

**CÔNG TY
CỔ PHẦN
PETRO
TIMES**

PETRO TIMES JOINT STOCK COMPANY

FINANCIAL STATEMENTS

**FOR THE ACCOUNTING PERIOD FROM 01 JANUARY 2026 TO 30
SEPTEMBER 2026**

Digitally signed by CÔNG TY CỔ
PHẦN PETRO TIMES
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SEPTEMBER 2026

STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

Unit: VND

ASSETS	Code	Notes	Ending Balance	Opening Balance
A. CURRENT ASSETS	100		342.863.614.012	325.728.350.316
I. Cash and cash equivalents	110	5	58.775.004.454	58.046.744.219
1. Cash	111		1.887.882.865	3.276.556.536
2. Bank deposits			56.887.121.589	54.770.187.683
II. Short-term Financial Investments	120		41.303.668.164	27.821.788.492
1. Trading Securities	121		23.612.480.000	-
2. Allowance for Decline in Value of Trading Securities	122		-	-
3. Held-to-maturity Investments	123	6.1	17.691.188.164	27.821.788.492
III. Short-term Receivables	130		151.380.340.892	97.581.887.805
1. Short-term Trade Receivables	131	7	139.478.478.604	90.212.976.781
2. Short-term Advances to Suppliers	132	8	232.380.466	270.562.415
3. Short-term Intercompany Receivables	133		-	-
4. Other Short-term Receivables	135	9	20.055.000.000	14.056.915.316
5. Allowance for Doubtful Short-term Receivables	136	10	(8.385.518.178)	(6.958.566.707)
IV. Inventories	140		87.171.894.096	140.462.169.488
1. Inventories	141	11	87.171.894.096	140.462.169.488
V. Current biological assets	150		-	-
VI. Other Current Assets	160		4.232.706.406	1.815.760.312
1. Short-term Deferred Expenses	161	15.1	229.740.502	403.561.890
2. Deductible Value-added Tax(VAT)	162		3.983.675.589	1.412.198.422
3. Taxes and Other Receivables from the State	163		19.290.315	-

STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 September 2026

			Currency: VND	
ASSETS	Code	Notes	Ending Balance	Opening Balance
B. NON-CURRENT ASSETS	200		145,575,978,514	180,277,775,702
I. Long-term Receivables	210		-	-
1. Other Long-term Receivables	215		-	-
II. Fixed Assets	220		82,336,688,436	63,182,371,754
1. Tangible Fixed Assets	221	12.1	7,849,555,905	8,952,399,952
- Historical cost	222		15,499,049,124	16,277,710,564
- Accumulated depreciation	223		(7,649,493,219)	(7,325,310,612)
2. Intangible Fixed Assets	227	12.2	74,487,132,531	54,229,971,802
- Historical cost	228		74,626,161,100	54,343,371,800
- Accumulated depreciation	229		(139,028,569)	(113,399,998)
III. Non-current biological assets	230		-	-
IV. Investment Property	240	13	30,615,099,362	101,475,413,961
- Historical cost	241		30,852,228,200	101,658,920,700
- Accumulated depreciation	242		(237,128,838)	(183,506,739)
V. Long-term Assets Under Construction	250		31,775,030,000	-
1. Construction in Progress	252		31,775,030,000	-
VI. Long-term Financial Investments	260		-	14,700,000,000
1. Investments in Joint Ventures and Associates	262	14	-	14,700,000,000
VII. Other Non-current Assets	270		849,160,716	919,989,987
1. Long-term Deferred Expenses	271	15.2	849,160,716	919,989,987
TOTAL ASSETS (270=100+200)	280		488,439,592,526	506,006,126,018

STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30 September 2026

Currency: VND

ASSETS	Code	Notes	Ending Balance	Opening Balance
C. LIABILITIES	300		252.894.503.847	304.123.350.329
I. Current Liabilities	310		252.894.503.847	284.123.350.329
1. Short-term Trade Payables	311	16.1	21.444.423.122	1.003.445.508
2. Short-term Advances from Customers	312	17	2.987.927.465	13.142.615.979
3. Taxes and Other Payables to the State	314	18	6.955.503.706	1.153.676.183
4. Employee Payables	315	19	987.684.024	-
5. Short-term Accrued Expenses	316		239.425.397	283.236.702
6. Other Short-term Payables	320		12.369.795	9.000.000
7. Short-term Borrowings and Financial Lease Liabilities	321	20	220.267.170.338	268.531.375.957
II. Non-current Liabilities	330		-	20.000.000.000
1. Long-term Accounts Payable	331	16.2	-	20.000.000.000
D. Owners' Equity	400		235.545.088.679	201.882.775.689
1. Share Capital	411	20	196.449.230.000	196.449.230.000
- Common shares with voting rights	411a		196.449.230.000	196.449.230.000
2. Share Premium	412	21	(134.050.000)	(134.050.000)
3. Retained Earnings	420	21	39.229.908.679	5.567.595.689
- Undistributed profit after tax accumulated to the end of previous period	420a	21	5.567.595.689	938.988.113
- Undistributed profit this period	420b	21	33.662.312.990	4.628.607.576
TOTAL EQUITY AND LIABILITIES (440=300+400)	440		488.439.592.526	506.006.126.018

Prepared by


 Truong Thi Van Anh

Chief Accountant


 Pham Thi Thu Phuong

 Hai Phong, 19 October 2026
 Chairman of the Board of Directors


 Pham Van Ky

STATEMENT OF PROFIT OR LOSS
For the accounting period from 01 January 2026 to 30 September 2026

Currency: VND

ITEMS	Code	Notes	This quarter	Same quarter of the previous year	Accumulated from the beginning of the year to the end of this quarter	Accumulated from the beginning of the year to the end of this quarter last year
1. Revenue from sale of goods and rendering of services	01	22	1.068.220.128.204	1.176.945.222.850	3.560.587.412.139	3.186.854.141.412
2. Revenue Deductions	02	22	2.119.424.480	55.160.955	5.593.666.203	346.689.682
3. Net revenue from sale of goods and rendering of services (10=01-02)	10	22	1.066.100.703.724	1.176.890.061.895	3.554.993.745.936	3.186.507.451.730
4. Cost of Goods Sold	11	23	1.056.627.285.318	1.165.193.542.461	3.450.514.257.519	3.154.168.445.856
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		9.473.418.406	11.696.519.434	104.479.488.417	32.339.005.874
6. Gain/loss from sale and disposal of investment properties	21	24	(19.882.017.500)		(19.753.692.500)	
7. Financial Income	22	25	282.503.055	83.240.945	1.454.073.261	3.831.496.832
8. Financial Expenses	23	26	8.056.078.531	3.242.000.772	18.407.437.326	10.194.851.697
In which: Loan interest expenses	24		4.157.484.796	3.242.000.772	13.081.513.955	10.092.757.674
9. Selling Expenses	25	27	6.998.561.018	4.685.527.637	18.818.655.853	13.089.459.606
10. General and Administrative Expenses	26	28	2.387.457.691	1.048.921.837	6.640.838.979	3.406.595.246
11. Net profit from operating activities {30=20+21+22-(23+25+26)}	30		(27.568.193.279)	2.803.310.133	42.312.937.020	9.479.596.157
12. Other Income	31	29	83.073.337	203.696.828	83.073.342	203.696.828
13. Other Expenses	32	30	218.575.000	31.625.001	271.109.968	31.625.001
14. Other Profit (40=31-32)	40		(135.501.663)	172.071.827	(188.036.626)	172.071.827
15. Total accounting profit before tax (50=30+40)	50		(27.703.694.942)	2.975.381.960	42.124.900.394	9.651.667.984
16. Current Corporate Income Tax Expense	51	31	(5.513.638.656)	595.076.392	8.462.587.404	1.930.333.597
17. Deferred corporate income tax expense	52					
18. Net profit after corporate income tax (60=50-51-52)	60	21	(22.190.056.286)	2.380.305.568	33.662.312.990	7.721.334.387

Prepared by

Chief Accountant

Hai Phong, 19 October 2026
Chairman of the Board of Directors

Truong Thi Van Anh

Pham Thi Thu Phuong

Pham Van Ky

For the accounting period from 01 January 2026 to 30 September 2026

NOTES TO THE FINANCIAL STATEMENTS

STATEMENT OF CASH FLOWS

(Direct Method)

For the accounting period from 01 January 2026 to 30 September 2026

Currency: VND

ITEMS	Code Note	Cumulative from the beginning of the year to the end of this quarter	Cumulative from the beginning of last year to the end of the same quarter
I. Cash flows from operating activities			
1. Revenues from sales and service provisions and other revenues	01	3.683.667.365.466	3.352.056.551.464
2. Cash paid to suppliers of goods and services	02	(3.566.941.853.131)	(3.481.551.665.286)
3. Amounts paid to employees	03	(5.030.012.601)	(4.054.389.970)
4. Interest paid	04	(13.058.481.076)	(10.092.757.674)
5. Enterprise income tax paid	05	(2.761.794.221)	(1.589.941.657)
6. Other receipts from trading	06	46.723.270.636	245.929.919.246
7. Other expenditures on trading	07	(88.303.207.560)	(106.198.620.087)
Net cash flows from operating activities	20	54.295.287.513	(5.500.903.964)
II. Cash flows from investing activities			
1. Purchases and construction of fixed assets and other long-term assets	21	(20.121.322.300)	-
2. Gains from disposal and liquidation of and other long-term assets	22	270.000.000	9.390.000.000
3. Loans given and purchases of debt instruments of other entities	23	(2.500.000.000)	(8.000.000.000)
4. Recovery of loan given and disposals debt instruments of other entities	24	13.435.616.438	18.000.000.000
5. Receipts of loans given, dividends and profit shared	25	-	(14.700.000.000)
6. Withdrawals of investments in other entities	26	15.141.000.000	-
7. Receipts of loan interests, dividends and profit shared	27	208.057.151	1.706.174.791
Net cash flows from investing activities	30	6.433.351.289	6.396.174.791
III. Cash flows from financial activities			
1. Gains from stock issuance and capital contributions from shareholders	31	-	-
2. Repayments of capital contributions to owners and re-purchase of stocks already issued	32	-	-
3. Receipts from loans	33	833.285.559.940	918.697.868.799
4. Payment of loan principal	34	(893.285.938.507)	(924.855.200.019)
5. Payment of financial lease debt	35	-	-
6. Dividends and profit shared to the owners	36	-	-
Net cash flows from financial activities	40	(60.000.378.567)	(6.157.331.220)
Net cash flows during the year (50=20+30+40)	50	728.260.235	(5.262.060.393)
Beginning cash and cash equivalents	60	58.046.744.219	52.351.155.988
Effects of fluctuations in foreign exchange rates	61		
Ending cash and cash equivalents (70 = 50+60+61)	70	58.775.004.454	47.089.095.595

Hai Phong, 19 October 2026

Prepared by

Chief Accountant

Chairman of the Board of Directors



Trương Thị Văn Anh



Phạm Thị Thu Phương



Phạm Văn Kỳ

NOTES TO THE FINANCIAL STATEMENTS

1. BUSINESS OPERATIONS

1.1 Ownership Structure:

PETRO TIMES JOINT STOCK COMPANY, formerly known as Petro Materials Trading Joint Stock Company, is headquartered at No. 54 Tien Phong Street, Dang Hai Ward, Hai An District, Hai Phong City. The Company was established under the initial Business Registration Certificate No. 0201651354 dated October 13, 2015, and the 11th amended Enterprise Registration Certificate dated July 14, 2025, issued by the Hai Phong Department of Planning and Investment.

The charter capital is VND 196,449,230,000. The par value of each share is VND 10,000.

1.2 Business Sector: Trading of petroleum products and related products.

1.3 Principal Business Activities:

- Refining of petroleum products;
- Repair of fabricated metal products (including maintenance, servicing and repair of storage tank systems and plastic petroleum storage facilities);
- Repair of machinery and equipment;
- Repair of other equipment (including repair of containers; maintenance, servicing and repair of storage tank systems and plastic petroleum storage facilities)
- Installation of industrial machinery and equipment;
- Railway construction;
- Road construction;
- Construction of water supply and drainage works;
- Construction of telecommunications and communication works;
- Construction of other public utility works;
- Construction of other civil engineering works (including maintenance, servicing and repair of concrete storage tank systems and petroleum storage depots; construction of industrial works, civil works, industrial park infrastructure and urban infrastructure; construction of oil storage tank systems, port facilities and outdoor sports facilities);
- Installation of electrical systems;
- Wholesale of automobiles and other motor vehicles;
- Wholesale of motor vehicle parts and accessories;
- Wholesale of motorcycle and motorbike parts and accessories;
- Wholesale of textiles, ready-made garments and footwear (including wholesale of fabrics; carpets, mattresses, blankets, mosquito nets, curtains, bed linen, pillows and other textile products; wholesale of garments; and wholesale of footwear);
- Wholesale of other household goods (including wholesale of household plastic products; ceramic, porcelain and glassware; household electrical appliances, lamps and lighting equipment; beds, wardrobes, tables, chairs and similar furniture; books, newspapers, magazines and stationery; sports equipment; and handicrafts);
- Wholesale of computers, peripheral equipment and software;
- Wholesale of electronic equipment, components and telecommunications equipment;
- Wholesale of machinery, equipment and other machine spare parts (including wholesale of mining and construction machinery, equipment and spare parts; electrical machinery, equipment and electrical materials (generators, electric motors, electrical wires and other equipment used in electrical circuits); office machinery, equipment and spare parts (excluding computers and peripheral equipment); industrial cleaning machinery and equipment; hydraulic equipment, air compressors, mechanical equipment, fire prevention and firefighting equipment, occupational safety equipment; marine machinery, equipment and spare parts, winches, anchors, lifting chains and life-saving equipment; industrial machinery and equipment, production line equipment; lifting equipment spare parts; consumable spare parts for wire-cutting machines, winding rollers and stone clamping tools; auxiliary lifting equipment spare parts, hydraulic cylinders, cargo cranes, compressed air spare parts, steam heating equipment, MDF accessories, lubricating oil filtration equipment spare parts and

NOTES TO THE FINANCIAL STATEMENTS

- steam equipment spare parts; signal converters, machine controllers and water pumps; crane spare parts; and machine tools for metalworking);
- Wholesale of solid, liquid and gaseous fuels and related products (including wholesale of petroleum products and related products; wholesale of gas, LPG and related products; wholesale of lubricating oils, greases and liquefied petroleum gas (LPG);
 - Wholesale of metals and metal ores (including wholesale of iron, steel, copper, aluminum and stainless steel; wholesale of non-ferrous metals);
 - Wholesale of construction materials and other installation equipment (including wholesale of hardware; industrial and decorative paints; industrial pipes, plastic pipes, water tanks, valves, faucets, plastic doors and plastic panels; door locks, latches, window and door handles; hammers, saws, screwdrivers, nails, nuts, saw blades, weights, chains, anchor bolts, steel bars and sanding discs; varnishes and putty; steel-core uPVC doors, stainless steel pipes, rolling shutters, reinforced rolling shutters and wooden doors; stone powder, grinding stones and cutting stones);
 - Wholesale of other specialized products not elsewhere classified (including wholesale of cables, ropes and steel wire mesh; carbon dioxide (CO₂), oxygen (O₂), nitrogen, acetylene and argon gases; industrial chemicals, containers, silicone, adhesives, carbon brushes, industrial cleaning tools, welding rods, welding wires, cutting discs, grinding wheels, bearings, pillow blocks and bearing housings; paint brushes, cleaning brushes, wiping cloths, fiber slings, steel wire ropes, gaskets and seals, conveyor belts, washers and planer blades; V-belts, drive belts, mold accessories, wrenches, anvils, copper clamping bars, chain hoists and trolley wheels; anti-static bars, hand trucks, surface marking pens and carbon brush holders; seagoing vessels, rubber products; and general chemicals and chemicals used in petroleum product processing);
 - Retail sale of automotive fuel in specialized stores (including retail sale of kerosene, liquefied petroleum gas (LPG), bottled LPG, gas and household fuel briquettes in specialized stores);
 - Retail sale of hardware, paints, glass and other construction installation materials in specialized stores;
 - Retail sale of other new goods in specialized stores;
 - Freight transport by road (including transportation of goods by trucks, container trucks, tractor-trailers, trailers and semi-trailers, tank trucks and tankers; transportation of petroleum products by tank trucks and tankers);
 - Coastal and ocean freight transport (including transportation of petroleum products and goods by barges and vessels);
 - Inland waterway freight transport (including transportation of petroleum products and goods by barges and vessels);
 - Warehousing and storage of goods;
 - Service activities incidental to railway and road transport;
 - Service activities incidental to road transport;
 - Other transportation support service activities (including freight forwarding services, customs brokerage services; cargo inspection and tallying services; cargo lifting and crane services; ship agency services; maritime transport agency services; logistics services; brokerage services for contracts of carriage and ship towage contracts; brokerage services for ship charter contracts (without crew); consignment services; multimodal transport services (excluding air transport); maritime service supply agency and brokerage services; customs clearance agency services; ship supply services; maritime brokerage services and other maritime services (excluding gas liquefaction for transportation and activities related to air transport); ship charter brokerage and other related activities such as packaging of goods for protection during transportation, cargo unloading, sampling and cargo weighing);
 - Rental of motor vehicles (including rental of automobiles, trucks, container trucks, tractor-trailers, trailers and semi-trailers, tank trucks and tankers);
 - Rental of machinery, equipment and other tangible goods;
 - Other remaining business support service activities not elsewhere classified (including import and export services of goods).
 - Real estate business, including ownership, use rights or lease of owned or leased land.

NOTES TO THE FINANCIAL STATEMENTS

1.4 Normal production and business cycle: within 12 months.

2. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

The annual accounting period begins on 01 January and ends on 31 December.

Accounting currency: Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

3.1 Accounting regime applied

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as other guiding circulars on the implementation of accounting standards issued by the Ministry of Finance in the preparation of the Financial Statements.

3.2 Statement of compliance with accounting standards and accounting regime

The Board of Directors ensures that the requirements of Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as other guiding circulars on the implementation of accounting standards issued by the Ministry of Finance, have been complied with in the preparation of the Financial Statements.

3.3 Accounting method applied

The Company uses the general journal accounting form on a computerized accounting system.

4. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS APPLIED

4.1 Basis of preparation of the Financial Statements

The Financial Statements are prepared on the accrual basis of accounting (except for information related to cash flows).

4.2 Foreign exchange rates applied in accounting:

Foreign currency transactions are translated using the exchange rate applicable at the date of the transaction. Monetary items denominated in foreign currencies at the end of the accounting period are translated using the exchange rate applicable at that date. Exchange differences arising from such transactions are recognized in the Statement of Income.

- The exchange rates selected for accounting for foreign exchange differences arising during the period and for revaluation of monetary items denominated in foreign currencies;

- Cross exchange rates applied in cases where the bank does not announce the transaction exchange rate for the foreign currency;

- The State Bank of Vietnam's announced gold purchase price or the reference purchase price of a gold trading entity licensed in accordance with regulations is applied for the revaluation of monetary gold at the end of the accounting period.

4.3 Principles for recognition of cash and cash equivalents

Cash includes cash on hand, demand deposits at banks, and monetary gold used for the purpose of storing value, excluding gold classified as inventory and used as raw materials for production or goods for sale.

Cash equivalents are short-term investments with a recovery period or maturity of no more than 3 months from the date of purchase, which are readily convertible into a known amount of cash and subject to insignificant risk of changes in value upon conversion into cash.

4.4 Accounting principles for financial investments

4.4.1 Trading securities

NOTES TO THE FINANCIAL STATEMENTS

Trading securities must be recorded at cost. The cost of trading securities is determined based on the fair value of the consideration paid at the transaction date.

The recognition date of trading securities is the date on which the investor obtains ownership rights, specifically as follows:

- Listed securities are recognized at the date of order matching (T+0);
- Unlisted securities are recognized at the date ownership is officially obtained in accordance with the law.

Dividends relating to periods prior to the acquisition of trading securities are deducted from the carrying amount of the investment. Dividends attributable to the period after the acquisition of trading securities are recognized as financial income.

At the end of the accounting period, if the market value of trading securities falls below their cost, a provision for diminution in value is made.

The provision for diminution in value of securities investments is calculated using the following formula:

Provision for diminution in value of securities investments = Value of securities investments recorded in the Company's accounting books at the date of preparation of the annual financial statements – Number of securities held by the Company at the date of preparation of the annual financial statements × Actual market price of the securities.

For shares registered for trading on the market of unlisted public companies and equitized state-owned enterprises of public offering (Upcom), the actual market price is determined as the average reference price over the 30 most recent consecutive trading days prior to the date of preparation of the annual financial statements, as announced by the Stock Exchange. In cases where shares of a joint stock company registered for trading on the Upcom market have had no trading transactions within 30 days prior to the date of preparation of the annual financial statements, the Company shall determine the provision level for each securities investment in accordance with Pointb, Clause 2 of this Article.

The Company must fully and promptly record income from trading securities investment activities. Dividends allocated for the period to the investment date are recorded as a reduction in the value of the investment.

When an investor receives additional shares without payment, arising from a joint-stock company's use of share premium, equity funds, and undistributed earnings after tax (stock dividends) to issue additional shares, the investor shall only track the increased number of shares in the notes to the financial statements, without recognising the value of the shares received. Without recognising financial income, and without recognising an increase in the value of the investment in the joint-stock company.

Upon liquidation or disposal of trading securities (calculated separately for each type of security), the cost is determined using the moving weighted average method (weighted average recalculated after each purchase).

4.4.2 Held-to-maturity investments

Investments are classified as held-to-maturity investments when the Company has the intention and ability to hold them to maturity. Held-to-maturity investments include term deposits with banks (including treasury bills and promissory notes), bonds and loans held to maturity for the purpose of earning periodic interest income, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, which comprises the purchase price and transaction costs directly attributable to the acquisition of the investments. Subsequent to initial recognition, these investments are measured at recoverable value. Interest income from held-to-maturity investments subsequent to the acquisition date is recognized in the Statement of profit or loss on an accrual basis.

4.5 Receivables

Receivables are presented at their carrying amount less provision for doubtful debts.

NOTES TO THE FINANCIAL STATEMENTS

The classification of receivables into trade receivables and other receivables is made on the following basis:

- Trade receivables reflect receivables of a commercial nature arising from purchase-sale transactions between the Company and buyers that are independent entities from the Company, including receivables from export sales consigned to other entities.
- Other receivables reflect receivables that are not commercial in nature and are not related to purchase-sale transactions.

Provision for doubtful debts is made for each doubtful debt based on the overdue age of the debts or the estimated possible loss, specifically as follows:

For overdue receivables:

30% of value for receivables overdue from 6 months to under 1 year.

50% of value for receivables overdue from 1 year to under 2 years.

70% of value for receivables overdue from 2 years to under 3 years.

100% of value for receivables overdue 3 years or more.

For receivables not yet overdue but unlikely to be collectible: provision is made based on the estimated possible loss.

4.6 Inventories

The cost of inventories is determined as follows:

- Raw materials, goods: comprise the purchase cost and other costs directly related to bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price of inventories in the ordinary course of production and business less the estimated costs of completion and the estimated costs necessary to make the sale. The value of inventories is calculated using the weighted average method and accounted for using the perpetual inventory method.

Provision for diminution in value of inventories is made for each inventory item whose cost is greater than its net realisable value. The increase or decrease in the provision for diminution in value of inventories required to be made at the end of the fiscal year is recognised in cost of goods sold.

4.7 Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all costs incurred by the Company to acquire the assets up to the time they are brought into a condition ready for use. Subsequent expenditures after initial recognition are capitalized to the cost of tangible fixed assets only when it is probable that such expenditures will increase the future economic benefits obtained from the use of the assets. Expenditures that do not meet the above criteria are recognized immediately as expenses.

When tangible fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized, and any resulting gain or loss arising from the disposal is recognized in income or expenses for the year.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The estimated useful lives of different categories of tangible fixed assets are as follows:

Category of tangible fixed assets	Number of years
Transportation and transmission equipment	07 - 10
Buildings and structures	6 - 25
Machinery and equipment	10
Other tangible fixed assets	05

NOTES TO THE FINANCIAL STATEMENTS

4.8 Intangible fixed assets

Intangible fixed assets are presented at cost less accumulated amortization.

The cost of intangible fixed assets includes all costs incurred by the Company to acquire the assets up to the time the assets are ready for use. Costs related to intangible fixed assets incurred after initial recognition are recognized as production and business expenses in the period, unless such costs are directly associated with a specific intangible fixed asset and increase the future economic benefits derived from those assets.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortization are derecognized, and any resulting gain or loss from the disposal is recognized in income or expenses for the year.

The Company's intangible fixed assets include:

Computer software

The cost of computer software is determined as the total actual costs incurred by the Company to acquire the software, in cases where the software is a component that can be separated from the related hardware, or the layout design of semiconductor integrated circuits in accordance with intellectual property law. Computer software is amortised on a straight-line basis over 05-07 years.

Land use rights

Land use rights represent all actual costs incurred by the Company directly related to the land used, including payments made to obtain land use rights, compensation costs, site clearance costs, land leveling costs, and registration fee expenses,...

The Company's land use rights are indefinite-term land use rights and are not subject to depreciation.

4.9 Investment properties

Investment properties comprise: land use rights, buildings, parts of buildings, or both buildings and land, and infrastructure held by the owner or the lessee under a finance lease agreement for the purpose of earning rental income or waiting for an increase in value, rather than for use in production, provision of goods or services, administrative purposes, or sale in the ordinary course of business.

The cost of investment properties includes all costs (cash or cash equivalents) incurred by the Company or the fair value of other assets exchanged to acquire the investment properties up to the date of purchase or completion of construction of such investment properties.

Subsequent costs related to investment properties after initial recognition are recognized as production and business expenses in the period, unless such costs are likely to increase the future economic benefits generated by the investment properties beyond the originally assessed level of performance, in which case they are added to the cost of the investment properties.

Investment properties held for rental are depreciated on a straight-line basis over their estimated useful life. The depreciation periods of investment properties are as follows:

<u>Type of fixed assets</u>	<u>Number of years</u>
Buildings and assets attached to land	25

The Company does not depreciate investment properties held for capital appreciation. Where there is reliable evidence that investment properties have decreased in value compared with their market value and the amount of the decrease can be reliably determined, the Company assesses and reduces the carrying amount of the investment properties and recognizes the impairment loss in cost of goods sold during the period.

NOTES TO THE FINANCIAL STATEMENTS

4.10 Construction in progress

Construction in progress costs reflect directly attributable costs (including capitalized borrowing costs, if any) related to assets under construction, machinery and equipment under installation, as well as costs associated with ongoing repairs of fixed assets. These assets are recognized at cost and are not depreciated.

4.11 Prepaid expenses

Prepaid expenses comprise actual expenses incurred which relate to the business results of multiple accounting periods. The Company's prepaid expenses comprise the following:

Tools and instruments

Tools and instruments put into use are allocated to expenses on a straight-line basis over a period not exceeding 03 years

Other expenses

Other expenses are allocated to expenses on a straight-line basis over a period not exceeding 03 years.

4.12 Payables and accrued expenses

Payables and accrued expenses are recognized for amounts payable in the future in respect of good and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payable into trade payables and other payables is made one the following basis:

- Trade payables reflect payables of a commercial nature arising from transactions to purchase goods, services and assets where the seller is an entity independent of the Company, including payables arising from import through an entrusted importer;
- Other payables reflect payables that are not commercial in nature and are not related to transactions to purchase, sell or supply goods and services.

4.13 Borrowings and finance lease liabilities

The Company is required to monitor in detail the repayment terms of loans and finance lease liabilities. Amounts with repayment periods exceeding 12 months from the date of preparation of the Financial Statements are presented as long-term borrowings and finance lease liabilities. Amounts due for payment within the next 12 months from the date of preparation of the Financial Statements are presented as short-term borrowings and finance lease liabilities for payment planning purposes.

For finance lease liabilities, the total lease liabilities recognised on the credit side of Account 341 represent the total amount payable, calculated based on the present value of minimum lease payments or the fair value of the leased asset.

4.14 Borrowing costs

Borrowing costs are interest expenses recognised in production and business expenses in the period when incurred.

4.15 Equity

Owners' contributed capital

Owners' contributed capital is recognised based on the actual amount contributed by shareholders.

Share premium

NOTES TO THE FINANCIAL STATEMENTS

Share premium is recognised as the difference between the issuance price and the par value of shares upon the initial issuance, additional issuance of shares, the difference between the reissuance price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to the additional issuance of shares and the reissuance of treasury shares are deducted from share premium.

Retained earnings

Recognition of business results (profit or loss) after corporate income tax and the allocation of profits or treatment of losses of the enterprise.

Dividends

Dividends are recognised as liabilities when declared.

4.16 Revenue and other income

Revenue from sale of goods is recognised when all of the following conditions are satisfied:

- The Company has transferred substantially all risks and rewards associated with the ownership of the products and goods to the buyer;
- The Company no longer retains managerial involvement in the goods as the owner or control over the goods;
- Revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- The costs related to the sales transaction can be determined.

Revenue from rendering of services is recognised when all of the following conditions are satisfied:

- Revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the service transaction;
- The stage of completion of the transaction at the reporting date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

Financial income includes interest income from bank deposits and loans, and gains from the sale of investments. Details are as follows:

- Interest income from bank deposits and loans is recognised based on the deposit and loan balances and the actual interest rates applicable for each period, when such income can be determined with reasonable certainty;
- Gains from the sale of investments are recognised based on the excess of the selling price over the purchase price.

Other income reflects income arising from events or transactions that are separate from the Company's ordinary business activities, in addition to the above-mentioned revenue.

4.17 Cost of goods sold

Cost of goods sold is recognised based on actual costs incurred in accordance with revenue, including: the cost of goods sold and services provided during the period, which are recognised based on actual costs incurred in accordance with revenue.

4.18 Financial expenses

Borrowing costs include interest expenses and other costs incurred directly in connection with borrowings.

Borrowing costs are recognised as expenses when incurred. In cases where borrowing costs are directly attributable to the acquisition, construction or production of a qualifying asset that requires a substantial period of time (more than 12 months) to be ready for its intended use or sale, such borrowing costs are capitalised. For specific borrowings used for the construction of fixed assets or investment properties,

NOTES TO THE FINANCIAL STATEMENTS

borrowing costs are capitalised even if the construction period is less than 12 months. Income earned from the temporary investment of borrowings is deducted from the cost of the related asset.

For general borrowings used for the purpose of acquiring, constructing or producing qualifying assets, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the weighted average accumulated expenditures incurred for the acquisition, construction or production of such assets. The capitalisation rate is the weighted average interest rate applicable to outstanding borrowings during the year, excluding specific borrowings for the purpose of forming a particular asset.

4.19 Selling expenses and general and administrative expenses

Selling expenses reflect actual costs incurred during the sale of goods and provision of services in the accounting period, including: salaries and wages of sales department employees (salaries, wages, allowances, etc.); trade union fees, social insurance, health insurance, unemployment insurance of sales employees; transportation costs, etc.

General and administrative expenses reflect the Company's general administrative costs incurred during the accounting period, including: salaries and wages of management department employees (salaries, wages, allowances, etc.); trade union fees, social insurance, health insurance, unemployment insurance of management employees; office supplies and tools; depreciation of fixed assets used for enterprise management; land rental expenses, business license tax; outsourced services (electricity, water, telephone, etc.); other cash expenses (entertainment expenses, etc.).

4.19 Principles and methods of recognition of current corporate income tax expense

Corporate income tax expense includes current corporate income tax.

Current income tax

Current income tax is the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, adjustments for non-taxable income, and carried-forward tax losses.

The Company is subject to corporate income tax at the tax rate of 20%.

4.20 Financial instruments

i. Financial assets

Classification of financial assets

The Company classifies financial assets into the following categories: financial assets measured at fair value through the Statement of Income, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification of these financial assets depends on the nature and purpose of the financial assets and is determined at initial recognition.

Financial assets measured at fair value through the Statement of Income

Financial assets are classified as measured at fair value through the Statement of Income if they are held for trading or designated as measured at fair value through the Statement of Income at initial recognition.

Financial assets are classified as trading securities if:

- Acquired or incurred mainly for the purpose of resale in the short term;
- The Company intends to hold them for the purpose of obtaining short-term profits;
- Derivative financial instruments (except for derivative financial instruments designated as financial guarantee contracts or effective hedging instruments).

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturity dates that the Company has the positive intention and ability to hold to maturity.

NOTES TO THE FINANCIAL STATEMENTS

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Initial carrying amount of financial assets

Financial assets are recognised on the purchase date and derecognised on the sale date. At initial recognition, financial assets are measured at the purchase price/issue cost plus other costs directly attributable to the acquisition or issuance of such financial assets.

ii. Financial liabilities

The Company classifies financial liabilities into the following categories: financial liabilities measured at fair value through the Statement of Income, and financial liabilities measured at amortised cost. The classification of financial liabilities depends on the nature and purpose of the financial liabilities and is determined at initial recognition.

Financial liabilities measured at fair value through the Statement of Income

Financial liabilities are classified as measured at fair value through the Statement of Income if they are held for trading or designated as measured at fair value through the Statement of Income at initial recognition.

Financial liabilities are classified as trading securities if:

They are issued or incurred mainly for the purpose of repurchasing in the short term;

The Company intends to hold them for the purpose of obtaining short-term profits;

They are derivative financial instruments (except for derivative financial instruments designated as financial guarantee contracts or effective hedging instruments).

Financial liabilities are subsequently measured at amortised cost.

Financial liabilities measured at amortised cost are determined based on the initial recognition value of the financial liability less principal repayments, plus or minus the cumulative amortisation calculated using the effective interest rate method of the difference between the initial recognition value and the maturity value, less any impairment losses (either directly or through the use of an allowance account) due to impairment or uncollectibility.

The effective interest rate method is a method of calculating the amortised cost of a financial liability or a group of financial liabilities and allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial liability.

Initial carrying amount of financial liabilities

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

iii. Equity instrument

An equity instrument is a contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

4.21 Segment reporting

A business segment is a separately identifiable component engaged in the production or provision of products or services and having risks and economic benefits that are different from those of other business segments.

A geographical segment is a separately identifiable component engaged in the production or provision of products or services within a particular economic environment and having risks and economic benefits that are different from those of business segments operating in other economic environments.

NOTES TO THE FINANCIAL STATEMENTS

4.22 Related parties

Related parties of the Company are considered to be parties that have the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making decisions on financial and operating policies, or when the Company and the other party are under common control or subject to common significant influence. Related parties may be organizations or individuals, including close family members of individuals considered to be related parties.

NOTES TO THE FINANCIAL STATEMENTS

5. CASH

	Ending Balance VND	Beginning Balance VND
Cash on hand	1.887.882.865	3.276.556.536
Bank demand deposits	56.887.121.589	54.770.187.683
<i>Including:</i>		
- VietinBank – Dong Da Branch	367.830	20.000.776.118
- BIDV – Ba Dinh Branch	-	34.601.860.152
- BIDV – Hai Phong Branch	6.041.684.904	3.498.652
- BIDV – Dong Do Branch	50.000.784.841	-
Total	58.775.004.454	58.046.744.219

6. FINANCIAL INVESTMENTS

6.1 INVESTMENTS HELD TO MATURITY

	Ending Balance VND	Beginning Balance VND
Deposit contracts and savings passbooks	17.022.400.000	27.522.400.000
Savings deposit interest	668.788.164	299.388.492
Total	17.691.188.164	27.821.788.492

* Savings deposits at Woori Bank Vietnam Limited – Hai Phong Branch under the following contracts:

- Term deposit certificate No. 3021100904 dated October 2, 2024, with an amount of VND 6,200,000,000, a term of 12 months, and an interest rate of 5.2% per annum. On October 2, 2025, the interest was added to the principal and the deposit was renewed for another 12 months at a principal amount of VND 6,522,400,000, with an interest rate of 5% per annum.

* Savings deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Hai Phong Branch under the following contracts:

- Term savings certificate No. CA 50162138 dated April 3, 2026, opened at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Hai Phong Branch, with an amount of VND 2,500,000,000, a term of 6 months from April 3, 2026 to October 3, 2026, and an interest rate of 7.2% per annum.

* Term deposits at Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Hai Phong Branch under the following contracts:

- Term deposit contract No. 01.2025/HĐTG/VCB-PPT dated October 28, 2025, with an amount of VND 4,000,000,000, a term of 6 months from October 28, 2025 to April 28, 2026, and an interest rate of 4.8% per annum. On April 28, 2026, the deposit was renewed for another 6 months until October 28, 2026, with an interest rate of 7.5% per annum.
- Term deposit contract No. 02.2025/HĐTG/VCB-PPT dated October 28, 2025, with an amount of VND 4,000,000,000, a term of 6 months from October 28, 2025 to April 28, 2026, and an interest rate of 4.8% per annum. On April 28, 2026, the deposit was renewed for another 6 months until October 28, 2026, with an interest rate of 7.5% per annum.

NOTES TO THE FINANCIAL STATEMENTS

7. TRADE RECEIVABLES

	Ending Balance VND	Beginning Balance VND
Short-term		
Sieu Thi Xang Dau Joint Stock Company	26.696.833.595	16.572.979.075
Alpha Petro Group Joint Stock Company	24.613.659.695	11.828.133.235
Other trade receivables	88.167.985.314	61.811.864.471
Total	139.478.478.604	90.212.976.781

8. ADVANCES TO SUPPLIERS

	Ending Balance VND	Beginning Balance VND
Short-term		
Hanoi Petroleum Joint Stock Company	-	80.188.543
Super Gas Company Limited – Hai Phong Branch	31.957.995	-
Other supplier payables	200.422.471	190.373.872
Total	232.380.466	270.562.415

9. OTHER RECEIVABLES

	Ending Balance VND	Beginning Balance VND
Other short-term receivables		
Deposit for the purchase of Ta Dung petrol station	-	14.000.000.000
Deposit for the purchase of Gia Nghia 30 petrol station	20.000.000.000	-
Employee advances	50.000.000	-
Deposit for photocopier rental	5.000.000	-
Receivables from retail petrol stations	-	56.915.316
Total	20.055.000.000	14.056.915.316

10. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

	Ending Balance VND	Beginning Balance VND
Short-term		
An Tam Maritime Company Limited	1.375.686.156	1.375.686.156
Quang Dong Trading Services One Member Company Limited	1.462.227.202	1.462.227.202
Allowances for other doubtful trade receivables	5.547.604.820	4.120.653.349
Total	8.385.518.178	6.958.566.707

NOTES TO THE FINANCIAL STATEMENTS

11. INVENTORIES

	Closing balance		Opening balance	
	Cost	Allowance	Cost	Allowance
Merchandise	87.171.894.096	-	140.462.169.488	-
Total	87.171.894.096	-	140.462.169.488	-

12. FIXED ASSETS

12.1 TANGIBLE FIXED ASSETS

					Unit: VND
	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Other fixed assets	Total
COST					
As at 01/01/2026	3.004.679.541	760.000.000	12.140.764.895	372.266.128	16.277.710.564
Additions during the period	150.000.000	-	-	-	150.000.000
Disposals during the period	-	-	(928.661.440)	-	(928.661.440)
As at 30/09/2026	3.154.679.541	760.000.000	13.069.426.335	372.266.128	15.499.049.124
ACCUMULATED DEPRECIATION					
As at 01/01/2026	540.631.397	265.999.986	6.243.545.011	275.134.218	7.325.310.612
Charge for the period	110.721.224	56.999.997	899.069.414	19.126.728	1.085.917.363
Disposals during the period	-	-	(761.734.756)	-	(761.734.756)
As at 30/09/2026	651.352.621	322.999.983	7.904.349.181	294.260.946	7.649.493.219
NET BOOK VALUE					
As at 01/01/2026	2.464.048.144	494.000.014	5.897.219.884	97.131.910	8.952.399.952
As at 30/09/2026	2.503.326.920	437.000.017	5.165.077.154	78.005.182	7.849.555.905

Some tangible fixed assets have been pledged as collateral to secure the Company's loans at the following banks: Bank for Investment and Development of Vietnam (BIDV) – Hai Phong Branch, Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Hai Phong Branch, Military Commercial Joint Stock Bank (MB) – Nam Hai Phong Branch, Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Dong Hai Phong Branch, and Vietnam Prosperity Joint Stock Commercial Bank (VPBank) – Hai Phong Branch.

NOTES TO THE FINANCIAL STATEMENTS

12.2 INTANGIBLE FIXED ASSETS

Unit: VND

	Software programs	Land use rights (*)	Total
ORIGINAL COST			
As at 01/01/2026	202.000.000	54.141.371.800	54.343.371.800
Increase during the period		20.282.789.300	20.282.789.300
Decrease during the period			-
As at 30/09/2026	202.000.000	74.424.161.100	74.626.161.100
ACCUMULATED DEPRECIATION			
As at 01/01/2026	113.399.998		113.399.998
Increase during the period	25.628.571		25.628.571
Decrease during the period			-
As at 30/09/2026	139.028.569	-	139.028.569
REMAINING VALUE			
As at 01/01/2026	88.600.002	54.141.371.800	54.229.971.802
As at 30/09/2026	62.971.431	74.424.161.100	74.487.132.531

(*) Including land use rights at the following locations:

+ Long-term land use right at land plot No. 18, lot LK6, Lach Tray Riverside Urban Area, Vinh Niem Ward, Le Chan District, Hai Phong City, according to the Certificate of Land Use Rights and Other Assets Attached to Land No. CY537566 issued by the Department of Natural Resources and Environment of Hai Phong City to Petro Times Joint Stock Company on October 6, 2021. The carrying value of the land use right is VND 6,367,100,000. The land use right is currently used as collateral for a loan at Bank for Investment and Development of Vietnam (BIDV) – Hai Phong Branch.

+ Long-term land use right at land plot No. 06, map sheet No. 23, located in Dak Ha Commune, Dak Glong District, Dak Nong Province, according to the Certificate of Land Use Rights and Other Assets Attached to Land No. CH001091. The carrying value of the land use right is VND 11,594,825,000.

+ Long-term land use right at land plot No. 48, map sheet No. 18, located in Hamlet 1, Dak Ha Commune, Dak Glong District, Dak Nong Province, according to the Certificate of Land Use Rights and Other Assets Attached to Land No. CS05431. The carrying value of the land use right is VND 5,295,490,000.

+ Long-term land use right at land plot No. 116, map sheet No. 59, located in Hamlet 3, Dak Ha Commune, Dak Glong District, Dak Nong Province, according to the Certificate of Land Use Rights and Other Assets Attached to Land No. CS450057. The carrying value of the land use right is VND 16,529,660,000.

+ Long-term land use right at land plot No. 17, lot LK6, Lach Tray Riverside Urban Area, Vinh Niem Ward, Le Chan District, Hai Phong City, according to the Certificate of Land Use Rights and Assets Attached to Land No. LD 570888. The carrying value of the land use right is VND 14,354,296,800. The land use right is currently mortgaged at Shinhan Bank – Hai Phong Branch.

+ Land use right for rural residential land at land plot No. 294, map sheet No. 127, located in Dak Tien Hamlet, Duc An Commune, Lam Dong Province, according to the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. AA 01878581. The carrying value of the land use right is VND 2,937,160,000.

+ Land use right for rural residential land at land plot No. 295, map sheet No. 127, located in Dak Tien Hamlet, Duc An Commune, Lam Dong Province, according to the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. AA 01878582. The carrying value of the land use right is VND 2,896,420,000.

+ Land use right for rural residential land at land plot No. 296, map sheet No. 127, located in Dak Tien Hamlet, Duc An Commune, Lam Dong Province, according to the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. AA 01878583. The carrying value of the land use right is VND 5,486,394,368.

NOTES TO THE FINANCIAL STATEMENTS

+ Land use right for rural residential land at land plot No. 297, map sheet No. 127, located in Dak Tien Hamlet, Duc An Commune, Lam Dong Province, according to the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. AA 01878584. The carrying value of the land use right is VND 6,703,423,232.

+ Land use right for rural residential land at land plot No. 272, map sheet No. 127, located in Dak Tien Hamlet, Duc An Commune, Lam Dong Province, according to the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. AA 02732381. The carrying value of the land use right is VND 2,257,612,920.

13. INVESTMENT PROPERTY

a, Investment properties held for lease:

It is the asset attached to land at land plot No. 17, lot LK6, Lach Tray Riverside Urban Area, Vinh Niem Ward, Le Chan District, Hai Phong City. Details of movements of the asset during the year are as follows:

	Cost	Accumulated depreciation	Transferred to fixed assets during the year	Net book value
As at 01/01/2026	1.787.403.200	183.506.739	-	1.603.896.461
Additions during the period	-	47.664.088	-	(47.664.088)
Disposals during the period	-	-	-	-
As at 30/09/2026	1.787.403.200	231.170.827	-	1.556.232.373

b, Investment properties held for capital appreciation.

+ Land use right at land plot No. 06, map sheet No. 23, located in Dak Ha Commune, Dak Glong District, Dak Nong Province, according to the Certificate of Land Use Rights and Other Assets Attached to Land No. CH001091. The carrying value of the land use right is VND 3,445,000,000.

+ Land use right at land plot No. 48, map sheet No. 18, located in Hamlet 1, Dak Ha Commune, Dak Glong District, Dak Nong Province, according to the Certificate of Land Use Rights and Other Assets Attached to Land No. CS05431. The carrying value of the land use right is VND 230,000,000.

+ Land use right at land plot No. 116, map sheet No. 59, located in Hamlet 3, Dak Ha Commune, Dak Glong District, Dak Nong Province, according to the Certificate of Land Use Rights and Other Assets Attached to Land No. CS450057. The carrying value of the land use right is VND 5,512,000,000.

+ Land use right at land plot No. 4, lot BT-34, Trang Due Industrial Service, Commercial and Worker Housing Urban Area Project, Le Loi Commune, An Duong District, Hai Phong City, according to the Certificate of Land Use Rights and Assets Attached to Land No. CT 506244. Area: 240 m². The Company's land use right is residential land in rural areas with long-term usage duration. The carrying value of the land use right is VND 5,535,000,000.

+ Land use right at land plot No. 4, lot BT 36, Trang Due Industrial Service, Commercial and Worker Housing Urban Area Project, Le Loi Commune, An Duong District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CT 506260. The carrying value of the land use right is VND 7,147,325,000. Area: 183.5 m².

+ Land use right at land plot No. 19, lot BT 49, Trang Due Industrial Service, Commercial and Worker Housing Urban Area Project, Le Loi Commune, An Duong District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CT 506416. The carrying value of the land use right is VND 7,195,500,000. Area: 180 m².

NOTES TO THE FINANCIAL STATEMENTS

14. LONG-TERM FINANCIAL INVESTMENTS

Investments in associates and joint ventures

	Ending Balance	Beginning Balance
	VND	VND
Acquisition of a 49% equity interest in Century Energy Development Group Joint Stock Company	-	14.700.000.000
Total	-	14.700.000.000

15. PREPAID EXPENSES

15.1 Short-term prepaid expenses

	Ending Balance	Beginning Balance
	VND	VND
Insurance expenses	174.600.004	190.890.227
Tools and supplies issued for use	19.472.500	157.116.109
Others	35.667.998	55.555.554
Total	229.740.502	403.561.890

15.2 Long-term prepaid expenses

	Ending Balance	Beginning Balance
	VND	VND
Tools and supplies issued for use	434.425.369	415.796.904
Land and infrastructure rental expenses	236.590.903	267.272.722
Equipment for automatic invoice issuance	156.166.672	180.416.669
Others	21.977.772	56.503.692
Total	849.160.716	919.989.987

16. TRADE PAYABLES

16.1 Short-term trade payables

	Ending Balance (VND)		Beginning Balance (VND)	
	Amount	Amount Payable	Amount	Amount Payable
Short-term trade payables	21.444.423.122	21.444.423.122	1.003.445.508	1.003.445.508
Viet Khoi Service And Trading Joint Stock Company	19.880.600.000	19.880.600.000	-	-
DK Hoang Duong Company Limited	56.566.250	56.566.250	64.360.940	64.360.940
Chien Thang Petroleum Company Limited	157.827.000	157.827.000	196.172.000	196.172.000
Thien Phuoc Transportation Company Limited	562.420.000	562.420.000	74.366.000	74.366.000
Other suppliers	787.009.872	787.009.872	668.546.568	668.546.568

NOTES TO THE FINANCIAL STATEMENTS

17. ADVANCES FROM CUSTOMERS

	Ending Balance (VND)		Beginning Balance (VND)	
	Amount	Amount payable	Amount	Amount payable
Short-term	2.987.927.465	2.987.927.465	13.142.615.979	13.142.615.979
Phuong Hoang Construction and Trading Joint Stock Company	92.278.805	92.278.805	7.593.347.561	7.593.347.561
No. 4 River Management Joint Stock Company	500.805.760	500.805.760	-	-
Anh Tai Company Limited	600.000.000	600.000.000	-	-
Other customers	1.794.842.900	1.794.842.900	5.549.268.418	5.549.268.418

18. TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	01/01/2026	Amount Payable	Amount paid	30/09/2026
Value-added tax	-	-	-	-
Corporate income tax	1.149.929.808	8.462.587.404	2.761.794.221	6.850.722.991
Personal income tax	3.746.375	109.671.564	8.637.224	104.780.715
Other taxes	-	27.290.101	27.290.101	-
Total	1.153.676.183	8.599.549.069	2.797.721.546	6.955.503.706

19. PAYABLE TO EMPLOYEES

	As at 30 September 2026	As at 30 September 2025
Payables to employees	987.684.024	71.331.500
Payables to employees	987.684.024	71.331.500

NOTES TO THE FINANCIAL STATEMENTS

20. BORROWINGS AND FINANCE LEASE LIABILITIES

Borrowings	01/01/2026 (VND)		During the period (VND)		30/09/2026 (VND)	
	Amount	Amount capable of repayment	Increase	Decrease	Amount	Amount capable of repayment
Short-term borrowings	268.531.375.957	268.531.375.957	845.021.732.888	893.285.938.507	220.267.170.338	220.267.170.338
Short-term bank borrowings	268.531.375.957	268.531.375.957	833.285.559.940	893.285.938.507	208.530.997.390	208.530.997.390
[1] Joint Stock Commercial Bank for Investment and Development of Vietnam - Hai Phong Branch	46.829.000.000	46.829.000.000	212.390.986.000	212.230.686.000	46.989.300.000	46.989.300.000
[2.1] Military Commercial Joint Stock Bank - South Hai Phong Branch	40.240.000.000	40.240.000.000	99.374.350.000	116.144.850.000	23.469.500.000	23.469.500.000
[2.2] Overdraft loan from Military Commercial Joint Stock Bank	4.983.775.957	4.983.775.957	13.719.945.990	18.703.721.947	-	-
[3] Vietnam Joint Stock Commercial Bank for Industry and Trade - Hai Phong Branch	61.694.600.000	61.694.600.000	213.937.291.080	240.032.920.730	35.598.970.350	35.598.970.350
[4] Shinhan Bank Vietnam Limited - Hai Phong Branch	7.500.000.000	7.500.000.000		7.500.000.000	-	-
[5] Joint Stock Commercial Bank for Foreign Trade of Vietnam - East Hai Phong Branch	23.499.000.000	23.499.000.000	65.576.440.000	81.075.440.000	8.000.000.000	8.000.000.000
[6] Vietnam Prosperity Joint Stock Commercial Bank - Hai Phong Branch	38.585.000.000	38.585.000.000	95.995.828.430	95.184.306.000	39.396.522.430	39.396.522.430
[7] Woori Bank Vietnam Limited - Hai Phong Branch	45.200.000.000	45.200.000.000	90.368.000.000	90.400.000.000	45.168.000.000	45.168.000.000
[8] Vietnam Public Joint Stock Commercial Bank - Thai Binh Branch	-	-	41.922.718.440	32.014.013.830	9.908.704.610	9.908.704.610
Short-term borrowings from other parties	-	-	11.736.172.948	-	11.736.172.948	11.736.172.948
[9] Mirae Asset Securities (Vietnam) Joint Stock Company - Hanoi Branch	-	-	11.736.172.948	-	11.736.172.948	11.736.172.948

NOTES TO THE FINANCIAL STATEMENTS

Detailed information of the loans:

[1] Loan from Bank for Investment and Development of Vietnam – Hai Phong Branch under Credit Limit Agreement No. 01/2026/10172436/HĐTD dated 25 May 2026. Accordingly, the Company's maximum credit limit is VND 100,000,000,000. The loan purpose is to supplement working capital, provide payment guarantees, and open L/Cs. The credit limit validity period is from the signing date to 31 May 2027. The loan term and interest rate are determined under each specific credit agreement. The loan is secured by the following Asset Mortgage Agreements:

- Mortgage Agreement No. 02/2019/10172436/HĐBĐ signed on 21 January 2019. The mortgaged asset is a Mazda CX-5 automobile with license plate No. 15A-456.22, owned by Hai Phong Petroleum Materials Trading Joint Stock Company (now Petro Times Joint Stock Company). Value of collateral: VND 450,000,000.
- Mortgage Agreement No. 01/2020/10172436/HĐBĐ dated 14 May 2020. The mortgaged asset is a Hyundai petroleum tanker truck with license plate No. 15C-354.64, owned by Petro Times Joint Stock Company. Value of collateral: VND 636,000,000.
- Mortgage Agreement No. 03/2020/10172436/HĐBĐ dated 16 October 2020. The mortgaged asset is a Hyundai Grand i10 automobile with license plate No. 15A-621.27, owned by Petro Times Joint Stock Company. Value of collateral: VND 160,000,000.
- Asset Mortgage Agreement No. 01/2022/10172436/HĐBĐ dated 24 January 2022. The mortgaged asset is a Hyundai automobile with license plate No. 15H-031.37, owned by Petro Times Joint Stock Company. Value of collateral: VND 500,000,000.
- Asset Mortgage Agreement No. 04/2023/10172436/HĐBĐ dated 27 July 2023. The mortgaged assets are an International tractor truck with license plate No. 15H-058.83 and a Yunli semi-trailer with license plate No. 15R-187.53, owned by Petro Times Joint Stock Company. Value of collateral: VND 412,000,000.
- Third-party Real Estate Mortgage Agreement No. 02/2022/10172436/HĐBĐ dated 16 December 2022. The collateral is: land plot No. 943, map sheet No. 7, with an area of 47.9 m² located at Group 10, Dang Hai Ward, Hai An District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. DH 341687, Certificate Book No. CS17384 issued by the Department of Natural Resources and Environment of Hai Phong City on 11 November 2022 to Mr. Pham Van Truong and Mrs. Pham Thi Chi. Value of collateral: VND 2,634,500,001.
- Third-party Real Estate Mortgage Agreement No. 06/2019/10172436/HĐBĐ dated 13 December 2019. The collateral is: land plot No. 591, map sheet No. 16, with an area of 680.6 m² located in Tan Nhut Commune, Binh Chanh District, Ho Chi Minh City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. BN 761120, Certificate Book No. CH 03363 issued by the People's Committee of Binh Chanh District on 29 November 2013 to Mr. Nguyen Van Hoang. On 28 November 2019, the property was transferred to Mr. Pham Van Ky under application file No. 003683.CN.005. Value of collateral: VND 8,805,000,000.
- Third-party Real Estate Mortgage Agreement No. 04/2019/10172436/HĐBĐ dated 23 May 2019. The collateral is: land plot No. 44, map sheet No. 18, with an area of 425.4 m² located in Linh Son Village, Binh Yen Commune, Thach That District, Hanoi City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CP 884938, Certificate Book No. CS-TTH 13129 issued by the Department of Natural Resources and Environment of Hanoi City on 27 March 2019 to Mr. Bui Van Man. On 24 April 2019, the property was transferred to Mr. Pham Van Ky and his wife, Mrs. Ha Thi Kim Oanh, under application file No. 001328.CN.002. Value of collateral: VND 4,603,854,000.
- Asset Mortgage Agreement No. 02/2021/10172436/HĐBĐ dated 19 October 2021. The collateral is land plot No. 18, lot LK6, Lach Tray Riverside Urban Area, Vinh Niem Ward, Le Chan District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CY 537566, Certificate Book No. CT15551 issued by the Department of Natural Resources and Environment of Hai Phong City on 16 December 2020 to Mr. Dang Van Dung and Mrs. Vu Thi Huong. On 06 October 2021, the property was transferred to Petro Times Joint Stock Company under application file No. 001372.CN.002. Area: 96 m². Value of collateral: VND 9,425,000,000.

NOTES TO THE FINANCIAL STATEMENTS

- Asset Mortgage Agreement No. 01/2026/10172436/HĐBĐ dated 13 January 2026 for the land use right, house ownership right and other assets attached to land at land plot No. 67, map sheet No. 35, located at: plot No. 17, lot LK6, Lach Tray Riverside Urban Area, Vinh Niem Ward, Le Chan District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. DL 570876, Certificate Book No. VP23425 issued by the Land Registration Office under the Department of Natural Resources and Environment of Hai Phong City to Petro Times Joint Stock Company on 16 June 2023. Value of collateral: VND 7,920,400,000.

[2] Loan from Military Commercial Joint Stock Bank – Nam Hai Phong Branch:

Loan from Military Commercial Joint Stock Bank – Nam Hai Phong Branch under Credit Facility Agreement No. 235354.25.253.2591654.TD signed on 30 July 2025. The credit limit value is VND 70,000,000,000 (in words: Seventy billion Vietnamese Dong). The loan limit is VND 70,000,000,000. The credit limit validity period is until 22 July 2026. The purpose of the loan is to supplement working capital for the Company's petroleum trading activities during the period of 2025-2026. The term of each loan shall not exceed 03 months. The applicable interest rate is either fixed or floating, as specifically stipulated in the Agreement and debt acknowledgement documents. The loan obligations are secured by the following Asset Mortgage Agreements:

- Mortgage Agreement No. 26565.20.253.2591654.BĐ dated 11 June 2020. The collateral is a tractor truck with license plate No. 15C-358.65 and a semi-trailer with license plate No. 15R-150.97, owned by Petro Times Joint Stock Company. Value of collateral: VND 970,000,000.
- Mortgage Agreement No. 726.21.253.2591654.BĐ dated 06 January 2021. The collateral is a tractor truck with license plate No. 15H-006.34 and a semi-trailer with license plate No. 15R-154.24, owned by Petro Times Joint Stock Company. Value of collateral: VND 810,000,000.
- Third-party Mortgage Agreement No. 4702.21.253.2591654.BĐ dated 25 January 2021. The collateral is land plot No. 515, map sheet No. 110, with an area of 256 m² located in Long Binh Ward, District 9, Ho Chi Minh City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CI 724703 issued by the People's Committee of District 9, Ho Chi Minh City on 18 October 2017 to Ms. Nguyen Thi Tuyet Linh. Transferred to Mr. Pham Van Ky under application file No. 980420.CN.006 dated 21 January 2021. Value of collateral: VND 8,682,878,367.
- Mortgage Agreement No. 9817.21.253.2591654.BĐ dated 26 February 2021. The collateral includes a used INTERNATIONAL tractor truck, model Prostar+122 6x4 LF68700, black color, manufactured in 2015 in Mexico. License plate No.: 15H-009.32, and a new 100% Viet Duc tanker semi-trailer (for petroleum transportation), model XT30A, white color, manufactured in 2020 in Vietnam. License plate No.: 15R-154.39, owned by Petro Times Joint Stock Company. Value of collateral: VND 675,000,000.
- Mortgage Agreement No. 12758.21.253.2591654.BĐ dated 16 March 2021. The collateral is a tanker truck (for petroleum transportation), brand HINO, model FM8JNSA 6x4/VL-X18, white color, manufactured in 2014 in Vietnam. License plate No.: 15C-120.13, owned by Petro Times Joint Stock Company. Value of collateral: VND 700,000,000.
- Third-party Real Estate Mortgage Agreement No. 23177.21.253.2591654.BĐ dated 06 May 2021. The collateral is land plot No. 449, map sheet No. 60 (survey map prepared in 2004), with an area of 233 m² located in Dong Thanh Commune, Hoc Mon District, Ho Chi Minh City, according to the Certificate of Land Use Rights No. AD 646726 issued by the People's Committee of Hoc Mon District on 12 February 2007 to Ms. Luong Thi Kim Huong. Transferred to Mr. Pham Van Ky on 27 April 2021 under application file No. 005442.CN.010. Value of collateral: VND 8,140,074,411.

[3] Loan from Vietnam Joint Stock Commercial Bank for Industry and Trade – Hai Phong Branch under Credit Limit Loan Agreement No. 36/2026-HĐCVHM/NHCT160 – PETRO TIMES dated 13 March 2026. The loan limit shall not exceed VND 100,000,000,000. The credit limit validity period is from 13 March 2026 to 13 March 2027. The lending interest rate is an adjustable interest rate, determined and adjusted in accordance with the provisions of the Credit Limit Agreement and the debt acknowledgement documents. The loan term for each loan is specified in the debt acknowledgement documents but shall not exceed 2.5

NOTES TO THE FINANCIAL STATEMENTS

months. The loan purpose is to supplement working capital and serve production and business activities. The loan is secured by the following Asset Mortgage Agreements:

- Real Estate Mortgage Agreement No. 38/2022/HĐBĐ/NHCT160-CNHP06 dated 23 March 2022. The mortgaged asset is: Land plot located in Trung An Commune, Cu Chi District, Ho Chi Minh City, land plot No. 68, with an area of 2,844.6 m², owned by Mr. Kieu Huu Sang. The collateral value is: VND 14,332,000,000.
- Real Estate Mortgage Agreement No. 44/2022/HĐBĐ/NHCT160-CNHP06 dated 27 April 2022. The mortgaged asset is: Land plot located in Nhun Duc Commune, Cu Chi District, Ho Chi Minh City, land plot No. 565, with an area of 1,377 m², owned by Mr. Kieu Huu Sang. The collateral value is: VND 9,858,000,000.
- Real Estate Mortgage Agreement No. 50/2022/HĐBĐ/NHCT160-CNHP06 dated 07 June 2022. The mortgaged asset is: Land plot located in Phuoc Thanh Commune, Cu Chi District, Ho Chi Minh City, land plot No. 640, with an area of 1,306.8 m², owned by Mr. Pham Van Ky and his wife, Mrs. Ha Thi Kim Oanh. The collateral value is: VND 7,051,000,000.
- Deposit Pledge Agreement No. 14/2026/HĐBĐ/NHCT160-PETROTIMES dated 03 April 2026 for the term deposit certificate No. CA 50162138 dated 03 April 2026 opened at Vietnam Joint Stock Commercial Bank for Industry and Trade – Hai Phong Branch, with an amount of VND 2.5 billion, a term of 6 months from 03 April 2026 to 03 October 2026, and an interest rate of 7.2% per annum.
- Real Estate Mortgage Agreement No. 23/2026/HĐBĐ/NHCT160-PETROTIMES dated August 11, 2026. The mortgaged asset is: Land plot located in Bac Gia Nghia Ward, Lam Dong Province, land plot No. 48, map sheet No. 18 with an area of 358.5 m², owned by Petro Times Joint Stock Company. And Land plot located in Bon Ting Wel Dang, Dak Ha Commune, Dak Glong District, Dak Nong Province (now Bac Gia Nghia Ward, Lam Dong Province), land plot No. 6, map sheet No. 23 with an area of 870.7 m², owned by Petro Times Joint Stock Company. The collateral value is: VND 4,896,000,000.
- Real Estate Mortgage Agreement No. 24/2026/HĐBĐ/NHCT160-PETROTIMES dated August 11, 2026. The mortgaged asset is: Land plot located in Dak Tien Hamlet, Duc An Commune, Lam Dong Province, land plot No. 272, map sheet No. 127, with an area of 3,422.7 m², owned by Petro Times Joint Stock Company. And land plot located in Dak Tien Hamlet, Duc An Commune, Lam Dong Province, land plot No. 294, 295, 296, and 297, map sheet No. 127, with an area of 2,002.5 m², owned by Petro Times Joint Stock Company. The collateral value is: VND 3,520,000,000.

[4] Loan from Shinhan Vietnam Bank Limited – Hai Phong Branch under Credit Limit Loan Agreement No. SHBVN/HPB/2022/HDTD/641 dated 13 July 2022, Extension and Amendment Supplement No. dated 19 June 2023, Agreement No. 04 dated 05 December 2023, and Credit Agreement Extension, Amendment and Supplement dated 29 July 2025. The credit limit is VND 7,500,000,000, with a credit limit validity period of 01 year from the signing date of the credit agreement to 12 July 2026. The loan purpose is to supplement working capital. The loan term for each loan shall not exceed 03 months.

[5] Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam – East Hai Phong Branch under Credit Limit Loan Agreement No. 01/2025/HĐCVHM/VCB-PT dated 28 October 2025. The credit limit is VND 25,000,000,000, with a credit limit validity period of 01 year from the signing date of the credit agreement. The loan purpose is to supplement working capital. The loan term for each loan shall not exceed 03 months. The collateral for the loan includes:

- Deposit Agreement No. 01.2025/HĐTG/VCB-PPT dated 28 October 2025, with an amount of VND 4,000,000,000, a term of 6 months from 28 October 2025 to 28 April 2026, and an interest rate of 4.8% per annum. On 28 April 2026, the deposit was extended for another 6 months until 28 October 2026 at an interest rate of 7.5% per annum. The deposit is currently pledged as collateral at Vietcombank – East Hai Phong Branch under Asset Pledge Agreement No. 01/2025/HĐCCTG/VCB-PT dated 29 October 2025.
- Deposit Agreement No. 02.2025/HĐTG/VCB-PPT dated 28 October 2025, with an amount of VND 4,000,000,000, a term of 6 months from 28 October 2025 to 28 April 2026, and an interest rate of 4.8% per annum. On 28 April 2026, the deposit was extended for another 6 months until 28 October 2026 at an

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interest rate of 7.5% per annum. The deposit is currently pledged as collateral at Vietcombank – East Hai Phong Branch under Asset Pledge Agreement No. 02/2025/HĐCCTG/VCB-PT dated 29 October 2025.

[6] Loan from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) – Hai Phong Branch under Loan Agreement No. CLC-82617-01 dated 15 April 2026. The credit limit is VND 90,000,000,000, with the credit limit validity period of 12 months from the signing date of the Agreement. The purpose of the credit facility is to supplement working capital and issue domestic UPAS L/Cs to serve petroleum trading activities and other related products. The maximum loan term for each individual loan within the credit limit shall not exceed 3 months. The maximum unsecured credit limit is VND 30 billion. The collateral for the loan includes:

- Mortgage Agreement No. CLC-42168-5667429-HDTC-01 dated 06 May 2025 – Land plot No. 4, lot BT 36 – Trang Due Urban Area Project, An Duong District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CT506260 issued by the People's Committee of Hai Phong City on 11 November 2019 to Saigon - Hai Phong Industrial Park Joint Stock Company. Transferred to Petro Times Joint Stock Company under application file No. 001339.CN.006 dated 04 October 2023. Value of collateral: VND 3,856,558,395.

- Mortgage Agreement No. CLC-42168-5667429-HDTC02 dated 06 May 2025 – Land plot No. 19, lot BT 49 – Trang Due Urban Area Project, An Duong District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. CT506416 issued by the People's Committee of Hai Phong City on 11 November 2019 to Saigon - Hai Phong Industrial Park Joint Stock Company. Transferred to Petro Times Joint Stock Company under application file No. 001491.CN.004 dated 16 October 2023. Value of collateral: VND 3,799,999,980.

- Mortgage Agreement No. CLC-42168-5667429-HDTC-03 dated 06 May 2025. The collateral is the land use right certificate No. CT 506345, Certificate Book No. CT 10885, land plot No. 2, lot BT 45 of Trang Due Industrial Service, Commercial and Worker Housing Urban Area Project, Le Loi Commune, An Duong District, Hai Phong City, owned by Petro Times Joint Stock Company. Area: 180 m². Value of collateral: VND 3,420,000,000.

[7] Loan from Woori Bank Vietnam Limited – Hai Phong Branch:

7.1 Credit Limit Loan Agreement No. VN124013327/WBVN302 dated 02 October 2024; Amendment and Supplement Agreement No. 01/PLHĐCV-VN124013327/WBVN302 dated 23 September 2025 and Amendment and Supplement Agreement No. 02/PLHĐCV-VN124013327/WBVN302 dated 28 September 2026. The loan limit is VND 12,000,000,000, with the credit limit validity period from 01 October 2026 to 29 September 2027. The loan term is no longer than 6 months. The applicable interest rate is subject to adjustment. The loan purpose is to supplement working capital for production and business activities.

- Collateral is the term deposit certificate No. 3021100904 dated 02 October 2024 with an amount of VND 6,200,000,000, a term of 12 months, and an interest rate of 5.2% per annum opened at Woori Vietnam Bank Limited – Hai Phong Branch. On 02 October 2025, the interest was added to the principal, resulting in an amount of VND 6,522,400,000, and the deposit was extended for 1 year at an interest rate of 5%.

7.2 Credit Limit Loan Agreement No. VN125007482/WBVN302 dated 31 July 2025 and Amendment and Supplement Agreement No. 01/PLHĐCV- VN125007482/WBVN302 dated 28 July 2026. The loan limit is VND 32,200,000,000, with the credit limit validity period from 31 July 2026 to 29 July 2027. The loan term is no longer than 6 months. The applicable interest rate is subject to adjustment. The loan purpose is to supplement working capital for production and business activities.

- Collateral is the land use right, house ownership right and other assets attached to land at land plot No. 56, map sheet No. 05-2020. Address: No. SB6.01, Vinhomes Marina urban area (lot TT2-05/1, Cau Rao 2 urban area), Vinh Niem Ward, Le Chan District, Hai Phong City, according to the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. DB 936968, Certificate Book No. CT 17425. The area is 238.1 m². The property is owned by Mr. Pham Van Ky and his wife, Mrs. Ha Thi Kim Oanh. The value of the collateral is: VND 34,060,000,000.

[8] Loan from Vietnam Public Joint Stock Commercial Bank – Thai Binh Branch under Credit Limit Agreement No. 67/2026/HĐTD/PVB-TBH dated 04 June 2026. The credit limit is VND 50,000,000,000,

NOTES TO THE FINANCIAL STATEMENTS

with a term of 12 months from the signing date of the Agreement. The purpose is to provide credit facilities to supplement working capital for petroleum trading activities. The unsecured credit limit before providing collateral/security assets to the Bank is a maximum of VND 10,000,000,000. The loan agreement term is a maximum of 02 months per loan agreement.

21. OWNERS' EQUITY

Changes in Owners' Equity

	Owners' contributed capital	Retained earnings	Share premium	Total
Opening balance of prior year	181.899.880.000	15.488.338.113	(134.050.000)	197.254.168.113
Capital increase in cash	-	-	-	-
Capital increase through capitalization of profits (*)	14.549.350.000	(14.549.350.000)	-	-
Profit for the year	-	4.628.607.576	-	4.628.607.576
Closing balance of prior year	196.449.230.000	5.567.595.689	(134.050.000)	201.882.775.689
Opening balance of current year	196.449.230.000	5.567.595.689	(134.050.000)	201.882.775.689
Capital increase through capitalization of profits	-	-	-	-
Profit for the year	-	33.662.312.990	-	33.662.312.990
Balance as at 30 September 2026	196.449.230.000	39.229.908.679	(134.050.000)	235.545.088.679

(*) Petro Times Joint Stock Company issued shares to pay 8% dividends. The number of shares issued was 1,454,935 shares. The State Securities Commission issued an official letter regarding the issuance of shares for dividend payment by PPT on 30 June 2025.

Shares

	30/09/2026	01/01/2026
	Shares	Shares
Number of shares registered for issuance	19.644.923	19.644.923
Number of shares issued to the public	19.644.923	19.644.923
Ordinary shares	19.644.923	19.644.923
Number of outstanding shares	19.644.923	19.644.923
Ordinary shares	19.644.923	19.644.923
Par value of outstanding shares (VND/Share)	10.000	10.000

NOTES TO THE FINANCIAL STATEMENTS

22. REVENUE

	As at 30 September 2026	As at 30 September 2025
Revenue from sales of goods and rendering of services	3.560.587.412.139	3.186.854.141.412
Revenue deductions	5.593.666.203	346.689.682
Net revenue from sales of goods and rendering of services	3.554.993.745.936	3.186.507.451.730

23. COST OF GOODS SOLD

	As at 30 September 2026	As at 30 September 2025
Cost of goods sold	3.450.514.257.519	3.154.168.445.856
Total	3.450.514.257.519	3.154.168.445.856

24. GAIN/LOSS FROM SALE AND LIQUIDATION OF INVESTMENT PROPERTIES

	As at 30 September 2026	As at 30 September 2025
Disposal of nine land plots in Trang Due	(19.753.692.500)	-
Total	(19.753.692.500)	-

25. FINANCIAL INCOME

	As at 30 September 2026	As at 30 September 2025
Interest income from deposits and loans	1.013.073.261	489.496.832
Gain on disposal of investments	441.000.000	3.342.000.000
Total	1.454.073.261	3.831.496.832

26. FINANCIAL EXPENSES

	As at 30 September 2026	As at 30 September 2025
Borrowing interest expense	13.081.513.955	10.092.757.674
Gain on disposal of investments	5.252.220.000	-
Other finance costs	73.703.371	102.094.023
Total	18.407.437.326	10.194.851.697

NOTES TO THE FINANCIAL STATEMENTS

27. SELLING EXPENSES

	As at 30 September 2026	As at 30 September 2025
Employee expenses	3.705.781.038	2.844.577.531
Transportation expenses	13.481.544.672	8.843.317.573
Depreciation expenses	894.452.254	940.764.797
Other expenses	736.877.889	460.799.705
Total	18.818.655.853	13.089.459.606

28. GENERAL AND ADMINISTRATIVE EXPENSES

	As at 30 September 2026	As at 30 September 2025
Employee expenses	2.757.651.845	1.860.890.212
Office supplies expenses	106.588.799	228.641.994
Depreciation expenses	217.093.680	217.093.680
Taxes, fees and charges	33.854.150	11.163.200
Provision for doubtful receivables	1.766.951.471	
Reversal of provision for doubtful receivables	(340.000.000)	-
Other expenses and outsourced services	2.098.699.034	1.088.806.160
Total	6.640.838.979	3.406.595.246

29. OTHER INCOME

	As at 30 September 2026	As at 30 September 2025
Gain on disposal of assets	83.073.316	3.230.919
Write-off of small outstanding balances	26	167.375.000
Disposal of the Igas equipment system	-	33.090.909
Total	83.073.342	203.696.828

30. OTHER EXPENSES

	As at 30 September 2026	As at 30 September 2025
Write-off of small outstanding balances	15.317	-
Disposal of the Igas equipment system	-	31.625.001
Other expenses	271.094.651	-
Total	271.109.968	31.625.001

NOTES TO THE FINANCIAL STATEMENTS**31. CURRENT CORPORATE INCOME TAX EXPENSE**

	As at 30 September 2026	As at 30 September 2025
Current corporate income tax expense	8.462.587.404	1.930.333.597
Total	8.462.587.404	1.930.333.597

32. SUBSEQUENT EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

Events arising after the end of the accounting period: There are no events that have a material impact on the Company's production and business operations.

33. COMPARATIVE FIGURES

Comparative information: Comparative figures are the figures in the quarterly 3rd quarter 2025 Financial Statements prepared by the Company and the figures in the 2025 Annual Financial Statements audited by Nhan Tam Viet Auditing Company Limited.

Hai Phong, 19 October 2026

Prepared by

Chief Accountant

Chairman of the Board of
Directors





Trương Thị Văn Anh

Phạm Thị Thu Phương

Phạm Văn Kỳ