

THE VIETNAM NATIONAL GENERAL
EXPORT IMPORT JOINT STOCK
COMPANY NO 1

No: 113 /2026 -TH1-VP

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Hanoi, 20..October 2026

To: Hanoi Stock Exchange

The Vietnam General Import-Export Joint Stock Company I explains: Profit after tax of the consolidated financial report for the third quarter of 2026 and the consolidated financial report for the third quarter of 2026 changed by 10% or more compared to the figures of the same period last year, specifically:

Item	3rd Quarter 2026	3rd Quarter 2025	Chênh lệch	Chênh lệch
	VND	VND	VND	%
Net profit after corporate income tax on consolidated financial statements	1,758,939,569	9,651,261,224	(7,892,321,655)	-81.78%

Reason:

Consolidated Financial Report

Item	3rd Quarter 2026	3rd Quarter 2025	Difference	Difference
	VND	VND	VND	%
Financial income	12,690,028,734	16,810,325,576	(4,120,296,842)	-24.51%
Financial expenses	14,851,660,425	16,112,925,281	(1,261,264,856)	-7.83%
Gross profit from goods sold and services rendered	22,840,835,122	25,344,575,612	(2,503,740,490)	-9.88%
Operating expenses	18,845,821,129	16,225,998,068	2,619,823,061	16.15%
Profit from other activities	(74,442,733)	(164,716,615)	90,273,882	54.81%

Compared to the third quarter of 2025, the financial indicators in the consolidated financial report for the third quarter of 2026 fluctuated due to the following main reasons:

- Reduced investment activity and the impact of exchange rates have led to a decline in financial income.
- Due to the broader global economic and political climate, profit margins from business operations have narrowed, resulting in a decrease in profit from the company's core activities;
- With operating expenses (management and sales): sales expenses related to export and domestic operations increased, resulting in increased operating expenses;
- The efficiency of other activities has increased.



This information has been published on the company's website: www.gel.com.vn on
...../10/2026.

We hereby commit that the information published above is true and are fully
responsible before the law for the content of the published information.

VŨ THỊ
PHƯƠNG
NG

Digitally signed by VŨ THỊ
PHƯƠNG
DN: C=VN, S=HÀ NỘI, L=Hoàn
Kiếm, OU=CÔNG TY CỔ PHẦN
XUẤT NHẬP KHẨU TỔNG
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ORGANIZATION REPRESENTATIVE



TỔNG GIÁM ĐỐC
Vũ Thị Phương



**THE VIET NAM NATIONAL
GENERAL EXPORT – IMPORT
JOINT STOCK COMPANY NO.1**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: ~~114~~/Q3.2026/TH1

Hanoi, October 20, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Dear: Hanoi Stock Exchange.

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, The Vietnam National General Export - Import Joint Stock Company No.1 shall disclose the financial statements (FS) for the third quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Company name: The Viet Nam National General Export – Import Joint Stock Company No.1

- Stock code: TH1

- Address: 46 Ngo Quyen, Cua Nam Ward, Ha Noi city.

- Phone number: 024.38265190

- Email: gexim@ge1.com.vn

Website: <https://ge1.com.vn>

2. Information disclosure content:

- 3rd quarter, 2026 Financial Statements

☐ Separate financial statements (Listed organizations have no subsidiaries and the superior accounting unit has affiliated units);

☐ Consolidated financial statements (Listed organization with subsidiaries);

☒ Consolidated financial statements (Listed organizations have their own accounting units and accounting apparatus).

- Cases that must explain the cause:

+ The audit organization gives an opinion that is not an unqualified opinion on the financial statements (for the reviewed/audited financial statements):

☐ Yes

☐ No

Explanatory text in case of integration:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2025):

☐ Yes

☐ No



Explanatory text in case of integration:

☐ Yes

☐ No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒ Yes

☐ No

Explanatory text in case of integration:

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☐ Yes

☐ No

Explanatory text in case of integration:

☐ Yes

☐ No

This information was published on the company's website on October 20, 2026 at website: <https://ge1.com.vn/vi/category/tin-tuc/quan-he-co-dong/>

Attached documents:

- 3rd quarter, 2026 Financial Statements;
- Explanatory text.

Organization representative

Authorized person to disclose information

(Sign, state full name, position, seal)



Nguyen Thi Huyen Linh



GENERALEXIM .,JSC
46 Ngo Quyen, Cua Nam, Ha Noi



FINANCIAL STATEMENTS

3rd Quarter of 2026
From 01 July 2026 to 30 September 2026



STATEMENT OF FINANCIAL POSITION

As at 30/09/2026

Unit: VND

ITEMS	Code	Notes	30/9/2026	01/01/2026
1	2	3	4	5
A-SHORT -TERM ASSETS	100		772,251,050,345	783,192,907,876
I. Cash and cash equivalents	110	V.1	97,484,032,316	13,299,969,767
1. Cash	111		97,484,032,316	13,299,969,767
2. Cash equivalents	112		-	-
II. Short - term financial investment	120	V.2a	392,975,000,943	493,740,107,248
1. Held for trading Securities	121		24,636,399,250	24,636,399,250
2. Provisions for devaluation of held for trading securities (*)	122		-	-
3. Held to maturity investments	123		368,338,601,693	469,103,707,998
III. Short - term receivables	130	V.3	157,882,706,380	177,318,510,368
1. Short - term trade receivables	131		129,364,291,858	154,359,331,263
2. Short - term advances to suppliers	132		22,576,888,202	17,663,981,739
3.Short-term intercompany receivables	133		-	-
4. Other short - term receivables	135	V.4a	9,460,273,820	8,813,944,866
5. Provision for short - term doubtful debts (*)	136		(3,518,747,500)	(3,518,747,500)
IV. Inventories	140	V.6	119,157,627,265	67,778,631,430
1. Inventories	141		119,157,627,265	67,778,631,430
2. Provision for devaluation of inventories (*)	142		-	-
V.Short-term biological assets	150			
VI. Other current assets	160		4,751,683,441	31,055,689,063
1. Short-term deferred costs	161	V.9a	52,649,341	261,806,353
2. Value added tax deductibles	162		4,277,667,745	30,380,725,440
3. Taxes and other receivables from the State budget	163		421,366,355	413,157,270
4. Other current assets	165		-	-
B - LONG - TERM ASSETS	200		167,285,933,702	170,484,172,582
I. Long - term receivable	210	V.4b	100,000,000	100,000,000
1. Other long-term receivables	215		100,000,000	100,000,000
2. Provision for long-term doubtful receivables	216		-	-
II. Fixed assets	220	V.7	4,999,843,533	5,292,819,174
1. Tangible fixed assets	221		1,848,043,533	2,141,019,174
- Cost	222		4,822,966,132	4,822,966,132
- Accumulated depreciation (*)	223		(2,974,922,599)	(2,681,946,958)
2. Intangible fixed assets	227		3,151,800,000	3,151,800,000
- Cost	228		3,151,800,000	3,151,800,000
- Accumulated amortisation (*)	229		-	-
III. Long-term biological assets	230			
IV. Investment property	240	V.8	101,271,211,329	103,535,568,678
- Cost	241		150,100,381,782	150,100,381,782
- Accumulated depreciation (*)	242		(48,829,170,453)	(46,564,813,104)
V. Long - term assets in progress	250		-	-
1. Long - term work in progress	251		-	-
2. Construction in progress	252		-	-

VI. Long - term financial investments	260	V.2b	59,285,262,834	59,605,348,530
1. Investment in subsidiary companies	261		-	160,000,000
2. Investment in joint-ventures, associates	262		70,663,895,429	70,663,895,429
3. Equity investments in other entities	263		1,200,000,000	1,200,000,000
4. Provisions for impairment of long - term financial investment (*)	264		(12,578,632,595)	(12,418,546,899)
5. Held-to-maturity investment	265		-	-
VII. Other long - term assets	270		1,629,616,006	1,950,436,200
1. Long-term deferred costs	271	V.9b	1,629,616,006	1,950,436,200
Total assets (280 = 100 + 200)	280		939,536,984,047	953,677,080,458
C - LIABILITIES	300		888,715,343,580	936,143,005,749
I. Current liabilities	310		696,360,263,151	741,283,433,372
1. Short - term trade payables	311	V.11a	18,889,700,958	34,194,686,098
2. Short - term advances from customers	312	V.11a	2,846,011,497	15,590,549,839
3.Dividends and profits must be paid	313		1,581,850,355	1,581,850,355
4. Short-term taxes and other payments to the government	314	V.12	417,896,308	149,493,213
5. Payables to employees	315		1,025,470,001	3,816,887,166
6. Short-term liabilities	316		263,432,088	113,407,612
7.Short-term internal payments required	317		-	-
8.Payment must be made according to the progress of the short-term construction contract	318			
9. Short-term deferred revenue	319		2,836,497,006	252,996,312
10. Other short-term payables	320	V.13a	87,900,886,635	87,240,855,355
11. Short-term loans and financial leases	321	V.10a	580,254,561,575	597,998,750,694
12. Short - term provisions	322		-	-
13. Bonus and welfare funds	323		343,956,728	343,956,728
II. Long - term liabilities	330		192,355,080,429	194,859,572,377
1. Long - term unearned revenue	337	V.14b	7,877,104,473	8,068,452,552
2. Other long - term payables	338		12,574,694,812	12,493,349,585
3. Long - term loans and obligations under finance leases	339	V.10b	171,903,281,144	174,297,770,240
D - EQUITY	400		50,821,640,467	17,534,074,709
I. Owner's equity	410	V.15	50,821,640,467	17,534,074,709
1. Owner's contributed capital	411		135,392,670,000	135,392,670,000
- Ordinary shares carrying voting rights	411a		135,392,670,000	135,392,670,000
2. Share premium	412		17,147,588,054	17,147,588,054
3. Other sources of capital	414		7,262,420,104	7,262,420,104
4. Treasury shares	415		(981,900)	(981,900)
5. Investment and development fund	418		23,940,421,305	23,940,421,305
6. Other funds	419		-	-
7. Retained earnings	420		(132,920,477,096)	(166,208,042,854)
- Retained earnings accumulated to the end of the previous period	420a		(166,208,042,854)	(183,040,699,673)
- Retained earnings of the current period	420b		33,287,565,758	16,832,656,819
Total resources (440 = 300 + 400)	440		939,536,984,047	953,677,080,458

Hanoi, ... October 2026

Preparer

Ngoe

Vũ Thị Ngọc

Chief Accountant

Thuy

Nguyễn Thanh Thúy

Director



Vũ Thị Phương

The Vietnam National General Export Import Joint Stock Company No.1

FORM: B 02a-DN

46 Ngo Quyen, Cua Nam Ward, Ha Noi

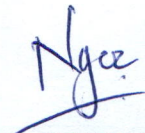
(Issued under Circular No 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

STATEMENT OF INCOME
3rd Quarter

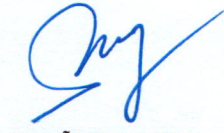
Unit: VND

ITEMS	CODES	NOTES	4th Quarter		Cumulative number from the beginning of the year to the end of this quarter	
			2026	2025	2026	2025
1. Gross revenue from goods sold and services rendered	01	VI.1	500,887,729,938	424,853,429,069	1,675,472,183,358	1,209,127,959,816
2. Deductions	02		0	0	12,342,150,780	0
3. Net revenue from goods sold and services rendered	10		500,887,729,938	424,853,429,069	1,663,130,032,578	1,209,127,959,816
4. Cost of sales	11	VI.2	478,046,894,816	399,508,853,457	1,599,222,735,426	1,155,194,739,213
5. Gross profit from goods sold and services rendered	20		22,840,835,122	25,344,575,612	63,907,297,152	53,933,220,603
6. Profit/loss from the sale and liquidation of investment properties	21		0	0	0	0
7. Financial income	22	VI.3	12,690,028,734	16,810,325,576	58,069,900,147	49,407,424,898
8. Financial expenses	23	VI.4	14,851,660,425	16,112,925,281	48,682,601,713	50,775,891,188
- In which: interest expense	24		11,401,178,577	10,490,035,879	33,889,724,267	26,190,147,599
9. Selling expenses	25	VI.7	16,692,423,431	14,462,819,469	42,342,527,371	34,620,799,186
10. General and administration expenses	26	VI.8	2,153,397,698	1,763,178,599	7,418,464,540	5,137,948,379
11. Operating profit	30		1,833,382,302	9,815,977,839	23,533,603,675	12,806,006,748
12. Other income	31		27,391	145,412	10,176,894,984	2,705,136,410
13. Other expenses	32		74,470,124	164,862,027	422,932,901	1,266,532,036
14. Profit from other activities	40		(74,442,733)	(164,716,615)	9,753,962,083	1,438,604,374
15. Accounting profit before tax	50		1,758,939,569	9,651,261,224	33,287,565,758	14,244,611,122
16. Current corporate income tax expense	51	VII.9	0	0	0	0
17. Deferred corporate tax expense	52	VII.10	0	0	0	0
18. Net profit after corporate income tax	60		1,758,939,569	9,651,261,224	33,287,565,758	14,244,611,122
19. Basic earnings per share	70	VII.11	130	713	0	0
20. Declining earnings per share	71					

Preparer


Vũ Thị Ngọc

Chief accountant


Nguyễn Thanh Thúy



STATEMENT OF CASH FLOWS

3rd Quarter/2026

(Indirect method)

Unit: VND

ITEMS	CODES	NOTES	Cumulative number from the beginning of the year to the end of this quarter	
			2026	2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	1		33,287,565,758	14,244,611,122
2. Adjustments				
- Depreciation and amortisation of fixed assets and investment properties	2		2,557,332,990	2,482,367,143
- Provisions	3		160,085,696	808,737,471
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	4		(1,983,406,574)	6,550,095,886
- Gain/loss from investing activities	5		(37,842,685,524)	(36,755,612,859)
- Interest expense	6		33,889,724,267	26,190,147,599
- Others	7		-	-
3. Operating profit before movements in working capital	8		30,068,616,613	13,520,346,362
- Increase, decrease in receivables	9		44,762,090,655	(91,861,463,176)
- Increase, decrease in inventories	10		(51,378,995,835)	(36,765,301,560)
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(27,281,817,277)	(72,464,730,754)
- Increase, decrease in prepaid expenses	12		529,977,206	35,298,971
- Increase, decrease in trading securities	13		-	-
- Interest paid	14		(33,896,890,944)	(20,069,052,809)
- Corporate income tax paid	15		-	-
Net cash generated by operating activities	20		(37,197,019,582)	(207,604,902,966)
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		-	(1,581,450,171)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		-	-
3. Cash outflows for lending, buying debt instruments of other entities	23		(553,119,077,406)	(465,171,189,181)
4. Cash recovered from lending, selling debt instruments of other entities	24		644,309,082,519	170,735,805,651
5. Investments into other entities	25		-	-
6. Withdrawals of investments in other entities	26		160,000,000	-
7. Interest earned, dividends and profits received	27		47,417,786,716	21,679,026,182
Net cash generated by investing activities	30		138,767,791,829	(274,337,807,519)
III. Cash flows from financing activities				
1. Proceeds from borrowings	33		1,309,418,328,513	914,160,916,124
2. Repayment of borrowings	34		(1,326,485,198,107)	(424,931,253,898)
Net cash used in financing activities	40		(17,066,869,594)	489,229,662,226
Net decreases in cash (50 = 20+30+40)	50		84,503,902,653	7,286,951,741
Cash and cash equivalents at the beginning of the year	60		13,299,969,767	4,121,969,111
Effects of changes in foreign exchange rates	61		(319,840,104)	(106,031,184)
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		97,484,032,316	11,302,889,668

Preparer

Vũ Thị Ngọc
Vũ Thị Ngọc

Chief Accounting

Nguyễn Thanh Thủy
Nguyễn Thanh Thủy



NOTES TO THE FINANCIAL STATEMENTS
3rd Quarter/2026**I - GENERAL INFORMATION****1. Form of ownership**

The Vietnam National General Export Import Joint Stock Company No 1 - GENERALEXIM (hereinafter referred to as the "Corporation") is operating under the Business License 0103011968 dated the 05 May 2006 issued by Ha Noi Department of Investment and Planning, 14 th re-registered on 24 June 2026.

Company's Charter capital: 135.392.670.000 VND, equivalent to 13.529.267 shares with the price of VND 10.000 per share.

2. Operating fields:

The corporate operates in the fields of trade, production, processing, financial investment securities and import export.

3. Principal activities:

- Wholesale of food: Trading in groceries, seafood, alcohol, beverages, confectionery, milk sugar, wholesale of meat and meat products, seafood, vegetables, coffee, tea, products products processed from cereals, flour, starch...

- Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals

- Wholesale of fabrics, ready-made garments, and footwear

- Trading in medical equipment and tools used in the medical and pharmaceutical industry

- Trading in office equipment, groceries, cosmetics, household appliances, electronics, and refrigeration

- Trading in electronics, information technology, spare parts and telecommunications equipment (switchboards and phones of all kinds), cameras

- Production, processing, and assembly of wooden furniture

- Manufacture of motorbikes

- Passenger transportation services, cargo transportation services, border transfer services, transit services, customs clearance services, freight forwarding services

- Trading in machinery and equipment, raw materials and fuels for production, minerals, industrial goods, domestic and imported processed goods, detergents, fertilizers, and trading of seedlings for agriculture industry, handicrafts

- Trading in construction materials, trading in means of transport, lifting, loading and unloading goods

- Trading in feed and raw materials for the production of aquatic and seafood feed, livestock and poultry feed and raw materials for the production of livestock and poultry feed, trading in seeds for aquaculture and seafood farming

- Production, processing and processing of textile and garment products

- Production and processing of agricultural, forestry and aquatic products

- Wholesale of industrial chemicals such as: aniline, printing ink, essential oils, industrial gases, chemical glues, colorants, synthetic resins, methanol, paraffin, aromatic oils and flavors, soda, industrial salt, acids and sulfur...

- Wholesale of tobacco and pipe tobacco products

-Sewing costumes (except costumes made from fur)

For conditional business lines, enterprises only do business when they meet the conditions prescribed by law.

4. Normal operating cycle

The Corporation's normal production and business cycle is carried out from 1st January to 31 st December.

5. Effects of the Company's operating during the year on the Financial Statements

During the quarter, there were no special events affecting the Financial Statements

6. The Corporation's structure**- Head office**

Address: 46 Ngo Quyen, Cua Nam ward, Hanoi city, Vietnam

Enterprise Code: 0100107490

Tel: (84-24)38264009

Website : <https://ge1.com.vn>

- Branch of General Import-Export Joint Stock Company I Vietnam - (Hanoi City)

Address: No. 26B Le Quoc Hung - Ho Chi Minh City - Vietnam

Enterprise Code: 0100107490 - 003

7. Number of employees as of : 43 employees

8. Businesses have the ability to compare information in financial reports

9. Provide other information in the financial statements as required by relevant laws

II - ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

Annual accounting period commences from 01 January and ends as at 31 December.

2. Accounting currency

The Company maintains its accounting records in Vietnam Dong (VND).

III - STANDARDS AND APPLICABLE ACCOUNTING POLICIES

1. Applicable Accounting Policies:

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

2. Statement on the compliance with the Accounting Standard and System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

IV. ACCOUNTING POLICIES

1. Types of exchange rates applied in accounting

-The accounting exchange rate is the average exchange rate of the bank with the most transactions: Vietnam Prosperity Commercial Bank (VP Bank).

-Foreign exchange buying and selling rates, and the assessment of end-of-period exchange rate differences, use the specific average exchange rate of the bank where the transaction actually occurred

2. Cash and cash equivalents

Cash comprises cash on hand, demand deposits and monetary gold held as a reserve asset, exclusive of the gold classified as inventories and used as raw materials for the production of goods for sale.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

3. Financial investments

Trading securities are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon liquidation or transfer, cost of trading securities is determined using first in first out method or weighted average method.

Investments held to maturity comprise term deposits (including treasury bills and promissory notes), bonds, preference shares which the issuer is required to repurchase at a certain time in the future and loans, etc. held to maturity to earn profits periodically and other held to maturity investments.

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

For dividends received in the form of shares, only the number of shares received is recorded without any increase in the investment value and financial income.

Provision for devaluation of investments is made at the end of the year specifically as follows:

Investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.

Investments in subsidiaries, joint ventures or associates: provision for loss investments shall be made based on the [Separate] Financial Statements/Consolidated Financial Statements /of subsidiaries, joint ventures or associates at the provision date.

Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.

Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

4. Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

The cost of inventory is calculated using specific identification or retail.

Inventory is recorded by declare regularly method.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

5. Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

Buildings, structures	25 -50	years
Machine, equipment	5-12	years
Vehicles, Transportation equipment	6-10	years
Office equipment and furniture	3-10	years

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

Trieu Viet Vuong	23 years
Office building combining commercial services and apartment 130 Nguyen Duc Canh	45 years

6. Prepaid expenses

- Prepaid expenses that are only related to production and business expenses of the current fiscal year are recorded as short-term prepaid expenses and are included in production and business expenses in the fiscal year.

- Long-term prepaid expenses to be gradually allocated to production and business expenses in the following period, including the following types of expenses: Tools and equipment belonging to movable assets for one-time use with large value, expenses Major one-time major repairs to fixed assets and tools and equipment with a useful life of less than or more than 1 year. The calculation and allocation of long-term prepaid expenses into production and business costs of each accounting period is based on the nature and level of each type of cost to choose a reasonable method and allocation criteria. Prepaid expenses are gradually allocated to production and business costs according to the straight-line method.

7. Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

8. Accrued expenses

Actual costs that have not yet been incurred but are deducted in advance into production and business costs in the period to ensure that when actual costs arise do not cause sudden changes in production and business costs on the basis of ensuring the principle of match between revenue and costs. When those costs arise, if there is a difference with the deducted amount, the accountant will record additional costs or reduce costs corresponding to the difference.

9. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Treasury shares bought before the effective date of the Securities Law 2019 (January 1, 2021) are shares issued by the Company and bought-back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Treasury shares bought after January 1, 2021 will be cancelled and adjusted to reduce equity.

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation

10. Revenue

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods:

- + The majority of risks and benefits associated with the right to own the products or goods have transferred to the buyer;
- + The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods

Revenue from rendering of services: The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income: Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- + It is probable that the economic benefit associated with the transaction will flow to the company
- + The amount of the revenue can be measured reliably

11. Financial expenses

Is the total financial costs incurred during the period that are not offset against financial activity revenue, including loan interest expenses, exchange rate loss differences, provisions for devaluation of securities investments, and losses related to other activities. financial investment....

12. Current corporate income tax expenses and deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

13. Other accounting principles and methods

Accounts receivable and payable

Principles for determining customer receivables are based on the Contract and recorded according to sales invoices issued to customers.

Advance payments to sellers are accounted for based on payment vouchers, bank documents and economic contracts.

Principles for determining payables to the seller are based on the contract, warehouse receipt and recorded according to the buyer's purchase invoice.

The buyer's prepayment is recorded based on the contract, receipt, and bank documents

Construction in progress costs

Recorded at cost, at the time of acceptance and finalization of each project item or project or when actual costs are incurred with complete legal invoices and documents.

Short-term and long-term loans

Recorded on the basis of receipts, bank documents, loan agreements and loan contracts. Loans with a term of 1 financial year or less are recorded by the Company as short-term loans. Loans with a term of more than 1 financial year are recorded by the Company as long-term loans

Tax obligations

All taxes and fees are declared and paid by businesses to local tax authorities in accordance with current tax laws. However, these regulations change from time to time and the final determination depends on the inspection results of the competent tax authority.

Cost of sales

Cost of goods sold is recorded and grouped according to the value and quantity of goods sold to customers or with incurred expenses, in accordance with the revenue recorded in the period.

Cost of services is recorded according to actual costs incurred to complete the service, consistent with revenue recorded in the period.

V - Additional information on the items of the balance sheet

	<u>30/09/2026</u>	<u>01/01/2026</u>
01 - Cash and cash equivalents		
1.1 - Cash on hand	15,250,082	395,621,103
1.2 - Bank demand deposits	97,468,782,234	12,904,348,664
1.3 - Cash equivalents	-	-
Total	97,484,032,316	13,299,969,767

02 - Financial investments

	<u>30/09/2026</u>			<u>01/01/2026</u>		
	Original price	Fair value	Provision	Original price	Fair value	Provision
<i>a - Short - term financial investments</i>						
<i>- Held - to - maturity investments</i>	24,636,399,250	61,210,002,000	-	24,636,399,250	73,314,738,000	-
SJS	17,696,004,250	53,944,002,000	0	17,696,004,250	63,864,738,000	-
DVN	6,940,395,000	7,266,000,000	0	6,940,395,000	9,450,000,000	-
	<u>30/09/2026</u>			<u>01/01/2026</u>		
	Original price		Provision	Original price		Provision
<i>b - Investments in other entities</i>	71,863,895,429	0	(12,578,632,595)	72,023,895,429	0	(12,418,546,899)
Prime Development Company LTD	20,968,895,429	0	0	20,968,895,429	0	0
General Real Estate JSC	20,400,000,000	0	(5,056,285,969)	20,400,000,000	0	(5,056,285,969)
Sam high tech agriculture JSC	29,295,000,000	0	(6,322,346,626)	29,295,000,000	0	(6,156,452,971)
Mai Linh Mineral JSC	1,200,000,000	0	(1,200,000,000)	1,200,000,000	0	(1,200,000,000)
Rainbow investment and business services JSC	0	0	0	160,000,000	0	(5,807,959)

	<u>30/09/2026</u>	<u>01/01/2026</u>
03 - Receivables		
<i>a - Short - term trade receivables</i>		
<i>a.1 - Short - term trade receivables</i>	129,364,291,858	154,359,331,263
<i>a.2 - Short - term advances to supplies</i>	22,576,888,202	17,663,981,739

b - Long - term trade receivables

	<u>30/09/2026</u>		<u>01/01/2026</u>	
04 - Other receivables	Closing balance	Provision	Opening balance	Provision
<i>a - Other short - term receivables</i>				
Receivables from social insurance	39,878,158		26,238,960	
Receivables from health insurance	7,477,155		4,920,105	
Receivables from unemployment insurance	4,984,772		3,280,070	
Receivables from interest of deposit, loan	-	-	-	-
Advances	2,493,945,975		92,736,731	
Mortgages	5,913,987,760		7,641,100,000	
Others	1,000,000,000	(1,000,000,000)	1,045,669,000	(1,000,000,000)
Total	9,460,273,820	(1,000,000,000)	8,813,944,866	(1,000,000,000)
<i>b - Other long - term receivables</i>				
Other long - term receivables	-		-	
Total	-		-	

	<u>30/09/2026</u>		<u>01/01/2026</u>	
05 - Bad debts	Cost	Recoverable amount	Cost	Recoverable amount
Provisions for short - term doubtful debts	3,518,747,500	-	3,518,747,500	-
Total	3,518,747,500	0	3,518,747,500	0

	<u>30/09/2026</u>		<u>01/01/2026</u>	
06 - Inventories	Cost	Provision	Cost	Provision
Goods in transit	-		-	
Raw materials	112,686,230,667		53,273,955,138	
Tools and supplies	170,936,778		54,090,106	
Work in progress	-		-	
Finished goods	5,561,322,616		4,867,524,865	
Merchandise	739,137,204		9,583,061,321	
Total	119,157,627,265		67,778,631,430	

07 - Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
<u>Cost</u>					
Opening balance	876,945,818	779,607,273	3,032,556,263	133,856,778	4,822,966,132
- Additions	-	-	-	-	-
- Completed construction investment	-	-	-	-	-
- Disposals	-	-	-	-	-
Closing balance	876,945,818	779,607,273	3,032,556,263	133,856,778	4,822,966,132
<u>Accumulated depreciation</u>					-
Opening balance	841,155,145	271,249,238	1,435,685,797	133,856,778	2,681,946,958
- Charge for the year	13,421,493	56,212,506	223,341,642	-	292,975,641
- Disposals	-	-	-	-	-
Closing balance	854,576,638	327,461,744	1,659,027,439	133,856,778	2,974,922,599
<u>Net book value</u>					
Opening balance	35,790,673	508,358,035	1,596,870,466	-	2,141,019,174
Closing balance	22,369,180	452,145,529	1,373,528,824	-	1,848,043,533

Intangible fixed assets

Intangible fixed assets are the value of land use rights with an indefinite term at 26B Le Quoc Hung, Xom Chieu, HCM with an original price of VND 3.151.800.000

8- Investment Properties

Items	Opening balance	Increase	Decrease	Closing balance
Cost	150,100,381,782	-	-	150,100,381,782
- Land use rights	-	-	-	
- Buildings	-	-	-	
- Buildings and land use rights	150,100,381,782	-	-	150,100,381,782
- Structures	-	-	-	
Accumulated depreciation	46,564,813,104	2,264,357,349	-	48,829,170,453
- Land use rights	-	-	-	
- Buildings	-	-	-	
- Buildings and land use rights	46,564,813,104	2,264,357,349	-	48,829,170,453
- Structures	-	-	-	
Net book value	103,535,568,678	-	-	101,271,211,329
- Land use rights	-	-	-	-
- Buildings	-	-	-	-
- Buildings and land use rights	103,535,568,678	-	-	101,271,211,329
- Structures	-	-	-	-

Other explanations:

- Buildings and land use rights include rough construction area No 7 Trieu Viet Vuong, Thinh Liet warehouse and office building for rent at 130 Nguyen Duc Canh

09 - Prepayments		30/09/2026	01/01/2026
a.) Short - term prepayments		52,649,341	261,806,353
b.) Long - term prepayments		1,629,616,006	1,950,436,200
Total		1,682,265,347	2,212,242,553

10 - Loans and obligations under finance leases		30/09/2026	01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
a) Short-term loans and obligations under finance leases	580,254,561,575	580,254,561,575	597,998,750,694	597,998,750,694
b) Long-term loans and obligations under finance leases	171,903,281,144	171,903,281,144	174,297,770,240	174,297,770,240
Total	752,157,842,719	752,157,842,719	772,296,520,934	772,296,520,934

11 - Trade payables		30/09/2026	01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
a.) Short-term trade payables				
Short-term trade payables	18,889,700,958	18,889,700,958	34,194,686,098	34,194,686,098
Prepayments from customers	2,846,011,497	2,846,011,497	15,590,549,839	15,590,549,839
Total	21,735,712,455	21,735,712,455	49,785,235,937	49,785,235,937
b.) Long-term trade payables				

12 - Taxes and other receivables from/payables to the state budget		30/09/2026	01/01/2026	
	Amount receivable	Amount payable	Amount receivable	Amount payable
Value added tax	-	-	273,027,270	-
Corporate income tax	-	-	-	-
Personal income tax	-	2,006,784	-	-
	-	-	-	-
Natural resource tax	148,639,082	415,889,524	140,130,000	149,493,213
Others	272,727,273	-	-	-
Total	421,366,355	417,896,308	413,157,270	149,493,213

13 - Other payables		30/09/2026	01/01/2026
a.) Short-term payables			
Trade union fee		457,541,071	380,405,154
Short-term deposits, collateral received		2,280,080,000	935,000,000
Interest payables		75,131,877,652	75,139,044,329
Others		10,031,387,912	10,786,405,872
Total		87,900,886,635	87,240,855,355
b.) Long -term payables		30/09/2026	01/01/2026
Long-term deposits, collateral received		2,574,694,812	2,493,349,585
Others		10,000,000,000	10,000,000,000
Total		12,574,694,812	12,493,349,585

14. Unearned revenue		30/09/2026	01/01/2026
a.) Short - term unearned revenue		2,836,497,006	252,996,312
b.) Long - term unearned revenue		7,877,104,473	8,068,452,552
Total		10,713,601,479	8,321,448,864

15- OWNERS' EQUITY

a- Changes in owners' equity

	Owners' contributed capital	Share premium	Treasury shares	Investment and development fund	Treasury shares	Retained earnings	Total
Prior year's opening balance	<u>135,392,670,000</u>	<u>17,147,588,054</u>	<u>7,262,420,104</u>	<u>23,940,421,305</u>	<u>(981,900)</u>	<u>(183,054,178,712)</u>	<u>687,938,851</u>
- Profit for the year	0	0	0	0	0	14,244,611,122	14,244,611,122
- Distributions to bonus and welfare funds	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0
Prior year's closing balance	<u>135,392,670,000</u>	<u>17,147,588,054</u>	<u>7,262,420,104</u>	<u>23,940,421,305</u>	<u>(981,900)</u>	<u>(168,809,567,590)</u>	<u>14,932,549,973</u>
Current year's opening balance	<u>135,392,670,000</u>	<u>17,147,588,054</u>	<u>7,262,420,104</u>	<u>23,940,421,305</u>	<u>(981,900)</u>	<u>(166,208,042,854)</u>	<u>17,534,074,709</u>
- Profit for the year	0	0	0	0	0	33,287,565,758	33,287,565,758
- Distributions to bonus and welfare funds	0	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0	0
- Other decreases	0	0	0	0	0	0	0
Current year's closing balance	<u>135,392,670,000</u>	<u>17,147,588,054</u>	<u>7,262,420,104</u>	<u>23,940,421,305</u>	<u>(981,900)</u>	<u>(132,920,477,096)</u>	<u>50,821,640,467</u>

b) Details of owner's investment capital:	Rate	<u>30/09/2026</u>	Rate	<u>01/01/2026</u>
Contributed capital	100.00%	135,392,670,000	100.00%	135,392,670,000
Total		135,392,670,000		135,392,670,000
c) Share		<u>30/09/2026</u>		<u>01/01/2026</u>
- Number of shares issued to the public		13,539,267		13,539,267
- Number of treasury shares		41		41
- Number of outstanding shares in circulation		13,539,226		13,539,226
<i>Par value of outstanding shares</i>		10.000/share		10.000/share
d) Enterprise funds		<u>30/09/2026</u>		<u>01/01/2026</u>
Reserve fund to supplement charter capital		7,262,420,104		7,262,420,104
Development investment fund		23,940,421,305		23,940,421,305
Bonus and welfare fund		343,956,728		343,956,728
Total		31,546,798,137		31,546,798,137
16 - Off balance sheet items		<u>30/09/2026</u>		<u>01/01/2026</u>
Foreign currencies				
USD		3,518,449.75		58,160.69
EUR		0.99		0.99
Bad debt resolved		<u>30/09/2026</u>		<u>01/01/2026</u>
Bad debt resolved		474,489,662,020		484,489,662,010

VI. Additional information for items presented in the Business Income Statement

3rd Quarter/2026

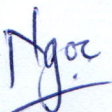
	3rd Quarter/2026	Year 2026	3rd Quarter/2025	Year 2025
1- Total revenue from sales of goods and rendering of services				
Revenue from sale of goods and rendering of services	500,887,729,938	1,675,472,183,358	424,853,429,069	1,209,127,959,816
Total	500,887,729,938	1,675,472,183,358	424,853,429,069	1,209,127,959,816
2 - Revenue deductions				
Sales return	-	12,342,150,780	-	-
Total	0	12,342,150,780	0	0
3 - Cost of goods sold				
Cost of good sold and services rendered	478,046,894,816	1,599,222,735,426	399,508,853,457	1,155,194,739,213
Total	478,046,894,816	1,599,222,735,426	399,508,853,457	1,155,194,739,213
4 - Financial income				
Interest income, interest from loans	9,723,978,304	28,472,397,636	12,400,973,932	28,537,112,859
Gain from disposal of financial investments	-	-	-	-
Dividends or profits received	420,000,000	9,377,300,000	420,000,000	8,218,500,000
Gain on exchange difference in the year	285,300,066	1,761,149,875	3,821,130,844	10,857,696,139
Gain on exchange difference at the year - end	999,534,124	9,146,252,413	-	-
Other financial income	1,261,216,240	9,312,800,223	168,220,800	1,794,115,900
Total	12,690,028,734	58,069,900,147	16,810,325,576	49,407,424,898
5 - Financial expenses				
Interest expenses	11,401,178,577	33,889,724,267	10,490,035,879	26,190,147,599
Loss from disposal of investments	-	-	-	-
Loss on exchange difference in the year	1,275,382,254	6,159,779,845	404,347,734	3,385,493,733
Loss on exchange difference at the year - end	-	-	3,932,306,548	16,262,440,264
Provision for diminution in value of trading securities and impairment loss from investment	100,783,689	160,085,696	696,743,626	953,737,471
Other financial expenses	2,074,315,905	8,473,011,905	589,491,494	3,984,072,121
Total	14,851,660,425	48,682,601,713	16,112,925,281	50,775,891,188
6 - Selling expenses				
Labour expenses	2,393,749,505	6,748,663,920	1,297,543,160	3,749,106,105
Cost of tools and supplies	415,535,697	927,246,274	120,896,135	303,963,985
Depreciation expenses	52,845,321	158,535,963	45,264,675	83,569,666
Expenses of outsourcing services	12,591,790,859	31,328,289,938	11,777,269,911	27,183,546,848
Other expenses in cash	1,238,502,049	3,179,791,276	1,221,845,588	3,300,612,582
Total	16,692,423,431	42,342,527,371	14,462,819,469	34,620,799,186
7 - General administrative expenses				
Labour expenses	1,274,635,911	4,743,469,404	1,177,892,058	3,400,019,227
Cost of tools and supplies	62,085,655	117,927,274	23,018,343	58,831,294
Depreciation expenses	44,813,226	134,439,678	44,813,226	129,965,847
Tax, Charge, Fee	2,181,147	7,214,424	1,042,040	7,042,040
Provision expenses/ Reversal of provision expenses	-	-	-	(145,000,000)
Expenses of outsourcing services	734,387,759	2,167,642,810	490,759,692	1,573,773,705
Other expenses in cash	35,294,000	247,770,950	25,653,240	113,316,266
Total	2,153,397,698	7,418,464,540	1,763,178,599	5,137,948,379
8 - Other income				
Other income	27,391	10,176,894,984	145,412	2,705,136,410
Total	27,391	10,176,894,984	145,412	2,705,136,410
9 - Other expense				
Other expense	74,470,124	422,932,901	164,862,027	1,266,532,036
Total	74,470,124	422,932,901	164,862,027	1,266,532,036
10 - Current corporate income tax expenses				
Total profit before tax		33,287,565,758		14,244,611,122
Increase		1,511,334,948		361,764,913
- Ineligible expenses		422,932,901		361,764,913
- Gain on exchange difference at the year - end last year		0		
- Loss on exchange difference at the year - end in the year		1,088,402,047		
Decrease		34,798,900,706		9,403,306,030
- Dividend payment		9,377,300,000		8,218,500,000

- Lost on exchange difference at the year - end last year	278,955,296	239,558,935
- Gain on exchange difference at the year - end in the year	-	945,247,095
- Other Adjustments	9,999,999,990	
-Tax Loss Carryforward	15,142,645,420	5,203,070,005
Taxable income	0	0
Income tax rate		
Current corporate income tax expense	-	-

11 - Basic earnings per share

	Year 2026	Year 2025
Net profit after tax	33,287,565,758	14,244,611,122
Adjustment	-	-
- Profit or loss allocated to KOWA	-	-
Profit distributed for common stocks	33,287,565,758	14,244,611,122
Average number of outstanding common shares in circulation in the year	13,539,226	13,539,226
Basic earnings per share	2,459	1,052

Preparer


Vũ Thị Ngọc

Chief Accountant


Nguyễn Thanh Thủy

Director




Vũ Thị Phương

