentation of financial statements and disclosure of information for financial instruments but does not provide equivalent guidance for the measurement and recognition of financial instruments including the application of fair value to comply with International Financial Statement Standards.

Financial risk management objectives

The Company has established a risk management system to identify and assess the risks faced by the Company, and to establish policies and procedures to control risks at an acceptable level. The risk management system is reviewed periodically to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (foreign currency risk (exchange rate risk), interest rate risk and price risk), credit risk and liquidity risk.

Market risk

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NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk includes three types: currency risk, interest rate risk and price risk.

The Company has no foreign currency risk due to its household appliances business. Domestic construction and mineral exploitation activities (Northern Region) are conducted in the accounting currency of VND.

Interest Rate Risk Management

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Company is exposed to significant interest rate risk arising from its signed interest-bearing loans. The Company is exposed to interest rate risk when the Company borrows capital at floating and fixed interest rates. This risk will be managed by the Company by maintaining a reasonable level of fixed and floating interest rate loans.

Managing stock price risk

Equity price risk is the risk that the fair value or future cash flows of an equity instrument will fluctuate due to changes in market prices other than changes in interest rates and foreign exchange rates.

Stock price risk

Listed and unlisted stocks held by the Company may be affected by market risks arising from uncertainties about the future value of the investment stocks. The Company manages stock price risk by setting investment limits and diversifying its investment portfolio. The Board of Directors and the Board of Management of the Company also review and approve decisions on investment in stocks such as business lines, investment companies, etc. According to the current market situation, The Company assesses that the stock price risk is insignificant.

Credit risk

Credit risk is the risk that a party to a contract is unable to fulfill its obligations, resulting in a financial loss to the Company.

The Company is exposed to credit risks from its operating activities (primarily trade receivables) and financing activities (short-term equity investments, short-term loans, bank deposits, etc.).

Accounts receivable

The Company's current business activities are mainly divided into 3 main activities: commercial sector (buying and selling household appliances); mainly collect money immediately; construction and mineral exploitation activities: The Company contracts construction and exploitation for external units, so the accounts receivable correspond to the payables to contractors and external exploitation units, with payment terms based on the progress of completed work. The Company believes that there is no significant credit risk for accounts receivable.

Short term loans

The Company lends and borrows money to individuals within 1 year with an interest rate of 8%/year. The Company assesses that these loans are all within term and not impaired because they are related to individuals with good reputation and payment ability..

Cash and cash equivalents

The majority of the Company's bank deposits are held at large, reputable banks in Vietnam. The Company considers the concentration of credit risk in bank deposits to be low.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty and be unable to fulfill obligations related to financial liabilities.

The purpose of liquidity risk management is to ensure the availability of funds to meet present and future financial obligations. Liquidity is also managed by the Company to ensure that the excess of maturing liabilities over maturing assets in any period is kept to manageable levels relative to the amount of funds that the Company believes can be generated during that period. The Company's policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash.

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04, Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward, Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

borrowings and adequate committed capital from its owners to meet its liquidity requirements in the short and longer term.

The tables below detail the Company's remaining contractual maturities for its financial assets and non-derivative financial liabilities and their agreed repayment terms. The tables have been presented based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The presentation of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as liquidity is managed on a net asset and liability basis.

	1 year or less	Over 1 year to 5 years	Over 5 years	Total
Final number				
Loans and finance lease liabilities	-	-	-	-
Supplier payables	814.260.264	-	-	814.260.264
Total	814.260.264	-	-	814.260.264
Final number				
Cash and cash equivalents	3.870.613	-	-	3.870.613
Short term investment	47.600.000	-	-	47.600.000
Accounts receivable	7.006.938.546	-	-	7.006.938.546
Other receivables	12.262.016.913	-	-	12.262.016.913
Short term deposit	-	-	-	-
Total	19.320.426.072	-	-	19.320.426.072
Net liquidity gap at end of period	18.506.165.808	-	-	18.506.165.808
Beginning balance				
Loans and finance lease liabilities	-	-	-	-
Supplier payables	814.077.600	-	-	814.077.600
Total	814.077.600	-	-	814.077.600
Beginning balance				
Cash and cash equivalents	4.634.093	-	-	4.634.093
Short term investment	39.060.000	-	-	39.060.000
Accounts receivable	7.006.938.546	-	-	7.006.938.546
Other receivables	12.400.310.065	-	-	12.400.310.065
Short term deposit	-	-	-	-
Total	19.450.942.704	-	-	19.450.942.704
Net liquidity gap at beginning of period	18.636.865.104	-	-	18.636.865.104

VIET TRUNG NAM INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Lot 04. Dien Nam – Dien Ngoc Industrial Park; Dien Ban Dong Ward. Da Nang City.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the financial period ended 30 Sep 2026.

Da Nang, 18 Oct 2026.



VU ANH TUAN
Chairman of the Board

NGUYEN DINH KIEN
Chief Accountant

NGUYEN DINH KIEN
Preparer