

No.: 127/CBTT- 2026

Ho Chi Minh City, October 21, 2026

PERIODIC INFORMATION DISCLOSURE
FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated Nov.16th, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Garmex Saigon Corporation hereby discloses the Financial Statements ("FS") for the third Quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Name of organization: GARMEX SAIGON CORPORATION

- Securities code: GMC
- Address: 252 Nguyen Van Luong, Go Vap Ward, Ho Chi Minh City
- Contact telephone/Tel: 028-39844822 Fax: 02839844746
- Email: headoffice@garmex.vn Website: <https://www.garmex.vn>

2. Contents of information disclosure:

- FS for the third Quarter of 2026

Separate FS ☒

Consolidated FS ☒

- Profit after corporate income tax in the Q3/2026 Income Statement recorded a loss, changing by 10% or more compared to the Q3/2025 loss:

Yes ☒

No ☐

Explanatory document:

Yes ☒

No ☐

This information was published on the Company's electronic information portal on October 21, 2026 at the link: <https://www.garmex.vn/vi/quan-he-co-dong/>

Attached Documents:

- Separate and Consolidated Financial Statements for Q3/2026
- Explanation Document No. 126/CV-2026

Organization representative

Legal representative
GENERAL DIRECTOR



NGUYEN MINH HANG



GARMEX SAIGON CORPORATION

252 Nguyen Van Luong, Go Vap Ward, Ho Chi Minh City

Tax: 0300742387

CÔNG TY CỔ PHẦN GARMEX SÀI GÒN

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SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026



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STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Item	Cod e	Note	Ending balance	Beginning balance
A. SHORT-TERM ASSETS	100		107,789,716,602	156,086,272,547
I. Cash and cash equivalents	110	V.1	7,605,391,217	12,960,987,763
1. Cash	111		5,105,391,217	5,487,719,080
2. Cash equivalents	112		2,500,000,000	7,473,268,683
II. Short-term investments	120	V.3	9,707,469,680	53,972,617,722
1. Held-for-trading securities	121		-	-
2. Provisions for held-for-trading securities	122		-	-
3. Short-term held-to-maturity investments	123		9,707,469,680	53,972,617,722
4. Provision for short-term held-to-maturity investme	124		-	-
5. Other short-term investments	125		-	-
6. Provision for diminution in value of other short-term investments	126		-	-
III. Short-term receivables	130		51,457,486,861	50,140,624,239
1. Short-term trade receivables	131	V.2	4,604,912,667	4,475,313,557
2. Short-term prepayments to suppliers	132		53,798,704,831	52,600,541,319
3. Short-term intra-company receivables	133		-	-
4. Construction contract receivables based on agreed progress billings	134		-	-
5. Other short-term receivables	135	V.4	-	10,900,000
6. Short-term provisions for doubtful debts	136	V.5	(6,946,130,637)	(6,946,130,637)
7. Shortage of assets waiting for resolution	137		-	-
IV. Inventories	140	V.6	27,912,812,065	28,024,774,638
1. Inventories	141		42,526,934,336	42,638,896,909
2. Provisions for obsolete inventories	142		(14,614,122,271)	(14,614,122,271)
V. Short-term biological assets	150		-	-
1. Short-term livestock raised for one-off products	151		-	-
2. Short-term seasonal crops or one-off-produce	152		-	-
3. Short-term provision for impairment of biological assets	153		-	-
VI. Other current assets	160		11,106,556,779	10,987,268,185
1. Short-term prepaid expenses	161	V.8	358,539,113	174,609,233
2. Value-added tax deductible	162		10,300,817,874	10,248,138,219
3. Taxes and other receivables from the States	163	V.13	447,199,792	564,520,733
4. Government bonds trading	164		-	-
5. Other current assets	165		-	-
B. LONG-TERM ASSETS	200		199,126,517,893	205,771,345,182
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Item	Cod e	Note	Ending balance	Beginning balance
3. Paid-in capital in dependent units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Long-term provisions for doubtful debts	216		-	-
II. Fixed assets	220		61,687,521,470	67,911,925,083
1. Tangible fixed assets	221	V.9	61,452,923,445	67,592,871,778
- Historical costs	222		259,233,722,841	260,167,295,205
- Accumulated depreciation	223		(197,780,799,396)	(192,574,423,427)
2. Finance leases	224		-	-
- Historical costs	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	234,598,025	319,053,305
- Historical costs	228		5,644,262,740	5,644,262,740
- Accumulated amortisation	229		(5,409,664,715)	(5,325,209,435)
III. Long-term biological assets	230		-	-
1. Livestock raised for periodic products	231		-	-
a) Immature livestock raised for periodic products	232		-	-
b) Mature livestock raised for periodic products	233		-	-
- Cost	234		-	-
- Accumulated depreciation	235		-	-
2. Long-term livestock raised for one-off products	236		-	-
3. Long-term seasonal crops or one-off-produce	237		-	-
4. Long-term provision for impairment of biological assets	238		-	-
IV. Investment properties	240		-	-
- Historical costs	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term assets in progress	250	V.7	13,380,169,682	13,380,169,682
1. Long-term work in process	251		-	-
2. Construction in progress	252		13,380,169,682	13,380,169,682
VI. Long-term investments	260	V.3	117,095,268,812	117,268,662,212
1. Investments in subsidiaries	261		101,000,000,000	101,000,000,000
2. Investments in joint ventures and associates	262		24,970,850,000	24,970,850,000
3. Investments in other entities	263		15,395,180,000	15,395,180,000
4. Provision for diminution in value of long-term investments in entities	264		(24,270,761,188)	(24,097,367,788)
5. Long-term held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity	266		-	-
VII. Other long-term assets	270		6,963,557,929	7,210,588,205
1. Long-term deferred expenses	271	V.8	6,785,012,529	7,024,842,755

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Item	Cod e	Note	Ending balance	Beginning balance
2. Deferred tax assets	272	V.17	178,545,400	185,745,450
3. Long-term tools, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (280=100+200)	280		306,916,234,495	361,857,617,729
C. LIABILITIES	300		5,543,503,557	13,758,259,291
I. Short-term liabilities	310		4,650,776,557	12,829,532,041
1. Short-term trade payables	311	V.11	353,902,544	9,333,813,344
2. Short-term prepayments from customers	312		93,407,420	154,587,420
3. Dividends and profits payables	313	V.12	55,588,425	55,588,425
4. Short-term taxes and other payables to the States	314	V.13	1,640,065,973	251,056,153
5. Payables to employees	315		334,084,647	368,957,197
6. Short-term accrued expenses	316	V.14	40,000,000	314,036,607
7. Short-term intra-company payables	317		-	-
8. Short-term construction contract payables based on agreed progress billings	318		-	-
9. Short-term unearned revenues	319		-	-
10. Other short-term payables	320	V.15	2,075,145,047	2,075,751,721
11. Short-term loans and finance leases	321		-	-
12. Short-term provisions	322		-	-
13. Bonus and welfare funds	323		58,582,501	275,741,174
14. Price stabilization funds	324		-	-
15. Government bonds trading	325		-	-
II. Long-term liabilities	330		892,727,000	928,727,250
1. Long-term trade payables	331		-	-
2. Long-term prepayments from customers	332		-	-
3. Long-term taxes and other payables to the States	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables in relation to capital	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term unearned revenues	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and finance leases	339		-	-
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Long-term provisions	343	V.16	892,727,000	928,727,250
14. Scientific and technological development funds	344		-	-
D. OWNERS' EQUITY	400		301,372,730,938	348,099,358,438

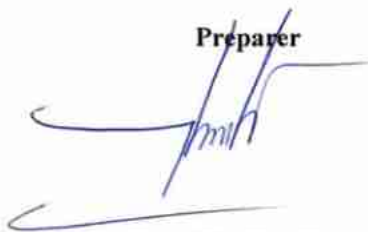
STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

Item	Cod e	Note	Ending balance	Beginning balance
1. Owners' equity	411	V.18	330,002,590,000	330,002,590,000
- Ordinary shares with voting rights	411a		330,002,590,000	330,002,590,000
- Preference shares	411b		-	-
2. Share premium	412	V.18	72,687,827,370	72,687,827,370
3. Convertible bond options	413		-	-
4. Other owners' capitals	414		-	-
5. Treasury shares	415	V.18	(863,138,686)	(863,138,686)
6. Asset revaluation reserves	416		-	-
7. Foreign exchange differences reserves	417		-	-
8. Development and investment funds	418	V.18	67,754,774,402	67,754,774,402
9. Other funds belonging to owners' equity	419		-	-
10. Retained earnings	420	V.18	(168,209,322,148)	(121,482,694,648)
- Retained earnings by the end of prior period	420a		(121,700,294,648)	(107,043,215,775)
- Retained earnings of current period	420b		(46,509,027,500)	(14,439,478,873)
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	440		306,916,234,495	361,857,617,729

Preparer



Tran Thi Thu Tram

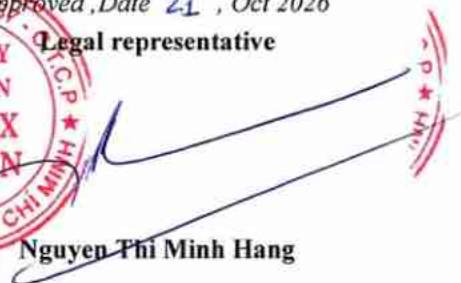
Chief Accountant



Tran Thi My Hanh

Approved, Date 21, Oct 2026

Legal representative



Nguyen Thi Minh Hang



SEPARATE INCOME STATEMENT
THIRD QUARTER 2026

Unit: VND

Item	Code	Note	Third Quarter 2026	Third Quarter 2025	09 months of 2026	09 months of 2025
1. Revenues from sales and services rendered	01	VI.1	635,992,347	446,620,981	1,645,364,843	1,343,258,869
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered (10=01-02)	10		635,992,347	446,620,981	1,645,364,843	1,343,258,869
4. Costs of goods sold and services rendered	11	VI.2	-	61,784,683	49,561,116	193,185,065
5. Gross profit from sales and services rendered (20=10-11)	20		635,992,347	384,836,298	1,595,803,727	1,150,073,804
6. Gains/Losses from the retirement or disposal of investment properties	21		-	-	-	-
7. Finance income	22	VI.3	351,242,783	1,049,290,389	2,128,292,175	2,421,013,316
8. Finance expenses	23	VI.4	226,287,182	907,362,000	191,323,582	1,022,996,495
- In which: Borrowing costs	24		-	-	-	-
9. Selling expenses	25	VI.7	-	-	-	-
10. General and administrative expenses	26	VI.7	24,035,018,724	4,628,599,652	50,341,548,400	16,847,889,240
11. Operating profit (30=20+21+22-(23+25+26))	30		(23,274,070,776)	(4,101,834,965)	(46,808,776,080)	(14,299,798,615)
12. Other income	31	VI.5	14,033,185	704,140	389,883,547	1,356,331,371
13. Other expenses	32	VI.6	-	-	82,934,917	-
14. Other profit (40=31-32)	40		14,033,185	704,140	306,948,630	1,356,331,371
15. Accounting profit before tax (50=30+40)	50		(23,260,037,591)	(4,101,130,825)	(46,501,827,450)	(12,943,467,244)
16. Current corporate income tax expenses	51	VI.9	-	-	-	-
17. Deferred tax expenses	52	VI.9	-	-	7,200,050	-
18. Net profit after tax (60=50-51-52)	60		(23,260,037,591)	(4,101,130,825)	(46,509,027,500)	(12,943,467,244)
19. Basic earnings per share (*)	70	VI.12	-	-	-	-
20. Diluted earnings per share (*)	71	VI.13	-	-	-	-

Preparer

Chief Accountant



Approved, Date 21, Oct 2026
Legal representative

Tran Thi Thu Tram

Tran Thi My Hanh

Nguyễn Thị Minh Hang

CASH FLOW STATEMENT

(Indirect method)

THIRD QUARTER 2026

Unit: VND

Item	Cod e	Note	09 months of 2026	09 months of 2025
I. Cash flows from operating activities				
1. Profit/(loss) before tax	01		(46,501,827,450)	(12,943,467,244)
2. Adjustments for				
- Depreciation and amortisation of fixed assets and investment properties (including amortization of	02		6,400,383,761	6,876,236,397
- Provisions	03		141,312,900	1,178,539,948
- Foreign exchange (gains)/losses arising from revaluation of monetary accounts	04		17,930,182	(309,037,139)
- (Profits)/losses from investing and financing	05		(2,439,590,084)	(3,454,660,512)
- Borrowing costs	06		-	-
- Other adjustments	07		-	-
3. Operating profit/(loss) before changes in working capital	08		(42,381,790,691)	(8,652,388,550)
- (Increase)/decrease in receivables	09		(1,252,221,336)	(102,341,586)
- (Increase)/decrease in inventories	10		111,962,573	115,502,401
- Increase/(decrease) in payables (other than interest payables, corporate income tax payables)	11		(7,965,516,561)	(859,219,931)
- (Increase)/decrease in prepaid and deferred expenses	12		(120,079,802)	228,811,652
- (Increase)/decrease in held-for-trading securities	13		-	-
- Borrowing costs paid	14		-	-
- Corporate income tax paid	15		-	-
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		(434,758,673)	(237,400,000)
Net cash flows from/(used in) operating activities	20		(52,042,404,490)	(9,507,036,014)
II. Cash flows from investing activities				
1. Purchase and construction of fixed assets and other long-term assets	21		-	-
2. Proceeds from disposal of fixed assets and other long-term assets	22		311,600,000	1,363,888,889
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(11,220,208,036)	(64,138,975,695)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		55,629,451,054	3,800,000,000
5. Payments for investments in other entities	25		-	-
6. Proceeds from sale of investments in other entities	26		-	-
7. Interest and dividends received	27		1,983,895,108	1,286,604,689
Net cash flows from investing activities	30		46,704,738,126	(57,688,482,117)
III. Cash flows from financing activities				

CASH FLOW STATEMENT

(Indirect method)

THIRD QUARTER 2026

Unit: VND

Item	Cod e	Note	09 months of 2026	09 months of 2025
1. Capital contribution and issuance of shares	31		-	-
2. Repayment of contributed capital and repurchase of stock issued	32		-	-
3. Drawdown of borrowings	33		-	-
4. Repayment of borrowings	34		-	-
5. Payment of principal of finance lease liabilities	35		-	-
6. Dividends paid	36		-	-
Net cash flows from financing activities	40		-	-
Net cash flows during the fiscal year (50 =	50		(5,337,666,364)	(67,195,518,131)
Cash and cash equivalents at the beginning of fiscal	60	V.1	12,960,987,763	78,452,374,341
Impact of exchange rate fluctuation	61		(17,930,182)	160,043,673
Cash and cash equivalents at the end of period (70=50+60+61)	70	V.1	7,605,391,217	11,416,899,883

Preparer



Tran Thi Thu Tram

Chief Accountant



Tran Thi My Hanh



Approved, Date 21, Oct 2026

Legal representative

Nguyen Thi Minh Hang

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

I. THE COMPANY

1. Form of ownership

Garmex Saigon Corporation ("the Company") is a joint stock company established by the equitization of a State-owned enterprise - Saigon Garment Manufacturing - Export Import Company according to the Decision No. 1663/QĐ-UB on 5 May 2003 issued by Chairman of Ho Chi Minh City People's Committee. The Company is currently operating pursuant to the Enterprise Registration Certificate ("ERC") No. 0300742387 issued by the Department of Planning and Investment of Ho Chi Minh City dated 7 January 2004, and the following amended twenty first No. 0300742387 dated 29 July 2025 issued by the Finance Department of Ho Chi Minh City.

The Company's contributed charter capital stated in the ERC	:	330,002,590,000 VND
Contributed capital as at 30/09/2026	:	330,002,590,000 VND

The Company's headquarters is located at 252 Nguyen Van Luong, Go Vap Ward, Ho Chi Minh City.

2. Business field

Manufacturing, trading.

3. Principal activities

- Wholesale of machinery, equipment and other machine parts. Details: Trading in materials, machinery and equipment in the garment industry;
- Wholesale fabrics, ready-to-wear goods, shoes;
- Trading in real estate, land use rights of the owners, lessor or lessee;
- Other specialized wholesalers not yet classified: Details: Trading in raw materials for the garment industry;
- Sewing costumes (except for fur skins). Details: Garment industry, main products: ready-to-wear clothes of all kinds (Main sector);
- Management consultancy activities. Details: Business consulting; Business in export and import forwarding services (except for financial, accounting, legal consultancy);
- Finishing textile products. Details: Washing and cleaning services (not operating at the headquarters);
- Production of woven fabrics. Details: Textile industry of all kinds;
- Transporting goods by road. Details: Transportation services (except gas liquefaction for transportation);
- Other road passenger transportation;
- Retail in general stores. Details: Retail in supermarkets, retail in convenience stores, retail in general stores, (except retail of gas cylinders, LPG, lubricants, gold bars, guns, ammunition, hunting or sports and metals; except for retail of chemicals at headquarters; except for retail of products such as cigarettes and cigars, books, newspapers and magazines, recorded articles, precious metals, precious stones, pharmaceuticals, explosives, crude oil and processed oil, rice, cane sugar and beet sugar);
- Retail of garments, footwear, leather goods and fake leather goods in specialized stores;
- Manufacture of beds, wardrobes, tables, chairs. Details: Manufacture of beds, wardrobes, tables, chairs made of wood, metal or other materials;
- Agents, brokers, auctions of goods. Details: Brokerage agents of garment products (except for the sale of products such as tobacco and cigars, books, newspapers and magazines, recorded items, precious metals and precious stones, pharmaceuticals, explosives, crude and processed oils, rice, cane sugar and beet sugar);
- Production of knitted fabrics, crochet fabrics and other non-woven fabrics;
- Wholesale other household items. Details: exercising the right to export, import and wholesale distribution of goods not banned from export, import or distribution in accordance with Vietnamese law or not subject to restrictions under international treaties to which Vietnam is a signatory;

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

- Retailing drugs, medical supplies, cosmetics and hygiene items in specialized stores. Details: exercising the right to retail distribution of goods that are not on the list of goods not distributed in accordance with the provisions of Vietnamese law or not subject to restrictions under international commitments in international treaties to which Vietnam is a signatory;
- Operation of polyclinics, specialties and dentistry. Details: medical and dental services, general medical services, specialized medical services;
- Warehousing and storage of goods. Details: Warehousing services;
- Other support services related to transportation. Details: Freight forwarding agency services;
- Rental of machinery, equipment and other tangible items without a driver. Details: Other unmanned machinery and equipment rental services;
- Retail sale of sports and fitness equipment and tools in specialized stores;
- Restaurants and mobile food services;
- Other food services;
- Beverage serving services;
- Sports and recreational education.

4. Ordinary course of business: 12 months

5. Characteristics of the Company's operations in the nine-month period that affect the separate financial statements : None

6. Corporate structure

Name	Address	Ownership interest ratio		Voting rights ratio	
		Ending balance	Beginning balance	Ending balance	Beginning balance
<i>Subsidiaries</i>					
Garmex Quang Nam Company Limited	252 Nguyen Van Luong, Go Vap Ward, Ho Chi	100.00%	100.00%	100.00%	100.00%
Tan My Garment Company Limited	Industrial cluster, Hac Dich Industrial Center, Tan Thanh Ward, Ho Chi	100.00%	100.00%	100.00%	100.00%
<i>Associates</i>					
Phu My Corporation	Trang Cat Quarter, Tan Thanh Ward, Ho Chi Minh City.	27.39%	27.39%	27.39%	27.39%
<i>Dependent units without legal status</i>					
Name	Address				
Binh Tien Garment Factory	55E Minh Phung, Binh Tay Ward, Ho Chi Minh City				
An Phu Garment Factory	14/5 Chanh 2 Hamlet, Hoc Mon Commune, Ho Chi Minh				
An Nhon Logistic Centre	252 Nguyen Van Luong, Go Vap Ward , Ho Chi Minh City				
Hong Bang Logistic Centre	213 Hong Bang, Cho Lon Ward, Ho Chi Minh City				

7. As at 30/09/2026, the number of employees/the average of employees was 20

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

The Company's accounting period starts on 1 January and ends on 31 December.

2. Accounting currency

The separate financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Accounting period

The Company applies Enterprise Accounting System issued under Circular No.99/2025/TT-BTC dated 27 October 2025 by Ministry of Finance as well as the amended and guidance circulars.

2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

a. Cash

Cash consists of: cash on hand, cash in banks and cash in transit; Specifically, for cash and cash equivalents of the Company that are restricted in use, they are not presented under this item but must be presented under other current and non-current asset items on the separate financial statements.

b. Cash equivalents

Cash equivalents are short-term investments for a period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of separate financial statements.

c. Other currencies conversion

Transactions in foreign currencies must be recorded in original currency and converted into Vietnam dong. Overdraft is recorded as a bank loan.

At the time of preparing the separate financial statements in accordance with the laws and regulations, the Company revalues the balances of foreign currency and monetary gold according to the following principles:

- Foreign currency balances: based on the average buying and selling exchange rates at the commercial bank where the Company regularly conducts transactions at the time of preparing the financial statements;
- Monetary gold: based on the domestic market buying price at the time of preparing the financial statements. The domestic market buying price is the price announced by the State Bank. In case the State Bank does not announce the gold buying price, it is calculated according to the buying price announced by organizations permitted to trade gold under the law.

2. Financial investments

Financial investment is the outside investments with purpose to use capital reasonably and improve efficiency of business operations such as investments in subsidiaries, joint ventures and associates, investment in securities and other financial investments ...

For the preparation of separate financial statements, the financial investment must be classified as below:

- Having maturity less than 12 months or a normal operating cycle are recorded as short-term.
- Having maturity over than 12 months or a normal operating cycle period are recorded as long-term.

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a. Held-for-trading securities

It is an investment in the purchase of securities and other financial instruments for trading (held for appreciation to sell for profit. Held-for-trading securities include:

- Stocks and bonds listed on the stock market;
- Other types of securities and financial instruments such as promissory notes, forward contracts, swap contracts, etc.

Trading securities are initially recorded at their fair value of payments at the time the transaction occurs. Any costs of purchasing trading securities (if any), such as brokerage fees, transaction fees, information provision fees, taxes, bank fees, etc., are recorded as finance expenses during the period. The time when trading securities are recognized is when the investor gains ownership, as follows:

- Listed securities are recorded at the time of the matching orders (T+0);
- Unlisted securities are recognized at the time when ownership rights officially exist according to the law.

The Company has to properly and promptly record all gains from held-for-trading securities investments.

The Company can only recognize cash dividends from held-for-trading securities as finance income for the period after the investment date. Cash dividends or interest received for the period before the investment date are recorded as a reduction in the investment's value.

In cases where the investors receive additional shares because the invested company is a joint-stock company using share premium, equity funds, and undistributed earnings to issue more shares (i.e. stock dividends), investors only monitor the increased number of shares in the notes to the separate financial statements without recording the value of the received shares, recognizing finance income and recording an increase in held-for-trading securities.

The Company must keep a ledger to monitor the details of the held-for-trading securities held (by each type of security; by each entity, face value, actual purchase price, and each type of currency used for When liquidating, selling, or swapping held-for-trading securities (for each type of security), the cost is determined using either the weighted-average method or the first-in, first-out method. The Company must consistently apply the chosen method to calculate the cost of trading securities across accounting periods. If there's a change in the method for calculating the cost of trading securities, the Company must present and disclose it as a change in accounting policy according to Vietnamese accounting standards.

Provision for held-for-trading securities: At the end of the accounting period, if the market value of held-for-trading securities drops below their cost, the Company must make provisions for held-for-trading. During the holding period, the Company is not allowed to reclassify held-for-trading securities as held-to-maturity investments, and vice versa.

Determining the actual transaction exchange rate, the book exchange rate, and revaluing held-for-trading securities that are foreign currency monetary items (if any) is guided in Account 413 - Exchange Rate

b. Held-to-maturity investments

This investment does not reflect bonds and debt instruments held for trading. Held-to-maturity investments include bank term deposits (the remaining period is 3 months or more), bills, promissory notes, bonds, preferred shares that the issuer is required to redeem at a certain time in the future, and held-to-maturity loans for the purpose of collecting interest and other held-to-maturity investments.

Provisions for diminution of held-to-maturity investments: If held-to-maturity investments have not been made provision under the legislation, the Company must assess their recoverability. Where there is certain evidence that part or all of the investments may not be recoverable, the impairment loss must be recorded in the finance expenses in the period. Provisions or reimbursements of provision shall be made at the time of the preparation of separate financial statements. In case the amount of impairment loss cannot be measured reliably, The Company shall not decrease the investments and the recoverability of the investment shall be explained in the notes to the separate financial statements.

c. Investments in subsidiaries, joint ventures and associates

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Investments in joint ventures and associates are accounted for by the cost method. Net profit distributed from subsidiaries and associates arising after the investment date is recorded in finance income in the period. Other distributions (other than net profit) are considered as the recovery of investments and are recorded as decreases in the value of investments.

The Company applies accounting regulations on jointly controlled operations and jointly controlled assets the same as those applied on normal business activities. In which:

- Monitoring incomes, expenses of joint ventures separately and allocated to parties of joint ventures pursuant to the joint venture contract;
- Monitoring contributed assets, contributed capital, liabilities separately in the joint ventures arising from operating joint venture.

Expenses directly related to investments in joint ventures and associates are recorded as finance expenses in the period.

Provision for diminution in value of investments: Impairment losses due to losses caused by subsidiaries, joint ventures or associates, leading to the possibility of investors losing their capitals or provisions due to the diminution in the value of these investments. Provisions or reimbursements of provisions shall be made at the preparation of separate financial statements for each investment and shall be recorded in finance expenses in

d. Investments in other entities

Investments in other entities are the investments in equity instruments of other entities in which the Company does not control or has significant influence to the invested entities.

Reflect the current balance and the increase or decrease in other held-to-maturity investments (excluding time deposits, bonds, and loans), such as preferred shares classified as liabilities, promissory notes, etc.

3. Receivables

All receivables must be detailed by aging, by each client and in original currency (if any) and others details depending on the management request of the Company.

The classification of receivables must be managed as follows:

- Trade receivables: Receivables resulting from trading activities between the Company and its clients such as selling goods, rendering service, disposal of assets, export sales of consigner through the consignee;
- Intra-company receivables: Receivables between the Company and its dependent units;
- Other receivables: Receivables not related to trading activities.

For the preparation of separate financial statements, the receivables must be classified as follows:

- Receivables with collection periods not exceeding 12 months or a normal operating cycle are recorded as short-term.
 - Receivables with collection periods over than 12 months or a normal operating cycle are recorded as long-term.
- At the reporting date, the Company revaluates the receivables due in foreign currency (except for advances to suppliers; if it has evidence that the supplier will not provide goods or services and the Company will receive this advance in foreign currency, this advance will be treated as monetary items) at the average buying and selling exchange rates quoted by the commercial bank where the Company normally transacts at the reporting date. Determining the actual transaction exchange rate, the book exchange rate, and revaluating held-for-trading securities that are foreign currency monetary items (if any) is guided in Account 413 - Exchange Rate Differences.

When preparing separate financial statements, the Company must classify its receivables, receivables that is on-time, overdue, or not yet due but irrecoverable - or hard to collect, etc. so that measures can be taken for bad debts and provisions for doubtful debts can be made according to regulations.

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Provisions for bad debts: The provisions for bad debts are made at the reporting date. The provision or reimbursement of provision is made at the reporting date and is recorded as general and administrative expenses in the period. For the bad debts due in several years that the Company tried to collect but failed and determined that the debtor was insolvent, the Company may sell these long-term bad debts to debt collection Companies or write off the bad debts (according to regulations and charter of the Company).

4. Inventories

a. Recognition

Inventories are stated at original cost. Where net realizable value is lower than cost, inventories should be measured at net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other direct costs incurred in bringing the inventories to their present location and condition.

The assets purchased for production, use or sale are not presented in this item but are presented in item "Long-term equipment, supplies, spare parts", including:

- For materials, equipment, and spare parts that are stored for more than 12 months or longer than an operating cycle; and for work-in-process products with production or turnover times that exceed an operating cycle;
- Types of products, goods, materials, and assets received for safekeeping, consignment, entrusted import-export, or processing that are not owned or controlled by the Company should not be recorded as the Company's inventory. Instead, detailed records should be kept to monitor these products, goods, materials, and assets, and they should be disclosed in the separate financial statements.

b. Inventories valuation method

The ending inventory balance is determined by weighted-average method:

- Weighted-average method: In this method, the value of each inventory item is calculated based on the average value of the beginning inventory for each item and the value of each item purchased or produced during the period. The average value can be calculated per period or after each batch of goods received, depending on the specific conditions of each business.

c. Inventories recording system

The perpetual method is used to record the inventories.

d. Provision for obsolete inventories

At the reporting date, if inventories are not recoverable due to damages, obsolescence, reduction of selling price. In this case, the provision for obsolete inventories is made. The provision for obsolete inventories is the difference between the original costs of inventories and its net realizable value.

e. Methods of allocating raw materials

- For materials, supplies, and equipment used for production, they are issued based on the actual needs of the project; based on the request to provide materials and equipment, the accounting department will make a material and equipment issuance voucher for production. For types of materials and equipment that are monitored separately, they will be recorded according to the actual quantity and value incurred. For materials that are not separately monitored, the material costs will be allocated to the project upon completion based on the material consumption norms.
- For materials, supplies, and equipment used for exchange or resale, they will be recorded according to the actual quantity and value incurred of the materials, supplies, and equipment sold when calculating the cost of
- For tools, equipment, and spare parts, they will be recorded, directly based on the quantity and actual value incurred when the tools or spare parts are of small value and only related to a single accounting period, as production costs according to the nature of the expense items. For high-value tools and equipment that relate to multiple accounting periods, the remaining value will be transferred to the prepaid expenses and gradually allocated to costs according to the nature of the asset (but not more than 3 years) into the operating cost items in each accounting period.

5. Tangible and intangible assets, finance leases and investment properties

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Fixed assets are stated at the historical cost. During their useful life, fixed assets are recorded at cost, accumulated depreciation and amortisation and net carrying amounts.

The historical cost of financial leases is recorded as the fair value of the leased asset or the present value of the minimum rental payment (in case the fair value is higher than the present value of the minimum rent payment) plus the direct costs initially incurred related to the financial lease activities.

For fixed assets that are real estate: When purchasing real estate, the Company must separate the value of land use rights and the assets on the land according to the laws. The value of the assets on the land is recorded as the original cost of tangible assets; the value of the land use rights is recorded as the original cost of intangible assets or deferred expenses depending on the case according to the law.

During the useful life, the depreciation and amortisation is recorded to the expenses for which the asset is used. Intangible assets that are land use rights are only depreciated for definite land use rights.

Investment properties are depreciated as a fixed asset, except for investment property held for appreciation. The Company accounts for impairment loss on investment properties held for appreciation.

The regular costs of repair and maintenance for fixed assets to keep them operate normally are recorded as operating expenses in the period. Fixed assets that require periodic repairs and maintenance according to technical requirements (like power plant turbines, airplane engines, etc.) are recorded as deferred expenses and gradually allocated to operating expenses until the next maintenance period. For costs incurred after the initial recognition to upgrade or improve fixed assets, either to increase their capacity or extend their useful life (i.e. enhancing the economic benefits of the assets), are capitalised in the original costs of the fixed assets.

Depreciation of tangible assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

- Buildings and structures	05 - 50	years
- Machinery and equipment	03 - 08	years
- Means of transportation	06 - 10	years
- Office equipment	03 - 08	years
- Other tangible fixed assets	04 - 08	years
- Other intangible fixed assets	03 - 05	years

6. Construction in progress

Construction in progress reflects the directly related costs (including interest expenses aligning with the Company's accounting policy) for assets under construction, machinery and equipment being installed for production, leasing, and management purposes, as well as costs related to repairs of fixed assets in progress. These assets are recorded at their original cost and are not depreciated.

The costs of carrying out construction investment projects include all the expenses required to build, repair, upgrade, renovate, expand, or re-equip technical works. Determining the content of construction investment costs is conducted pursuant to current laws on construction investment cost management. Only costs directly related to construction investment activities in fixed assets and investment properties (i.e., costs that are necessary and unavoidable when conducting construction investments) and the process of investing in under-construction assets, without being unusually interrupted due to delays or slow progress compared to the expected construction time, can be capitalized to the original costs of fixed assets and investment properties.

In cases where a project or project item that the Company is investing in or partnering to build is unable to continue, the Company must assess the recoverability of the construction investment costs already spent based on the actual situation. Any discrepancy, if any, will be recorded in the Company's operating expenses in the period.

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When investing in construction and installation projects, construction and equipment costs are usually charged directly to each project or project item; project management costs and other costs are usually shared. Companies need to calculate and allocate project management costs and other costs to each project according to the principle:

- If the Company can identify the project management costs and other costs directly related to each project or project item, it can charge them directly to that project or item;
- For project management costs and other shared costs related to multiple projects or items that cannot be directly attributed to each project or project item, the Company can allocate according to the most suitable criteria that fit each project or item.

In cases where a project has been completed and put into an operational state as intended by the Company, but the project settlement has not yet been approved, the Company records the increase in the fixed asset's original cost based on the estimated price (the estimated price must be based on the actual costs already incurred and the costs that are certainly expected to be spent to acquire the fixed asset) for calculating depreciation. However, it must later be adjusted according to the approved settlement price.

The costs for regular repairs and maintenance of fixed assets to operate normally are directly recorded as operating expenses in the period of the department using the assets. For fixed assets requiring periodic repairs and maintenance according to technical requirements, the Company can make provisions for repair and maintenance costs (if there's an obligation) or calculate incurred repair costs as prepaid expenses, and allocate them to operating expenses of the department using the assets. For costs incurred after the initial recognition relating to upgrade or renovate that increase capacity or extend the useful life of the fixed assets, they are recorded as an increase in the FA original cost.

During the construction investment phase to form fixed assets or investment properties, the Company cannot capitalize exchange rate differences into the value of construction in progress.

If the investment project is cancelled or impaired, the Company has to liquidate and recover the costs already been spent on the project. The difference between the actual investment costs and the proceeds from liquidation is recorded as other expenses or used to determine the responsibility of parties or individuals to recover the amount.

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For perennial plants for periodic products considered fixed assets (e.g. tea, coffee, rubber, pepper, fruit trees, etc.), the costs of decommission, soil preparation, planting, and caring for the plants during the construction period (before maturity, when they start yielding initial products) are recorded in Account 241 - Construction in Progress. When these perennial plants reach maturity and start generating produces, the Company transfers the balance from Account 241 - Construction in Progress to Account 211 - Tangible Fixed Assets.

7. Deferred tax expenses

Deferred tax assets and deferred tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance

8. Prepaid/deferred expenses

The followings are prepaid/deferred expenses, including:

- Costs for renting infrastructure, renting fixed asset operations incurred (land use rights, factories, warehouses, offices, stores, and other fixed assets) serving operation over multiple accounting periods;
- Insurance purchase costs (fire and explosion insurance, civil liability insurance for vehicle owners, vehicle insurance, property insurance, etc.) and expenses that the business has paid in a lump sum for multiple accounting periods;
- Tools, equipment, circulating packaging, rental items related to operation over multiple accounting periods;
- The costs of fixed assets' regular repairs and maintenance relating to operations over multiple accounting periods;
- The difference of the selling price lesser than the carrying of the fixed assets under a sale and leaseback agreement as a finance lease;
- The difference of the selling price lesser than the fair value of the fixed assets under a sale and leaseback agreement as an operating lease;
- Goodwill arising from business combinations that do not create a parent-subsidiary relationship (assets purchase), except in the case of business combinations under joint controls;
- Other prepaid/deferred expenses that do not meet the conditions of fixed assets, such as other costs incurred relating to multiple accounting periods, fees for reading resource and mineral exploitation documents, etc.

The calculation and allocation of prepaid/deferred expenses to expenses in each accounting period is based on the nature, amounts to determine the allocation method properly and consistently.

Prepaid/deferred expenses include tools, instruments, and revolving packaging used; the remaining amounts are recorded in the prepaid/deferred expenses for further allocation and prepaid expenses are tracked according to each prepaid period, already allocated to the cost centers for each accounting period, and any remaining amounts are not yet allocated to costs.

Prepaid/deferred expenses are classified as follows:

- The value of assets such as tools and equipment, circulating packaging, goodwill, etc. and the amount paid in advance to receive goods or services within a period not exceeding 12 months or a normal operating cycle from the time of prepayment is classified as short-term.
- The value of assets such as tools and equipment, circulating packaging, goodwill, etc. and the amount paid in advance to receive goods or services within a period over 12 months or a normal operating cycle from the time of prepayment is classified as long-term.

The Company needs to keep track of prepaid/deferred expenses in detail by term, the amount already incurred, the amount allocated to cost centers for each accounting period, and the carrying amounts not yet

9. Payables

All payables must be recorded in detail by aging, by each client and in original currency if any and others details depending on the management request of the Company.

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The classification of payables must be managed as below:

- Trade payables: Payable resulting from trading activities such as purchase of goods, rendering of service, imports through consigner;
- Intra-company payables: Payables between the Company and its dependent units;
- Other payables: Payables not related to trading activities such as trade unions, social insurance, short-term and long-term deposits, non-monetary borrowings and advances, etc.

For the preparation of separate financial statements, the payables must be classified as follows:

- Payables having remaining payment period not exceeding 12 months or a normal operating cycle are recorded as short-term.
- Payables having remaining payment period from 12 months and above or a normal operating cycle are recorded as long-term.

At the reporting date, the Company revalues the payables due in foreign currency (except for advances from customers; if it has evidence that the Company will not provide goods or services and the Company will return this advance to customers in foreign currency, this advance will be treated as monetary items) at the average buying and selling exchange rates quoted by the commercial bank where the Company normally transacts at the reporting date.

10. Dividends and profits payables

Dividends payable, profits payable to investors, shareholders, and capital-contributing members of the Company at the end of the accounting period.

The time when the Company recognizes dividends and profits payables is the time when the Company does not have the right to refuse to pay dividends and profits to the shareholders or capital-contributing members of the Company pursuant to the relevant legal regulations. Depending on the type of the enterprise, the determination of the timing and payment of dividends and profits is carried out as follows:

- For enterprises subject to the Law on Securities, the time at which the recipient of the investment does not have the right to refuse dividend payments is based on the Law on Securities.
- For other enterprises, the time at which the recipient of the investment does not have the right to refuse dividend payments is based on the provisions of the Law on Enterprises or the Company's charter.

11. Accrued expenses

Payables for goods and services received from suppliers or provided to customers during the period but not yet paid due to the absence of invoices or incomplete accounting records and documents, as well as payables to employees, are recorded as operating expenses in the period to ensure that actual incurred expenses do not cause sudden fluctuations in operating expenses, based on the matching principle of revenues and expenses. Accruals must be calculated rigorously and supported by appropriate and reliable evidence. When these expenses are incurred, if there is any discrepancy with the accrued amount, the accounting department will make additional entries or reduce the expenses corresponding to the discrepancy.

Unused accrued expenses at the end of the year are disclosed in the separate financial statements.

12. Provisions

Provisions shall be recorded when the following conditions are satisfied:

- The company has current debt obligations (legal obligations or joint obligations) as a result of an event that has already occurred;
- A decrease in the economic benefits that may result in the requirement to pay the debt obligation;
- A reliable estimate of the value of that debt obligation.

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The value of a provision is the most reasonable estimate of the amount that will be spent to pay the current debt obligation at the end of the accounting period.

A provision for enterprise restructuring expenses shall be recorded only when the conditions for recognition of provisions prescribed in the Vietnamese Accounting Standards No. 18 "Provisions, contingent assets and contingent liabilities" are met.

Provisions shall be made or reimbursed at the reporting date. Provisions made shall be recorded in general and administrative expenses. Particularly for the warranty provisions for the merchandise, it shall be recorded in the selling expenses; the warranty provisions for the construction shall be recorded in the operating expenses and reimbursed in other incomes.

Only expenses related to the originally established provisions shall be offset by such provisions.

13. Equity

a. Contributed charter capital, share premium, convertible bond options, other owner's capital

Contributed charter capital is recorded in the actual amount of capital contributed by each individual and organisation.

When the investment license stipulates that the charter capital of the company is determined in foreign currency, the determination of the investor's contributed capital in foreign currency is based on the amount of foreign currency actually contributed and converted into the accounting currency in order to be recorded in the owners' equity and share premium (if any) at the actual exchange rate at the time of each capital contribution.

In cases where capital contributions are made in the form of non-monetary assets, the Company must value the contributed assets to reflect the increase in the owners' equity. The valuation of contributed assets must comply with the Law on Enterprises (for example, it is strictly prohibited to overstate the charter capital, not fully contribute charter capital as registered, or intentionally misvalue contributed assets, etc.). For contributions made through intangible assets such as brands, trademarks, trade names, exploitation rights, project development rights, etc., the Company must follow the Law on Enterprises and the Law on Intellectual property.

For joint-stock companies, contributed charter capital is recorded based on the actual price of stock issuance, but is recorded in two separate criteria:

- Contributions charter capitals are recorded according to par value of shares;
- Share premium shall record the difference between the par value and the issue price of shares.

In addition, share premium shall record the difference between the par value and issue price of shares when re-issuing treasury shares.

Share issuance costs (including direct costs for issuing shares and other costs related to share issuance):

- + For share issuance costs corresponding to the number of shares not successfully issued, they shall be recorded as finance expenses.
- + For share issuance costs corresponding to the number of successfully issued shares, they shall be included in share premium.

Convertible bond options arise when the Company issuing a type of bond that can convert into a specified number of shares stated in the issuance plan. The value of the equity component of convertible bonds is the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of convertible bonds. At the time of initial recognition, the convertible bond options are recorded separately in the owners' equity. When the bond matures, this option is accounted for as share premium.

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Other owners' capitals reflect business capitals formed from supplementation of operating results or from gifts, donations, sponsorships, asset revaluation (according to current regulations), the difference (if any) between the consideration for mergers and the book value of net assets in the separate financial statements of the merged enterprise in the case of business mergers conducted between parties under joint control; differences due to asset revaluation which are allowed to increase or decrease the owners' equity, etc.

b. Asset revaluation reserve

Asset revaluation reserve reflects differences due to revaluation of existing assets and situation of settlement of such differences at enterprises. Revaluated assets are primarily fixed assets, investment properties, in some cases it is possible and necessary to revalue materials, tools, equipment, finished goods, inventory, Asset revaluation reserve shall be recorded in this account in the following cases:

- When there is a decision of the State;
- Other cases as prescribed by law.

Do not reflect the revaluation difference when contributing assets as capital to another entity, or during business restructuring (if any) in accordance with the Law on Enterprises. The revaluation difference in cases of contributing assets as capital to another entity or during business restructuring (if any) is recorded as other income (if gains) or other expenses (if losses).

Asset value shall be re-determined on the basis of price list stipulated by the State or determined by asset pricing committee or professional price verifying agency.

c. Foreign exchange difference reserve

When preparing separate financial statements, the Company must revalue the balances of all monetary items denominated in foreign currencies at the average buying and selling exchange rates quoted by the commercial bank where the Company normally transacts at the end of the accounting period. For the balances of non-term deposits in foreign currencies, the Company must revalue the balances of all monetary items denominated in foreign currencies at the average buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts. The Company shall not revalue parts or all of the outstanding foreign currency-denominated receivables that have been made provision for doubtful debts.

All foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the reporting date must be reflected in finance income (if gains) or finance expenses (if losses) to determine the operating results for the period. The foreign exchange differences resulting from the revaluation of monetary items denominated in foreign currencies at the reporting date must be presented in the Income statement as the net amount between total gains and total losses from the revaluation of monetary items denominated in foreign currencies.

All sums of foreign exchange differences are recorded immediately in finance income (if gain) or finance expenses (if loss) at the time of incurring. The foreign exchange rate difference in the period before the operation of enterprises with 100% charter capital held by the State for implementing national key projects and works shall be reflected on the balance sheet and gradually allocated to finance income or finance

d. Retained earnings

Retained earnings are the profit of business operations after adding (+) or subtracting (-) adjustments due to Profit distribution on business activities of the Company must comply with the current financial policy.

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When applying retrospective adjustments due to changes in accounting policies and restating material errors from previous years that are only discovered this year, resulting in the adjustment of the beginning balance of the retained earnings, the Company must adjust upward or downward the beginning balance of account 4211 - Retained earnings of prior years in the accounting records and correspondingly adjust upward or downward the item "Retained earnings" in the Statement of financial position pursuant to Vietnamese Accounting Standard No. 29 - Changes in Accounting Policies, Estimates, and Errors and Vietnamese Accounting Standard No. 17 - Corporate Income Tax.

Profit distribution must consider non-monetary items in retained earnings that may affect cash flow and ability to pay dividends, the Company's profit.

14. Revenue

a. Revenue from sales of goods

Revenue from sales of goods should be recognised when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer hold the right to manage goods as owners or the right to control goods;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b. Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The work completion can be measured reliably at the reporting date;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

c. Finance income

Finance income includes interest, gain on exchange rate difference, dividends, etc. and other income of financial activities. For interest earned from loans, deferred payment, installment payment: income is recognized when earned and the original loans, principal receivables are not classified as overdue that need to make provisions. Dividend is recognized when the right to receive dividend is established.

d. Turnovers of construction contract

Revenue from construction contracts are recognized in one of the two following cases:

- The construction contract defines that the contractor shall be entitled to payment basing on the progress: when the result of construction contract are estimated reliably, turnover from the construction contract is recorded proportionally to part of finished volume which was determined by contractors at the reporting date;
- The construction contract defines that the contractor shall be entitled to payment basing on finished volume: when the result of construction contract are estimated reliably, turnover from the construction contract is recorded proportionally to part of finished volume which was approved by the customer.

When the result of the construction contract can not be estimated reliably, turnover from the construction contract recognized corresponding to the incurred costs that the reimbursement is relatively certain.

e. Other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad debt which was written off, unknown payables, gift in cash or non-cash form, etc.

15. Revenue deductions

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Revenue deduction shall be recorded as follows:

- The decrease adjustment of revenue in the incurring period if revenue deductions incurred in the same period of consumption of products, goods and services;
- The decrease adjustment of revenue as follows if revenue deductions incurred in the next period of consumption of products, goods and services:
 - + Record a decrease in revenue on the current separate financial statements if the revenue deduction incurs before reporting date;
 - + Record a decrease in revenue on the next separate financial statements if the revenue deduction incurs after reporting date;

Trade discount is the discount for customers purchasing large quantity of goods.

Sales rebate is the deduction to the buyer due to damages, degradation or improper products as prescribed in contract.

Sales return reflects the value of the products, goods that customer returns due to violations of economic contracts, damages, degradation or improper goods.

16. Costs of goods sold

Costs of goods sold are cost of goods, products, services, investment property, costs of production of construction products sold in the period and costs relating to the real estate business, etc.

The lost value of inventory is recorded in the costs of goods sold after deducting compensation (if any).

The cost of direct materials consumed in excess of normal capacity, labor costs, fixed manufacturing overhead costs not allocated to the value of inventory, must be recorded in costs of goods sold (after deducting compensation, if any) even if goods have not been determined to be consumed yet.

17. Finance expenses

Finance expenses include expenses for financial activities: expenses or losses relating to financial investment activities; borrowing expenses; incurred expenses for capital contribution to joint ventures and associates; losses from securities transfer; provision for diminution in value of trading securities; provision for diminution in value of investment in other entities; realised losses when selling foreign currency, realised foreign exchange losses, etc.

18. Selling expenses and general and administrative expenses

Selling expenses reflect indirect expenses incurred from selling goods and providing services.

General and administrative expenses reflect the general expenses of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office and tools expenses, depreciation for assets used in administration purposes; land rental, business license tax; provision for bad debts; expenses from external services and other expenses, etc.

19. Taxation

Current corporate income tax expenses include current corporate income tax expenses pursuant to the Law on Corporate Income Tax and additional corporate income tax expenses pursuant to Global Minimum Tax regulations. In which:

- + Current corporate income tax expenses pursuant to the Law on Corporate Income Tax is the corporate income tax payables calculated on the taxable income of the year and the current corporate income tax rate.

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+ Additional corporate income tax expenses pursuant to Global Minimum Tax regulations is the amount of corporate income tax the Company must additionally pay to the State budgets, determined in accordance with Global Minimum Tax regulations. When recognising additional corporate income tax expenses under the Global Minimum Tax regulations, the Company simultaneously recognises deferred tax assets.

Deferred tax expenses are the CIT expenses payable in the future resulting from:

- Record of deferred tax liabilities during the year;
- Reimbursement of deferred tax assets recorded in previous years.

Deferred tax income is the reduction of CIT expenses resulting from:

- Record of deferred tax assets during the year;
- Reimbursement of deferred tax liabilities recorded in previous years.

20. Related parties

Parties are considered related parties if one party has the ability to control or has significant influence over the other party in decision-making of financial and operational policies. The parties are also considered related parties if they are under joint control or are under joint significant influence.

In considering the relationship of related parties, the substance of the relationship is more focused on the

21. Segment report

A segment by business line is a separately identifiable part involved in the production or supply of products or services and has economic risks and benefits different than other business segments.

A segment by geography is a separately identifiable part involved in the production or supply of products and services within a specific economic environment and has economic risks and benefits different than other business segments in other economic environments.

22. Financial instruments

a. Financial assets

According to Circular 210, the Company classifies financial assets into groups:

- A financial asset recognised at fair value through profit or loss is a financial asset held for business purposes or classified as fair value through profit or loss at the time of initial recognition;
- Investments held to maturity are non-derivative financial assets with fixed or identifiable payments and have a fixed maturity that the Company intends and is able to hold until maturity;
- Loans and receivables are non-derivative financial assets with fixed or identifiable payments and are not listed on the market;
- Assets ready for sale are non-derivative financial assets that are determined to be ready for sale or are not classified as financial assets recognised at fair value through profit or loss, investments held to maturity or loans and receivables.

The classification of these financial assets depends on the purpose and nature of the financial assets and is decided at the time of initial recognition.

The Company's financial assets include cash and current deposits, trade receivables, other receivables, loans, listed and unlisted financial instruments.

Financial assets are recorded at the date of purchase and discontinued recording at the date of liquidation. At the time of initial recognition, financial assets are confirmed at the original price plus direct transaction costs related to the purchase and issuance.

b. Financial liabilities and equity instruments

Financial instruments are classified as financial liabilities or equity instruments at the time of initial recognition consistent with the nature and definition of financial liabilities and equity instruments.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

According to Circular 210, the Company classifies financial liabilities into the following groups:

- Financial liabilities recorded at fair value through profit or loss are liabilities held for business purposes or classified as fair value through profit or loss at the time of initial recognition;
- Financial liabilities are determined according to the allocation value determined by the original costs of the financial liabilities minus the principal repayments, plus or minus the accumulated allocations calculated according to the effective interest rate method of the difference between the original costs and the maturity value, subtracting (either directly or through the use of a backup account) due to impairment or irrevocability.

This classification of financial liabilities depends on the purpose and nature of the financial liabilities and is decided at the time of initial recognition.

The Company's financial liabilities include trade payables, other payables, debts and loans.

At the time of initial recognition, all financial liabilities are recorded at the original costs plus the direct transaction costs associated with the issuance.

Equity Instrument (EI): A contract proving the remaining interests in the Company's assets after deducting all obligations.

Offsetting financial Instruments: Financial assets and financial liabilities are offset against each other and present their net value on the Statement of financial position when and only if the Company has a legal right to offset the value already recorded; and intend to pay on a net basis or record assets and pay liabilities at the same time.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

V . NOTES TO THE STATEMENT OF FINANCIAL POSITION

Unit: VND

1 . CASH AND CASH EQUIVALENTS

Non-restricted cash and cash equivalents held by the Company:

	Ending balance	Beginning balance
- Cash on hand	70,561,769	19,860,939
+ Cash on hand (VND)	70,561,769	19,860,939
- Cash in banks	5,034,829,448	5,467,858,141
+ <i>Cash in banks (VND)</i>	<i>682,989,802</i>	<i>1,097,830,150</i>
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch</i>	<i>462,034,340</i>	<i>945,673,368</i>
<i>Vietnam Export Import Commercial Joint Stock Bank (Eximbank)</i>	<i>5,544,024</i>	<i>5,797,947</i>
<i>Bao Viet Securities Joint Stock Company - Ho Chi Minh City Branch</i>	<i>139,815,030</i>	<i>115,222,178</i>
<i>Military Commercial Joint Stock Bank (MB) - Bac Sai Gon Branch</i>	<i>65,644,433</i>	<i>4,388,308</i>
<i>Orient Commercial Joint Stock Bank (OCB)</i>	<i>7,056,149</i>	<i>23,854,706</i>
<i>First Commercial Bank - Ho Chi Minh City Branch</i>	<i>2,895,826</i>	<i>2,893,643</i>
+ <i>Cash in banks (USD)</i>	<i>4,351,839,646</i>	<i>4,370,027,991</i>
<i>Military Commercial Joint Stock Bank (MB) - Bac Sai Gon Branch</i>	<i>3,487,033,712</i>	<i>3,501,400,774</i>
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch</i>	<i>716,878,996</i>	<i>720,090,800</i>
<i>First Commercial Bank - Ho Chi Minh City Branch</i>	<i>147,926,938</i>	<i>148,536,417</i>
- Cash equivalents	2,500,000,000	7,473,268,683
+ Term deposits not exceeding 3 months (*)	2,500,000,000	7,473,268,683
<i>Orient Commercial Joint Stock Bank (OCB)</i>	-	<i>3,273,268,683</i>
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tan Son Nhat Branch</i>	<i>2,500,000,000</i>	<i>4,200,000,000</i>
Total	7,605,391,217	12,960,987,763

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

2 . TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Provision	Book value	Provision
Short-term	4,604,912,667	(4,209,509,057)	4,475,313,557	(4,209,509,057)
<i>a. Related parties</i>	<i>124,907,031</i>	<i>-</i>	<i>265,804,500</i>	<i>-</i>
- Vinaprint Joint Stock Company	-	-	265,804,500	-
- Phu Nhuan Trading JSC., Branch - Phu Nhuan Wedding and Conference Restaurant	124,907,031	-	-	-
<i>b. Third parties</i>	<i>4,480,005,636</i>	<i>(4,209,509,057)</i>	<i>4,209,509,057</i>	<i>(4,209,509,057)</i>
- Vinaprint Joint Stock Company	241,580,375			
- Topo Designs	4,071,336,819	(4,071,336,819)	4,071,336,819	(4,071,336,819)
- JSP Vina Company Limited	133,066,217	(133,066,217)	133,066,217	(133,066,217)
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch	28,916,204	-	-	-
- Nha Be Consultancy and Technology JSC.,	4,100,968	(4,100,968)	4,100,968	(4,100,968)
- Sy Nam Company Limited	1,005,053	(1,005,053)	1,005,053	(1,005,053)
- Others				
Total	4,604,912,667	(4,209,509,057)	4,475,313,557	(4,209,509,057)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

3. FINANCIAL INVESTMENTS

3.1. Held-to-maturity investments

	Ending balance			Beginning balance		
	Cost	Recoverable value	Provision	Cost	Recoverable value	Provision
<i>a. Short-term</i>	9,707,469,680	9,707,469,680	-	53,972,617,722	53,972,617,722	-
- Term deposits	9,707,469,680	9,707,469,680	-	53,951,120,735	53,951,120,735	-
+ Vietnam Export Import Commercial Joint Stock Bank	4,687,261,644	4,687,261,644	-	33,100,000,000	33,100,000,000	-
<i>Principal</i>	4,500,000,000	4,500,000,000	-	33,100,000,000	33,100,000,000	-
<i>Interest</i>	187,261,644	187,261,644	-	-	-	-
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam	4,700,000,000	4,700,000,000	-	14,300,000,000	14,300,000,000	-
<i>Principal</i>	4,700,000,000	4,700,000,000	-	14,300,000,000	14,300,000,000	-
<i>Interest</i>	-	-	-	-	-	-
+ Orient Commercial Joint Stock Bank	320,208,036	320,208,036	-	6,551,120,735	6,551,120,735	-
<i>Principal</i>	320,208,036	320,208,036	-	6,529,451,054	6,529,451,054	-
<i>Interest</i>	-	-	-	21,669,681	21,669,681	-
- Interest receivables	-	-	-	21,496,987	21,496,987	-
+ <i>Interests receivables - cash equivalents</i>	-	-	-	21,496,987	21,496,987	-
Total	9,707,469,680	9,707,469,680	-	53,972,617,722	53,972,617,722	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

3.2. Investment in entities

	Ending balance			Beginning balance		
	Cost	Recoverable value	Provision	Cost	Recoverable value	Provision
<i>a. Investments in subsidiaries</i>	101,000,000,000	86,000,000,000	(15,000,000,000)	101,000,000,000	86,000,000,000	(15,000,000,000)
- Tan My Garment Company Limited	15,000,000,000	-	(15,000,000,000)	15,000,000,000	-	(15,000,000,000)
- Garmex Quang Nam Company Limited	86,000,000,000	86,000,000,000	-	86,000,000,000	86,000,000,000	-
<i>b. Investments in joint ventures and</i>	24,970,850,000	15,908,445,812	(9,062,404,188)	24,970,850,000	15,908,445,812	(9,062,404,188)
Phu My Corporation (*)	24,970,850,000	15,908,445,812	(9,062,404,188)	24,970,850,000	15,908,445,812	(9,062,404,188)
<i>c. Investments in other entities</i>	15,395,180,000	15,395,180,000	(208,357,000)	15,395,180,000	15,360,216,400	(34,963,600)
- Joint Stock Commercial Bank for Foreign Trade of Vietnam (56,920 shares)	1,269,730,000	1,269,730,000	-	1,269,730,000	1,269,730,000	-
- Vietnam Asia Commercial Joint Stock Bank (421,077 shares)	3,998,050,000	3,998,050,000	(208,357,000)	3,998,050,000	3,963,086,400	(34,963,600)
- Gia Dinh Development Corporation (843,950 shares)	10,127,400,000	10,127,400,000	-	10,127,400,000	10,127,400,000	-
Total	141,366,030,000	117,303,625,812	(24,270,761,188)	141,366,030,000	117,268,662,212	(24,097,367,788)

Note:

(*) Since the company has not yet published the financial statements for third quarter 2026, the recoverable value of the investment in the companies is currently determined based on the 2024 audit report. the investment in the companies is currently determined based on the 2024 audit report.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

4. OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Short-term	-	-	10,900,000	-
- Advances	-	-	10,900,000	-
+ Nguyen Anh Tuan	-	-	10,000,000	-
+ Ca Thanh Phu	-	-		-
+ Nguyen Tri Truc Ly	-	-	900,000	-
Total	-	-	10,900,000	

5. BAD DEBTS

	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
<i>Details:</i>				
Topo Designs	4,071,336,819	-	4,071,336,819	-
JSP Vina Company Limited	133,066,217	-	133,066,217	-
Sy Nam Company Limited	1,005,053	-	1,005,053	-
Blue Saigon LLC	-	-	-	-
Nha Be Consultancy and Technology JSC.,	4,100,968	-	4,100,968	-
A.N.S.I Technology Co., Ltd.	25,642,500	-	25,642,500	-
Cach Kiem Production and	75,000,000	-	75,000,000	-
Lac Viet Computing	741,727,000	-	741,727,000	-
My Phu Architecture Co., Ltd.	125,400,000	-	125,400,000	-
Fire Protection Equipment Center 4/10	1,768,852,080	-	1,768,852,080	-
Total	6,946,130,637	-	6,946,130,637	-

6. INVENTORIES

	Ending balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Tools and supplies	633,851,898	-	634,094,408	-
- Finished goods	41,893,082,438	(14,614,122,271)	41,889,650,643	(14,614,122,271)
- Merchandise	-	-	115,151,858	-
Total	42,526,934,336	(14,614,122,271)	42,638,896,909	(14,614,122,271)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

7. LONG-TERM ASSETS

Long-term construction in progress

	Ending balance		Beginning balance	
	Cost	Recoverable value	Cost	Recoverable value
- Construction in progress	13,380,169,682	13,380,169,682	13,380,169,682	13,380,169,682
+ Land cost at 213 Hong Bang (*)	10,020,000,000	10,020,000,000	10,020,000,000	10,020,000,000
+ Land cost for workers housing project at Hac Dich Industry Zone (**)	1,830,600,000	1,830,600,000	1,830,600,000	1,830,600,000
+ Construction cost at 213 Hong Bang	1,529,569,682	1,529,569,682	1,529,569,682	1,529,569,682
Total	13,380,169,682	13,380,169,682	13,380,169,682	13,380,169,682

Note:

(*) This represented the amount that the Company has paid to State's budget to receive land use right at No. 213 Hong Bang Street, Cho Lon Ward, Ho Chi Minh City (expired). The Company is waiting for the specific guidance from relevant bodies.

(**) This represented the amount that the Company has paid to Phu My Corporation to purchase two (2) land plots No. 479 and No. 450 located at Group 8, Trang Cat Hamlet, Tan Thanh Ward, Ho Chi Minh City to build houses for workers.

8. PREPAID/DEFERRED EXPENSES

	Ending balance	Beginning balance
8.1. Short-term prepaid expenses	358,539,113	174,609,233
- Tools and supplies	24,437,114	-
- Others	334,101,999	174,609,233
8.2. Long-term deferred expenses	6,785,012,529	7,024,842,755
- Land use rights at Hac Dich Commune, Ba Ria - Vung Tau	6,785,012,529	6,960,992,677
- Insurance	-	55,856,123
- Others	-	7,993,955
Total	7,143,551,642	7,199,451,988

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

. INCREASE OR DECREASE IN TANGIBLE ASSETS

Item	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Perennial plants for periodic produces	Other tangible assets	Total
Historical cost							
Beginning balance	140,229,429,519	92,962,592,805	13,031,692,135	13,943,580,746	-	-	260,167,295,205
Increase	-	-	-	-	-	-	-
- Additions	-	-	-	-	-	-	-
Decrease	-	-	900,260,364	33,312,000	-	-	933,572,364
- Disposals	-	-	900,260,364	33,312,000	-	-	933,572,364
Ending balance	140,229,429,519	92,962,592,805	12,131,431,771	13,910,268,746	-	-	259,233,722,841
Accummulated depreciation							
Beginning balance	75,816,266,077	91,275,060,741	12,798,358,821	12,684,737,788	-	-	192,574,423,427
Increase	4,254,910,528	1,326,287,727	74,999,997	483,750,081	-	-	6,139,948,333
- Depreciation for the peri	4,254,910,528	1,326,287,727	74,999,997	483,750,081	-	-	6,139,948,333
Decrease	-	-	900,260,364	33,312,000	-	-	933,572,364
- Transferred to IP	-	-	-	-	-	-	-
- Disposals	-	-	900,260,364	33,312,000	-	-	933,572,364
Ending balance	80,071,176,605	92,601,348,468	11,973,098,454	13,135,175,869	-	-	197,780,799,396
Net carrying amounts							
Beginning balance	64,413,163,442	1,687,532,064	233,333,314	1,258,842,958	-	-	67,592,871,778
Ending balance	60,158,252,914	361,244,337	158,333,317	775,092,877	-	-	61,452,923,445

Note:

- Historical cost of tangible assets fully depreciated but still in use at the end of the period

149,047,630,184 VND

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

10 . INCREASE OR DECREASE IN INTANGIBLE ASSETS

Item	Land use rights	Copyrights	Patents, inventions	Computer software	Other intangible fixed assets	Total
Historical cost						
Beginning balance	-	-	-	5,644,262,740	-	5,644,262,740
Increase	-	-	-	-	-	-
- Additions	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
Ending balance	-	-	-	5,644,262,740	-	5,644,262,740
Accumulated amortisation						
Beginning balance	-	-	-	5,325,209,435	-	5,325,209,435
Increase	-	-	-	84,455,280	-	84,455,280
- Amortisation for the period	-	-	-	84,455,280	-	84,455,280
Decrease	-	-	-	-	-	-
- Disposals	-	-	-	-	-	56,303,520
Ending balance	-	-	-	5,409,664,715	-	5,409,664,715
Net carrying amounts						
Beginning balance	-	-	-	319,053,305	-	319,053,305
Ending balance	-	-	-	234,598,025	-	234,598,025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

11 . TRADE PAYABLES

	Ending balance		Beginning balance	
	Value	Payable amounts	Value	Payable amounts
Short-term	353,902,544	353,902,544	9,333,813,344	9,333,813,344
<i>a. Related parties</i>	<i>28,291,680</i>	<i>28,291,680</i>	<i>8,965,055,530</i>	<i>8,965,055,530</i>
Garmex Quang Nam Co., Ltd.	28,291,680	28,291,680	8,965,055,530	8,965,055,530
<i>b. Third parties</i>	<i>325,610,864</i>	<i>325,610,864</i>	<i>368,757,814</i>	<i>368,757,814</i>
Hai Bon Bay Joint Stock	131,391	131,391	112,724	112,724
- Company				
Da Luen International Corp.	-	-	3,191,617	3,191,617
No. 1 Insecticide Company	-	-	15,012,000	15,012,000
- Limited				
Asia Environmental Services	-	-	594,000	594,000
- Company Limited				
Huy Thuoc Construction	80,000,000	80,000,000	80,000,000	80,000,000
- Company Limited				
Thuan Loi Phat Packaging	19,129,200	19,129,200	19,129,200	19,129,200
Production Trading Company				
- Limited				
Long Hoang Security Services	166,860,000	166,860,000	166,860,000	166,860,000
- Joint Stock Company				
Ho Chi Minh City Urban	605,000	605,000	605,000	605,000
Environment One Member				
- Company Limited				
Branch Of Noi Bai Trading	3,256,742	3,256,742	3,256,742	3,256,742
And Courier Joint Stock				
- Company In Binh Duong				
Nam Nam Phat Investment	1,675,350	1,675,350	1,675,350	1,675,350
- Company Limited				
Vietnam Boiler Joint Stock	4,184,250	4,184,250	4,184,250	4,184,250
- Company				
Big Star Information Company	1,360,000	1,360,000	1,360,000	1,360,000
- Limited				
Thanh Son One Member	1,690,800	1,690,800	1,690,800	1,690,800
- Company Limited				
Vu Ngoc Trung	848,786	848,786	848,786	848,786
Thien Phu Gia Investment	7,454,545	7,454,545	7,454,545	7,454,545
Consulting Joint Stock				
- Company				
Viet Vuong 2 Company Limited	3,289,000	3,289,000	3,289,000	3,289,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**THIRD QUARTER 2026**

Unit: VND

Hai Dang Environmental Technology Trading Service Co., Ltd.	-	-	26,568,000	26,568,000
Southern Financial, Accounting, and Auditing Consulting Services Co., Ltd. (AASCS)	2,200,000	2,200,000	-	-
Bach Khoa Environmental Technology Development One-Member Limited Company	32,745,800	32,745,800	32,745,800	32,745,800
Others	180,000	180,000	180,000	180,000
Total	353,902,544	353,902,544	9,333,813,344	9,333,813,344

12 . DIVIDENDS AND PROFITS PAYABLES

	<u>Ending balance</u>	<u>Beginning</u>
- Dividends	55,588,425	55,588,425
- Profits		
Total	55,588,425	55,588,425

13 . STATUTORY OBLIGATIONS

	<u>Beginning balance</u>	<u>Payables in the period</u>	<u>Paid in the period</u>	<u>Ending balance</u>
13.1. Payables				
a. Short-term	251,056,153	37,545,116,162	36,156,106,342	1,640,065,973
Value-added tax	-	200,449,319	200,449,319	-
Land rental charges		37,154,378,129	35,806,491,223	1,347,886,906
Personal income tax	251,056,153	190,288,714	149,165,800	292,179,067
Total	251,056,153	37,545,116,162	36,156,106,342	1,640,065,973
13.2. Receivables				
Corporate income tax	447,199,792	-	-	447,199,792
Personal income tax				
Land rental charges	117,320,941	117,320,941		-
Total	564,520,733	117,320,941	-	447,199,792

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**THIRD QUARTER 2026**

Unit: VND

(*) On May 25, 2026, the Company received a notification (No. 22841/TB-TPHCM) regarding additional annual land rental fees for the period from January 1, 1996, to December 31, 2025, for the land plot at 213 Hong Bang, Cho Lon Ward. The total additional land rental amount payable is 35,185,830,823 VND;

Note: (*) The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.

14 . ACCRUED EXPENSES

	Ending balance	Beginning
Short-term	40,000,000	314,036,607
- Salary expenses for annual leave entitlement	-	58,656,499
- Audit fees	40,000,000	150,000,000
- Others	-	105,380,108
Total	40,000,000	314,036,607

15 . OTHER PAYABLES

	Ending balance	Beginning
Short-term	2,075,145,047	2,075,751,721
- Surplus of assets awaiting resolution	12,795,120	15,000,024
- Trade union	299,374,594	297,636,364
- SI, HI, UI	208,995,216	208,995,216
- Others	1,553,980,117	1,554,120,117
+ Remuneration of the Board of Directors and Board of Supervisors	1,520,540,117	1,520,540,117
+ Others	33,440,000	33,580,000
Total	2,075,145,047	2,075,751,721

16 . PROVISIONS

	Beginning balance	Increase during the period	Decrease during the period	Ending balance
Long-term				
- Severance allowance	928,727,250	-	36,000,250	892,727,000
Total	928,727,250	-	36,000,250	892,727,000

17 . DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

	Ending balance	Beginning balance
Deferred tax assets		
- Corporate income tax rate applicable for deferred tax assets calculations	20%	20%
- Deferred tax assets arising from deductible temporary differences	178,545,400	185,745,450
Deferred tax assets	178,545,400	185,745,450

NOTES TO THE SEPARATE FINANCIAL STATEMENTS**THIRD QUARTER 2026***Unit: VND***18 .****OWNERS' EQUITY****18.1. Changes in owners' equity**

	Contributed charter capital	Share premium	Treasury shares	Development and investment funds	Retained earnings	Total
Previous beginning balance	330,002,590,000	72,687,827,370	(863,138,686)	67,754,774,402	(107,043,215,775)	362,538,837,311
- Increase in capital in previous year	-	-	-	-	-	-
- Profits in previous year	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
- Decrease in capital in previous year	-	-	-	-	-	-
- Losses in previous year	-	-	-	-	(14,439,478,873)	(14,439,478,873)
- Other decreases	-	-	-	-	-	-
Current beginning balance	330,002,590,000	72,687,827,370	(863,138,686)	67,754,774,402	(121,482,694,648)	348,099,358,438
- Increase in capital in current period	-	-	-	-	-	-
- Profits in current period	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
- Decrease in capital in current period	-	-	-	-	-	-
- Losses in current period	-	-	-	-	(46,509,027,500)	(46,509,027,500)
- Remuneration for the Board of Directors and Board of Supervisors	-	-	-	-	(217,600,000)	(217,600,000)
- Other decreases	-	-	-	-	-	-
Current ending balance	330,002,590,000	72,687,827,370	(863,138,686)	67,754,774,402	(168,209,322,148)	301,372,730,938

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

18.2. Capital transactions with owners and distribution of dividends or profits

	09 months of 2026	09 months of 2025
- Contributed capital		
+ <i>Beginning balance</i>	330,002,590,000	330,002,590,000
+ <i>Increase in capital during the period</i>	-	-
+ <i>Decrease in capital during the period</i>	-	-
+ <i>Ending balance</i>	330,002,590,000	330,002,590,000
- Dividends or profits distribution	-	-

18.3. Shares

	Ending balance	Beginning balance
- Authorised shares	33,000,259	33,000,259
- Issued shares	33,000,259	33,000,259
+ <i>Ordinary shares</i>	33,000,259	33,000,259
+ <i>Preference shares</i>	-	-
- Repurchased shares (treasury shares)	49,260	49,260
+ <i>Ordinary shares</i>	49,260	49,260
+ <i>Preference shares</i>	-	-
- Shares in circulation	32,950,999	32,950,999
+ <i>Ordinary shares</i>	32,950,999	32,950,999
+ <i>Preference shares</i>	-	-

* *Par value of shares outstanding: 10,000 VND / share*

18.4. Funds

	Ending balance	Beginning balance
- Development and investment funds	67,754,774,402	67,754,774,402

19 . OFF-INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION ACCOUNTS

Foreign currency

	Ending balance	Beginning balance
- USD	167,571.80	167,581.70

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

VI . NOTE TO SEPARATE INCOME STATEMENT

1 . REVENUES FROM SALES AND SERVICES RENDERED

	09 months of 2026	09 months of 2025
1.1. Revenues		
- Revenue from sales of goods		
- Revenue from services rendered	537,552,953	290,295,669
- Revenue from sales of medicines	64,534,437	257,612,272
Total	602,087,390	547,907,941
1.2. Revenue from related parties		
Vinaprint Joint Stock Company	698,025,421	795,350,928
Phu Nhuan Trading Joint Stock Company Branch - Phu Nhuan	345,252,032	-
Wedding and Conference Restaurant		
Total	1,043,277,453	795,350,928
Total revenue	1,645,364,843	1,343,258,869

2 . COSTS OF GOODS SOLD

	09 months of 2026	09 months of 2025
- Costs from sales of finished goods and merchandise	49,561,116	304,666,845
- Costs of goods sold deductions	-	(111,481,780)
+ <i>Reversal of provision for obsolete inventories</i>	-	(111,481,780)
Total	49,561,116	193,185,065

3 . FINANCE INCOME

	09 months of 2026	09 months of 2025
- Interests on deposits and lending	2,102,376,084	2,109,775,622
- Dividends, profits received in cash or non-monetary assets	25,614,000	
- Unrealised gains from foreign exchange differences	18,141	309,210,103
- Payment discounts received	283,950	2,027,591
Total	2,128,292,175	2,421,013,316

4 . FINANCE EXPENSES

	09 months of 2026	09 months of 2025
- Provision for diminution in value of trading securities and provision for diminution in value of in other entities	-	2,485,079,288
- Realized foreign exchange loss		(221,793)
- Unrealized exchange rate loss	17,930,182	-
- Finance expense reductions	173,393,400	(1,461,861,000)
+ <i>Reversal of provision for diminution in value of trading securities and provision for diminution in value of in other entities</i>	173,393,400	(1,461,861,000)
Total	191,323,582	1,022,996,495

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

5 . OTHER INCOME

	09 months of 2026	09 months of 2025
- Proceeds from disposals of fixed assets	311,600,000	1,344,884,890
- Proceeds from disposals of tools and supplies	74,513,660	10,740,741
- Others	3,769,887	705,740
Total	389,883,547	1,356,331,371

6 . OTHER EXPENSES

	09 months of 2026	09 months of 2025
- Value of medicines and pharmaceuticals donated to social welfare facilities	82,934,917	-
Total	82,934,917	-

7 . GENERAL AND ADMINISTRATIVE EXPENSES

	09 months of 2026	09 months of 2025
General and administrative expenses		
- Tools and supplies costs	37,765,659	157,199,643
- Labour costs	3,994,081,363	4,189,343,576
- Depreciation and amortisation	6,224,403,613	6,876,236,397
- Expenses from external services	2,720,316,492	2,593,687,891
- Provision for doubtful debts	-	267,025,233
- Others	37,364,981,273	2,764,396,500
Total	50,341,548,400	16,847,889,240

8 . PRODUCTION AND OPERATING COSTS

	09 months of 2026	09 months of 2025
- Tools and supplies costs	37,765,659	157,199,643
- Labour costs	3,994,081,363	4,189,343,576
- Depreciation and amortisation	6,224,403,613	6,876,236,397
- Expenses from external services	2,769,877,608	2,792,877,999
- Others	37,364,981,273	2,764,396,500
- Provision for doubtful debts, obsolete inventories	-	267,025,233
Total	50,391,109,516	17,047,079,348

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

9 . CURRENT INCOME TAX EXPENSES

	09 months of 2026	09 months of 2025
- Total accounting profit before tax	(46,501,827,450)	(12,943,467,244)
- Taxes are calculated based on the current CIT rate	20%	20%
+ Increase adjustments	287,845,474	416,577,044
<i>Non-deductible expenses</i>	34,611,994	37,498,114
<i>Reimbursement of salary and severance allowance</i>	(32,080,500)	
<i>Unrealised revaluation gains (AR, cash) - previous year</i>	267,383,798	379,078,930
<i>Unrealised revaluation gains (AR, cash) - this year</i>	17,930,182	-
+ Decrease adjustments	(29,533,750)	(420,627,214)
<i>Salary, severance allowance paid</i>	(3,919,750)	-
<i>Unrealised revaluation gains (AR, cash) - current year</i>		(309,145,434)
<i>Dividends, profits received in cash or non-monetary assets</i>	(25,614,000)	
<i>Reimbursement of salary and severance allowance</i>	-	(111,481,780)
- Loss transfers from previous years	(114,661,585,434)	(103,782,556,637)
- Total taxable income	(160,905,101,160)	(116,730,074,051)

(*) Corporate income tax expenses for the fiscal year are estimated based on taxable income and may be subject to adjustments depending on the tax authority's inspection.

VII . NOTES TO SEPARATE CASH FLOW STATEMENT

- 1 . Cash and cash equivalents held by the Company without use: None
- 2 . Non-monetary transactions affecting separate statement of cash flows in the future: None

VIII . OTHER INFORMATION

- 1 . Contingent liabilities, commitments and other information: None.
- 2 . Events after the reporting date: None.
- 3 . Changes to accounting estimates: None.
- 4 . Related parties

4.1. Transactions with key management personels

Key management personels and related individuals include: the Board of Directors, the Board of Management and the Board of Supervisors.

Transactions arising during the year between the Company and key management personels:

Remuneration of the Board of Directors, the Board of Management and the Board of Supervisors

	09 months of 2026	09 months of 2025
Board of Directors	160,000,000	-
Board of Management	700,554,872	668,072,927
Board of Supervisors	57,600,000	-

For the nine-month period ended as at 30/09/2026

Full name	Position	Salary, bonus	Remuneration
Le Van Hung	Chairman of the BOD	-	-
Bui Minh Tuan	Member of the BOD (dismissed on 30/07/2026)	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
THIRD QUARTER 2026

			Unit: VND
Le Thi Tuong Vy	Member of the BOD - (appointed on 30/07/2026)	-	-
Tran Nguyen Anh Minh	Member of the BOD	-	60,000,000
Pham Van Tau	Member of the BOD	-	40,000,000
Nguyen Thi Diem My	Member of the BOD	-	60,000,000
Tu Vi Tri	Head of the BOS	-	-
Mai Thanh Tol	Member of the BOS	-	28,800,000
Tran Thi Thu Yen	Member of the BOS (dismissed on 28/04/2026)	-	28,800,000
Vo Tran Thu Ngan	Member of the BOS (appointed on 28/04/2026)	-	-
Nguyen Thi Minh Hang	General Director cum Finance Director	700,554,872	-
TOTAL		700,554,872	217,600,000

(*) Remuneration for the Board of Directors and the Supervisory Board for 2025, but paid in 2026.

For the nine-month period ended as at 30/09/2025

Full name	Position	Salary, bonus	Remuneration
Le Van Hung	Chairman of the BOD	-	-
Bui Minh Tuan	Member of the BOD	-	-
Tran Nguyen Anh Minh	Member of the BOD	-	-
Pham Van Tau	Member of the BOD	-	-
Nguyen Thi Diem My	Member of the BOD	-	-
Tu Vi Tri	Head of the BOS	-	-
Mai Thanh Tol	Member of the BOS	-	-
Tran Thi Thu Yen	Member of the BOS	-	-
Nguyen Thi Minh Hang	General Director cum Finance Director	668,072,927	-
TOTAL		668,072,927	-

4.2. Transaction with related parties as entities

Related parties	Relationship	Ownership ratio	Voting rights
Tan My Garment Company Limited	Subsidiary	100.00%	100.00%
Garmex Quang Nam Company Limited	Subsidiary	100.00%	100.00%
Phu My Corporation	Associate	27.39%	27.39%
Transimex Corporation	Key management co-personnells		
Vinaprint Joint Stock Company	Key management co-personnells(until July 29, 2026)		

During the period, the Company had significant transactions with related parties as follows:



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

Unit: VND

Related parties	Transaction	09 months of 2026	09 months of 2025
Vinaprint Joint Stock Company	Shared profit up to July 29, 2026	698,025,421	795,350,928

Phu Nhuan Trading JSC., Branch - Phu Nhuan Wedding and Conference Restaurant	Shared profit	345,252,032	
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As of the date of the interim financial statements, the following amounts remain unpaid to related parties:

Related parties	Nature	Ending balance	Beginning balance
Tan My Garment Company Limited	Advances to supplier	50,717,785,732	49,514,972,868
Garmex Quang Nam Company Limited	Trade payables	-	8,965,055,530
Vinaprint Joint Stock Company	Trade receivables up to July 29, 2026	-	265,804,500
Phu Nhuan Trading JSC., Branch - Phu Nhuan Wedding and Conference Restaurant	Trade receivables	124,907,031	-

5. Segment report

Segment report by operating sectors

Currently, the Company's operating activities are mainly focused on one group of products ..., and it is not a multi-sector enterprise providing various groups of products and services; therefore, the Board of Directors has decided not to apply segment report by operating sectors.

Segment report by geographical regions

The Company's products are mainly consumed within the same geographical area, with no significant differences in economic benefits or exposure to risks; therefore, the Board of Directors has also decided not to apply segment report by geographical regions.

6. The Company's financial risk management

The Company's primary financial liabilities consist of borrowed debts, trade payables, and other payables. The main purpose of these financial liabilities is to mobilize financial resources for the Company's activities. The Company has financial assets such as trade receivables and other receivables, cash and short-term deposits, and investments in listed and unlisted securities arising directly from the Company's operations.

The risks of material misstatement arising from the Company's financial instruments are market risk, credit risk and liquidity risk.

Risk management is an indispensable business for all business activities of the Company. The Company has established an internal control system to ensure rational balance between the costs when risks arise and the costs of risk management. The Board of Management continuously monitors the Company's risk management process to ensure rational balance between risk and risk control.

The Board of Management of the Company considers and agrees to apply management policies for the above risks as follows:

6.1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: interest rate risk, foreign currency risk and commodity price risk. Financial instruments affected by market risk include loans and debts, corporate bonds, convertible bonds, deposits, and financial investments.

The sensitivity analyses have been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt and the proportion of financial instruments in foreign currencies are all constant.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

a. Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's foreign currency risk is mainly related to the Company's activities (when revenue or expenses are of foreign currency origin different from the Company's functional currency).

b. Interest rate risk

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

The Company's interest rate risk is mainly related to cash, short-term deposits and loans.

The Company manages interest rate risk by analyzing the market situation to obtain the most favourable interest rates within the limits of its risk management.

The Company did not conduct a sensitivity analysis for interest rates because the risk of interest rate changes at the reporting date was negligible.

c. Price risk

Stock price risk:

The listed and unlisted shares held by the Company are affected by market risks arising from uncertainty about the future value of the investment shares, resulting in the provision for the diminution in investment value that may increase or decrease. The Company manages stock price risk by setting investment limits. The Company's Board of Directors also reviews and approves investment decisions in stocks.

The Company will conduct an analysis and presentation of the sensitivity due to the impact of stock price fluctuations on the Company's operating results when there are detailed instructions by regulatory

Real estate price risk:

The Company has identified the following risks related to the Company's real estate portfolio:

- The cost of development projects may increase if there is a delay in the planning process. To limit this risk, the Company hires consultants who specialize in specific planning requirements within the scope of the project to reduce the risks that may arise during the planning process.
- The fair value risk of the real estate investment portfolio is due to the fundamental factors of the market and the buyers.

6.2. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily for trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

a. Trade receivables

The Company minimizes credit risk by dealing only with the customers that have good credit history. Besides, the accountants follow up the account receivables regularly to expedite the receipt. Trade receivables of the Company are related to various entities and therefore the credit risk exposed from trade

b. Cash in banks

Most of the Company's cash in bank is in the large and trusted banks in Vietnam. Credit risk to this balance at the bank is managed by the treasury department of the Company in accordance with Company policy. The Company does not realize any material credit risk to this cash in bank.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

6.3. Liquidity risk

The liquidity risk is the risk that the Company will encounter difficulty in meeting financial obligation due to shortage of funds. The Company's liquidity risk mainly arises from the fact that financial assets and financial liabilities have different maturity dates.

The Board of Management is responsible for managing liquidity risk. The most major payables are secured by deposits, receivables and short-term assets. The Company did not perform a sensitive analysis on liquidity risks because concentration on liquid risks are low.

The Company monitors its liquidity risk by maintaining a level of cash and cash equivalents and bank loans deemed adequate by management to finance the Company's operations and to mitigate the effects of fluctuations in cash flows.

The table below summarizes the payment terms of the Company's financial liabilities based on the expected payments under contractual agreement on an undiscounted basis:

	< 1 year	1 - 5 years	> 5 years	Total
Ending balance				
Loans and debts	-	-	-	-
Trade payables	353,902,544	-	-	353,902,544
Accrued expenses	40,000,000	-	-	40,000,000
Other payables	2,075,145,047	-	-	2,075,145,047
Beginning balance				
Loans and debts	-	-	-	-
Trade payables	9,333,813,344	-	-	9,333,813,344
Accrued expenses	314,036,607	-	-	314,036,607
Other payables	2,075,751,721	-	-	2,075,751,721

The Company believes that the concentration on liquidity risk of loan payment is low. The Company is able to pay its debts to due from cash flow from operating activities and proceeds from the financial assets

7. Financial assets and financial liabilities

Fair value of financial assets and financial liabilities are presented as follows:

	Book value		Fair value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial assets				
Cash and cash equivalents	7,605,391,217	12,960,987,763	7,605,391,217	12,960,987,763
Trade receivables	4,604,912,667	4,475,313,557	4,604,912,667	4,475,313,557
Advances to suppliers	53,285,797,450	52,600,541,319	53,285,797,450	52,600,541,319
Other receivables	-	10,900,000	-	10,900,000
Financial liabilities				
Trade payables	353,902,544	9,333,813,344	353,902,544	9,333,813,344
Advances from customers	93,407,420	154,587,420	93,407,420	154,587,420
Loans and debts	-	-	-	-
Payables to employees	334,084,647	368,957,197	334,084,647	368,957,197
Accrued expenses	40,000,000	314,036,607	40,000,000	314,036,607
Other payables	2,075,145,047	2,075,751,721	2,075,145,047	2,075,751,721

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER 2026

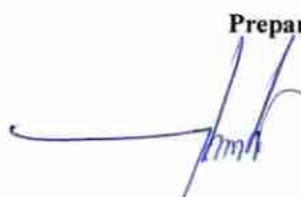
Fair value of the financial assets and liabilities of the Company are reflected at the values which can be converted in a current transaction among parties having adequate knowledge and expecting to be involved. The Company applies the following methods and assumptions for fair value estimation: fair value of financial assets and financial liabilities are not revalued at the reporting date. However, the Board of Management believe that there is no significant difference between its fair value and its book value at the

8. **Restatements in the previous period's separate financial statements due to changes in accounting policies this period:** None
9. **Going-concern assumption**
No events had been caused to make serious doubts about the operating continuously and the Company does not intend and are forced to stop working, or significantly narrowed scale of operation.
10. **Key assumptions and estimates:** None
11. **Comparative information**

These figures are presented and reclassified in accordance with Circular 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance. The Company makes adjustments to some beginning items of the Separate Statement of Financial Position for the nine-month period ended as at

TT	Item	Code	Circular 99/2025/TT- BTC	Circular 200/2014/TT- BTC	Difference
SEPARATE STATEMENT OF FINANCIAL POSITION					
ASSETS					
1	Short-term held-to-maturity investments	123	53,972,617,722	53,929,451,054	43,166,668
2	Other short-term receivables	136	10,900,000	54,066,668	(43,166,668)
LIABILITIES					
1	Other short-term payables	320	2,075,751,721	2,131,340,146	(55,588,425)
2	Dividends and profits payab	313	55,588,425	-	55,588,425

Preparer


Tran Thi Thu Tram

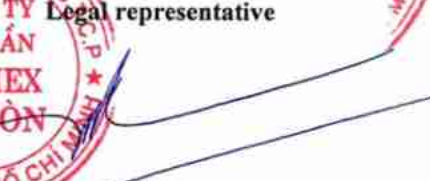
Chief Accountant


Tran Thi My Hanh

Approved, Date 21, Oct 2026

Legal representative




Nguyen Thi Minh Hang