

**LAP PHUONG THANH PRODUCTION AND TRADING JOINT STOCK COMPANY**

No. 822, Le Thanh Nghi Avenue, Tan Hung Ward, Hai Phong City, Viet Nam

**Financial Statements**

As of September 30, 2026

**STATEMENT OF FINANCIAL POSITION**

**As of September 30, 2026**

|                                                        |            |             |                        | Unit: VND              |
|--------------------------------------------------------|------------|-------------|------------------------|------------------------|
| ASSETS                                                 | Code       | Notes       | Closing balance        | Opening balance        |
| <b>A. CURRENT ASSETS</b>                               | <b>100</b> |             | <b>201.257.573.440</b> | <b>148.859.965.305</b> |
| <b>I. Cash and cash equivalents</b>                    | <b>110</b> | <b>V.1</b>  | <b>6.059.845.118</b>   | <b>1.940.163.796</b>   |
| 1. Cash                                                | 111        |             | 6.059.845.118          | 1.940.163.796          |
| 2. Cash equivalents                                    | 112        |             | -                      | -                      |
| <b>II. Short-term financial investments</b>            | <b>120</b> | <b>V.2a</b> | <b>1.002.240.000</b>   | <b>1.002.240.000</b>   |
| 1. Trading securities                                  | 121        |             | -                      | -                      |
| 2. Provision for impairments of trading securities (*) | 122        |             | -                      | -                      |
| 3. Held-to-maturity investments                        | 123        |             | 1.002.240.000          | 1.002.240.000          |
| <b>III. Short-term receivables</b>                     | <b>130</b> |             | <b>113.516.802.205</b> | <b>59.836.992.601</b>  |
| 1. Short-term trade receivables                        | 131        | V.3         | 113.033.040.821        | 59.632.502.564         |
| 2. Short-term prepayment to suppliers                  | 132        | V.4         | 511.640.960            | 317.788.522            |
| 3. Short-term internal receivables                     | 133        |             | -                      | -                      |
| 4. Construction contracts-in-progress receivables      | 134        |             | -                      | -                      |
| 5. Other short-term receivables                        | 135        | V.5         | 126.951.424            | 41.532.515             |
| 6. Provision for short-term doubtful debts (*)         | 136        | V.6         | (154.831.000)          | (154.831.000)          |
| <b>IV. Inventories</b>                                 | <b>140</b> | <b>V.7</b>  | <b>80.471.342.606</b>  | <b>80.386.038.077</b>  |
| 1. Inventories                                         | 141        |             | 80.471.342.606         | 80.386.038.077         |
| 2. Provision for obsolete inventories (*)              | 142        |             | -                      | -                      |
| <b>V. Short-term biological assets</b>                 | <b>150</b> |             | <b>-</b>               | <b>-</b>               |
| <b>VI. Other current assets</b>                        | <b>160</b> |             | <b>207.343.511</b>     | <b>5.694.530.831</b>   |
| 1. Short-term prepaid expenses                         | 161        | V.11a       | 207.343.511            | 201.636.146            |
| 2. Deductible value added tax                          | 162        |             | -                      | 5.492.894.685          |
| 3. Tax and other receivables from the State            | 163        |             | -                      | -                      |
| <b>B. LONG-TERM ASSETS</b>                             | <b>200</b> |             | <b>22.216.299.193</b>  | <b>26.404.392.615</b>  |
| <b>I. Long-term receivables</b>                        | <b>210</b> |             | <b>-</b>               | <b>-</b>               |
| 1. Other long-term receivables                         | 215        |             | -                      | -                      |
| 2. Provision for long-term doubtful debts (*)          | 216        |             | -                      | -                      |
| <b>II. Fixed assets</b>                                | <b>220</b> |             | <b>16.794.806.825</b>  | <b>20.864.668.460</b>  |
| 1. Tangible fixed assets                               | 221        | V.8         | 16.046.792.802         | 20.053.986.843         |
| - Historical cost                                      | 222        |             | 78.402.626.773         | 80.718.946.775         |
| - Accumulated depreciation (*)                         | 223        |             | (62.355.833.971)       | (60.664.959.932)       |
| 2. Finance lease fixed assets                          | 224        |             | -                      | -                      |
| 3. Intangible fixed assets                             | 227        | V.9         | 748.014.023            | 810.681.617            |
| - Historical cost                                      | 228        |             | 2.304.720.000          | 2.304.720.000          |
| - Accumulated depreciation (*)                         | 229        |             | (1.556.705.977)        | (1.494.038.383)        |
| <b>III. Long-term biological assets</b>                | <b>230</b> |             | <b>-</b>               | <b>-</b>               |
| <b>IV. Investment properties</b>                       | <b>240</b> |             | <b>-</b>               | <b>-</b>               |
| <b>V. Long-term assets in progress</b>                 | <b>250</b> |             | <b>214.453.941</b>     | <b>188.426.111</b>     |
| 1. Long-term work in progress                          | 251        |             | -                      | -                      |
| 2. Construction in progress                            | 252        | V.10        | 214.453.941            | 188.426.111            |
| <b>VI. Long-term financial investments</b>             | <b>260</b> | <b>V.2b</b> | <b>3.750.000.000</b>   | <b>3.750.000.000</b>   |
| 1. Investment in subsidiaries                          | 261        |             | -                      | -                      |
| 2. Investments in associates and joint ventures        | 262        |             | -                      | -                      |
| 3. Equity investments in other entities                | 263        |             | 3.750.000.000          | 3.750.000.000          |
| 4. Provision for long-term financial investments (*)   | 264        |             | -                      | -                      |
| 5. Held-to-maturity investments                        | 265        |             | -                      | -                      |
| 6. Provision for held-to-maturity investments          | 266        |             | -                      | -                      |
| <b>VII. Other long-term assets</b>                     | <b>270</b> |             | <b>1.457.038.427</b>   | <b>1.601.298.044</b>   |
| 1. Long-term prepaid expenses                          | 271        | V.11b       | 1.457.038.427          | 1.601.298.044          |
| 2. Deferred income tax assets                          | 272        |             | -                      | -                      |
| <b>TOTAL ASSETS</b>                                    | <b>280</b> |             | <b>223.473.872.633</b> | <b>175.264.357.920</b> |



## STATEMENT OF FINANCIAL POSITION

As of September 30, 2026

(Continued)

|                                                                                |            |             |                        | Unit: VND              |
|--------------------------------------------------------------------------------|------------|-------------|------------------------|------------------------|
| SOURCES                                                                        | Code       | Notes       | Closing balance        | Opening balance        |
| <b>C. LIABILITIES PAYABLES</b>                                                 | <b>300</b> |             | <b>57.890.406.569</b>  | <b>21.608.373.229</b>  |
| <b>I. Current liabilities</b>                                                  | <b>310</b> |             | <b>57.207.906.569</b>  | <b>20.820.873.229</b>  |
| 1. Short-term trade payables                                                   | 311        | V.12        | 38.422.684.347         | 7.218.216.212          |
| 2. Short-term advances from customers                                          | 312        | V.13        | -                      | -                      |
| 3. Dividends and profits payable                                               | 313        |             | 22.200.000             | 22.200.000             |
| 4. Short-term taxes and other payables to the State                            | 314        | V.14        | 4.012.506.048          | 1.729.914.529          |
| 5. Payable to employees                                                        | 315        |             | 2.181.305.246          | -                      |
| 6. Short-term accrued expenses                                                 | 316        | V.15        | 2.381.100.000          | -                      |
| 7. Construction contracts-in-progress payables                                 | 318        |             | -                      | -                      |
| 8. Short-term unearned revenue                                                 | 319        |             | 9.606.980.740          | 10.708.237.320         |
| 9. Other short-term payables                                                   | 320        | V.16        | 423.630.188            | 932.305.168            |
| 10. Short-term loans and finance leases                                        | 321        | V17a        | 157.500.000            | 210.000.000            |
| 11. Provision for short-term payables                                          | 322        |             | -                      | -                      |
| 12. Bonus and welfare funds                                                    | 323        |             | -                      | -                      |
| <b>II. Long-term liabilities</b>                                               | <b>330</b> |             | <b>682.500.000</b>     | <b>787.500.000</b>     |
| 1. Long-term trade payables                                                    | 331        |             | -                      | -                      |
| 2. Long-term advances from customers                                           | 332        |             | -                      | -                      |
| 3. Long-term taxes and other payables to the State                             | 333        |             | -                      | -                      |
| 4. Long-term accrued expenses                                                  | 334        |             | -                      | -                      |
| 5. Inter-company payables on working capital                                   | 335        |             | -                      | -                      |
| 6. Long-term inter-company payables                                            | 336        |             | -                      | -                      |
| 7. Long-term unearned revenue                                                  | 337        |             | -                      | -                      |
| 8. Other long-term payables                                                    | 338        |             | -                      | -                      |
| 9. Long-term loans and finance leases                                          | 339        | V17b        | 682.500.000            | 787.500.000            |
| <b>D. EQUITY</b>                                                               | <b>400</b> | <b>V.18</b> | <b>165.583.466.064</b> | <b>153.655.984.691</b> |
| 1. Owner's contributed capital                                                 | 411        |             | 120.000.000.000        | 120.000.000.000        |
| - Common shares with voting rights                                             | 411a       |             | 120.000.000.000        | 120.000.000.000        |
| - Preferred shares                                                             | 411b       |             | -                      | -                      |
| 2. Share premium                                                               | 412        |             | (149.700.000)          | (149.700.000)          |
| 3. Convertible bond                                                            | 413        |             | -                      | -                      |
| 4. Other equity of the owners                                                  | 414        |             | -                      | -                      |
| 5. Treasury shares (*)                                                         | 415        |             | -                      | -                      |
| 6. Asset revaluation difference                                                | 416        |             | -                      | -                      |
| 7. Foreign exchange difference                                                 | 417        |             | -                      | -                      |
| 8. Investment and development fund                                             | 418        |             | 2.585.510.528          | 2.585.510.528          |
| 9. Other fund under equity                                                     | 419        |             | -                      | -                      |
| 11. Undistributed profit after tax                                             | 420        |             | 43.147.655.536         | 31.220.174.163         |
| - Undistributed profit after tax accumulated to the end of the previous period | 420a       |             | 31.220.174.163         | 22.108.324.360         |
| - Undistributed profit after tax as of the current period                      | 420b       |             | 11.927.481.373         | 9.111.849.803          |
| <b>TOTAL SOURCES</b>                                                           | <b>440</b> |             | <b>223.473.872.633</b> | <b>175.264.357.920</b> |

Preparer



Le Thi Hoa

Chief Accountant



Nguyen Van Tuong

Hai Phong, October 19, 2026

General Director



Pham Van Tao

## INCOME STATEMENT

As of September 30, 2026

| Indicators                                                                | Code | Note  | Q3               |                   | Year-to-date through the end of this quarter |                   |
|---------------------------------------------------------------------------|------|-------|------------------|-------------------|----------------------------------------------|-------------------|
|                                                                           |      |       | The current year | The previous year | The current year                             | The previous year |
|                                                                           |      |       |                  |                   |                                              |                   |
| 1. Revenue from sales of goods and provision of services                  | 01   | VI.1  | 158.859.218.807  | 74.111.287.739    | 417.618.571.189                              | 238.499.418.346   |
| 2. Revenue deductions                                                     | 02   |       | -                | -                 | -                                            | -                 |
| 3. Net revenue from sales of goods and provision of services (10=01-02)   | 10   |       | 158.859.218.807  | 74.111.287.739    | 417.618.571.189                              | 238.499.418.346   |
| 4. Cost of goods sold                                                     | 11   | VI.2  | 153.303.925.320  | 68.229.661.611    | 396.013.253.975                              | 231.554.249.452   |
| 5. Gross profits from sales of goods and provision of services (20=10-11) | 20   |       | 5.555.293.487    | 5.881.626.128     | 21.605.317.214                               | 6.945.168.894     |
| 6. Profit or loss on disposal of investment properties                    | 21   |       | -                | -                 | -                                            | -                 |
| 7. Financial income                                                       | 22   | VI.3  | 6.241.235        | 5.131.561         | 113.231.133                                  | 304.888.635       |
| 8. Financial expenses                                                     | 23   | VI.4  | 22.769.178       | 16.236.165        | 54.556.849                                   | 16.236.165        |
| - In which: Interest expenses                                             | 24   |       | 22.769.178       | 16.236.165        | 54.556.849                                   | 16.236.165        |
| 9. Selling expenses                                                       | 25   | VI.7a | 237.430.132      | 268.398.172       | 953.208.689                                  | 867.844.417       |
| 10. General and administrative expenses                                   | 26   | VI.7b | 2.173.671.182    | 1.449.565.340     | 5.750.670.808                                | 5.100.125.257     |
| 11. Net operating profit {30=20+21+22-(23+25+26)}                         | 30   |       | 3.127.664.230    | 4.152.558.012     | 14.960.112.001                               | 1.265.851.690     |
| 12. Other income                                                          | 31   | VI.5  | 0                | 59.545.455        | 210.555.556                                  | 143.636.584       |
| 13. Other expenses                                                        | 32   | VI.6  | 799.800          | 17.881            | 100.227.749                                  | 10.071.224        |
| 14. Other profits (40=31-32)                                              | 40   |       | (799.800)        | 59.527.574        | 110.327.807                                  | 133.565.360       |
| 15. Net accounting profit before tax (50=30+40)                           | 50   |       | 3.126.864.430    | 4.212.085.586     | 15.070.439.808                               | 1.399.417.050     |
| 16. Current corporate income tax                                          | 51   | VI.8  | 634.085.202      | 279.883.410       | 3.041.347.009                                | 279.883.410       |
| 17. Deferred corporate income tax                                         | 52   |       | -                | -                 | -                                            | -                 |
| 18. Profit after corporate income tax (60=50-51-52)                       | 60   |       | 2.492.779.228    | 3.932.202.176     | 12.029.092.799                               | 1.119.533.640     |
| 19. Basic earnings per share                                              | 70   |       |                  |                   |                                              |                   |

Preparer



Le Thi Hoa

Chief Accountant



Nguyen Van Tuong

Hai Phong, October 19, 2026

General Director



Pham Van Tao

**CASH FLOWS STATEMENT****By indirect method****As of September 30, 2026**

Unit: VND

| INDICATORS                                                                                    | Code      | From January 1,<br>2026 to September<br>30, 2026 | From January 1,<br>2025 to September<br>30, 2025 |
|-----------------------------------------------------------------------------------------------|-----------|--------------------------------------------------|--------------------------------------------------|
| <b>I. Cash flows from operating activities</b>                                                |           |                                                  |                                                  |
| <b>1. Profit before tax</b>                                                                   | <b>01</b> | <b>15.070.439.808</b>                            | <b>1.399.417.050</b>                             |
| <b>2. Adjustments for:</b>                                                                    |           |                                                  |                                                  |
| - Depreciation of fixed assets and investment property                                        | 02        | 4.069.861.635                                    | 4.356.432.020                                    |
| - Provisions                                                                                  | 03        | -                                                | -                                                |
| - Foreign exchange (gains)/losses arising from revaluation of foreign currency monetary items | 04        | -                                                | -                                                |
| - (Profits)/losses from investment activities                                                 | 05        | (189.112.405)                                    | (418.524.999)                                    |
| - Interest expenses                                                                           | 06        | 54.556.849                                       | 16.236.165                                       |
| - Other adjustments                                                                           | 07        | -                                                | -                                                |
| <b>3. Profit from operations before changes in working capital</b>                            | <b>08</b> | <b>19.005.745.887</b>                            | <b>5.353.560.236</b>                             |
| - (Increase)/Decrease in receivables                                                          | 09        | (49.025.537.724)                                 | 5.747.472.177                                    |
| - (Increase)/Decrease in inventories                                                          | 10        | (85.304.529)                                     | (827.648.570)                                    |
| - (Increase)/Decrease in payables (not including interest, corporate income tax)              | 11        | 35.511.065.830                                   | 7.387.274.526                                    |
| - (Increase)/Decrease in prepaid expenses                                                     | 12        | (138.552.252)                                    | 627.084.410                                      |
| - (Increase)/Decrease in trading securities                                                   | 13        | -                                                | -                                                |
| - Interest paid                                                                               | 14        | (22.769.178)                                     | (16.236.165)                                     |
| - Corporate income tax paid                                                                   | 15        | (1.310.697.845)                                  | (2.638.881.228)                                  |
| - Other receipts from operating activities                                                    | 16        | -                                                | -                                                |
| - Other payments for operating activities                                                     | 17        | -                                                | -                                                |
| <b>Cash flows from operating activities</b>                                                   | <b>20</b> | <b>3.933.950.189</b>                             | <b>15.632.625.386</b>                            |
| <b>II. Cash flows from investing activities</b>                                               |           |                                                  |                                                  |
| 1. Payments for purchase, construction of fixed assets and other long-term assets             | 21        | -                                                | (3.514.203.000)                                  |
| 2. Proceeds from disposal of fixed assets and other long-term assets                          | 22        | 230.000.000                                      | 125.000.000                                      |
| 3. Payments from loans and debt instruments of other entities                                 | 23        | -                                                | -                                                |
| 4. Proceeds from recovery of loans and debt instruments of other entities                     | 24        | -                                                | -                                                |
| 5. Payments for investments in other entities                                                 | 25        | -                                                | -                                                |
| 6. Proceeds from divestments in other entities                                                | 26        | -                                                | -                                                |
| 7. Interest, dividends, and profit received                                                   | 27        | 113.231.133                                      | 275.816.120                                      |
| <b>Cash flows from investing activities</b>                                                   | <b>30</b> | <b>343.231.133</b>                               | <b>(3.113.386.880)</b>                           |
| <b>III. Cash flows from financing activities</b>                                              |           |                                                  |                                                  |
| 1. Proceeds from issuing shares and contributions from shareholders                           | 31        | -                                                | -                                                |
| 2. Payments for capital withdrawal and share buybacks                                         | 32        | -                                                | -                                                |
| 3. Proceeds from borrowings                                                                   | 33        | -                                                | 1.050.000.000                                    |
| 4. Repayments of borrowings                                                                   | 34        | (157.500.000)                                    | -                                                |
| 5. Repayments of finance lease principal                                                      | 35        | -                                                | -                                                |
| 6. Dividends, profits paid                                                                    | 36        | -                                                | (10.432.140.000)                                 |
| <b>Cash flows from financing activities</b>                                                   | <b>40</b> | <b>(157.500.000)</b>                             | <b>(9.382.140.000)</b>                           |
| <b>Net cash flows for the year</b>                                                            | <b>50</b> | <b>4.119.681.322</b>                             | <b>3.137.098.506</b>                             |
| <b>Cash and cash equivalents at the beginning of the year</b>                                 | <b>60</b> | <b>1.940.163.796</b>                             | <b>2.417.469.893</b>                             |
| Effect of changes in exchange rates on the translation of foreign currency                    | 61        | -                                                | -                                                |
| <b>Cash and cash equivalents at the end of the period</b>                                     | <b>70</b> | <b>6.059.845.118</b>                             | <b>5.554.568.399</b>                             |



Preparer



Le Thi Hoa

Chief Accountant



Nguyen Van Tuong

Hai Phong, October 19, 2026

General Director



Pham Van Tao



## NOTES TO THE FINANCIAL STATEMENTS

From the accounting period from January 1, 2026 to September 30, 2026

### I- Operation features

1. Form of capital ownership: Joint Stock Company
2. Business sector: Provide services, trade
3. Business lines:
  - Providing driving training services, driving vocational education
  - Leasing facilities for conducting driving tests
  - Commercial trading of plastic pallets, plastic bins, virgin plastic pallets, and various types of steel.
4. Normal operating cycle: within 12 months
5. Statement on the comparability of information in the financial statement (whether comparable or not; if not comparable, the reasons must be clearly stated, such as changes in ownership structure, spin-offs, mergers, and the length of the comparative, ...): The financial statement figures for the second quarter of 2026 are fully consistent and ensure comparability with the 2025 audited financial statements and the third quarter of 2025 financial statements.

### II- Accounting period, currency used in accounting

1. Fiscal year: Fiscal year the Company is from 1 January to 31 December annually
2. Currency unit used in accounting: VND

### III- Applied accounting standards and policies

1. Applied accounting policies: The Company applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.
2. Statement on compliance with Accounting Standards and Accounting System: The company has applied the Vietnamese Accounting Standards and relevant guiding documents issued by the government. The financial statements are prepared and presented in accordance with the provisions of each standard, circulars guiding the implementation of the standards, and the current accounting system.

### IV- Applied accounting policies

#### 1. Basis of preparation of financial statements

The financial statements are prepared on an accrual basis (except for information related to cash flows)

#### 2. Cash and cash equivalents

Cash includes cash on hand, demand deposits with banks, and monetary gold held for value storage purposes, excluding gold classified as inventory intended for use as raw materials for production or goods for sale. Cash equivalents are short-term investments with a maturity or redemption period not exceeding 3 months from the purchase date, easily convertible into a known amount of cash and subject to minimal risk of changes in value.

#### 3. Receivables

Receivables are presented at their book value, less provisions for doubtful debts.

Receivables are classified into customer receivables and other receivables based on the following principles:



+ Customer receivables represent trade receivables arising from purchase and sale transactions between the Company and independent customers, including receivables related to the sale of goods under export consignment to other entities.

+ Other receivables represent non-trade receivables not related to buying and selling transactions

Provisions for doubtful debts are made for each receivable based on the aging of the debt or the estimated level of loss that may occur, as follows:

For overdue receivables:

- 30% of the value for receivables overdue for more than 6 months but less than 1 year;
- 50% of the value for receivables overdue for 1 year but less than 2 years;
- 70% of the value for receivables overdue for 2 years but less than 3 years;
- 100% of the value for receivables overdue for 3 years or more.

For receivables that have not yet matured but are difficult to collect, provisions are made based on the estimated level of loss.

#### **4. Inventories**

Inventory is recognized at the lower of cost and net realizable value.

The cost of inventory is determined as follows

- Raw materials, goods: includes the purchase cost and other directly related costs incurred to bring the inventory to its current location and condition.
- Work-in-progress: includes only the cost of direct raw materials (or other cost elements as appropriate).

Net realizable value is the estimated selling price of the inventory in the ordinary course of business, less the estimated costs to complete and the estimated costs necessary to sell it.

The cost of inventory is calculated using the weighted average method and recorded using the periodic inventory method.

A provision for inventory devaluation is made for each inventory item where the cost exceeds the net realizable value. For services in progress, the provision for devaluation is calculated for each type of service with a separate price. Increases or decreases in the provision for inventory devaluation must be recognized at the end of the fiscal year and recorded in the cost of goods sold.

#### **5. Tangible fixed assets**

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenditures incurred by the company to acquire the tangible fixed assets and prepare them for use. Costs incurred after initial recognition are only added to the cost of the tangible fixed assets if these costs are certain to increase future economic benefits from the use of the asset. Costs that do not meet this condition are recognized as expenses immediately.

When a tangible fixed asset is sold or disposed of, the cost and accumulated depreciation are removed from the books, and any resulting gain or loss from the disposal is recognized in income or expense for the year.

Tangible fixed assets are depreciated using the straight-line method based on the estimated useful life. The depreciation period for each type of tangible fixed asset is as follows:

| Types of fixed assets   | Number of years |
|-------------------------|-----------------|
| - Buildings, structures | 5 – 25          |
| - Machinery, equipment  | 3 – 15          |

|                                    |        |
|------------------------------------|--------|
| - Transport, transmission vehicles | 6 – 10 |
| - Equipmet, management tools       | 3 – 10 |
| - Other fixed assets               | 4 – 25 |

## **6. Intangible fixed assets**

Intangible fixed assets are presented at cost less accumulated amortization.

The cost of intangible fixed assets includes all expenditures incurred by the company to acquire the assets and prepare them for use. Costs related to intangible fixed assets incurred after initial recognition are recognized as production or operating expenses for the period, unless these costs are directly associated with a specific intangible asset and are expected to enhance the economic benefits from these assets.

When an intangible fixed asset is sold or disposed of, the cost and accumulated amortization are removed from the books, and any resulting gain or loss from the disposal is recognized in income or expense for the year.

The intangible fixed assets of the company include:

### ***Software Programs***

Costs related to computer software programs that are not part of the hardware system are not capitalized. The cost of computer software includes all expenditures incurred by the company up to the point when the software is ready for use. Computer software is amortized using the straight-line method over a period of 5 to 25 years.

## **7. Prepaid expenses**

Prepaid expenses include actual expenses that have been incurred but are related to the results of the business operations of multiple accounting periods. The company's prepaid expenses include the following costs:

### **Tools and equipment**

Tools and equipment that have been put into use are allocated to expenses using the straight-line method, with an allocation period of no more than 3 years.

## **8. Liabilities and accrued expenses**

Liabilities and accrued expenses are recognized for amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts to be paid.

The classification of payables as trade accounts payable and other payables is done according to the following principles:

- Trade accounts payable reflect payables arising from commercial transactions related to the purchase of goods, services, assets, where the seller is an independent entity from the business, including payables related to imports through a customs agent.
- Other payables reflect payables that are non-commercial in nature and not related to the purchase, sale, or provision of goods and services.

## **9. Recognition principles for loans and financial lease liabilities**

The company must track the maturity details of loans and financial lease liabilities. Amounts with a repayment period of more than 12 months from the date of the financial statements are presented as long-term loans and financial lease liabilities. Amounts due within the next 12 months from the date of

the financial statements are presented as short-term loans and financial lease liabilities for payment planning.

#### **10.Principles of recognizing equity**

##### ***Owner's contributed capital***

Owner's contributed capital is recognized based on the actual amount invested by shareholders.

##### ***Undistributed profit***

Recognition of business results (profit, loss) after corporate income tax and the distribution of profit or handling of losses by the company.

##### ***Other funds***

The funds are established and used in accordance with the Company's Charter and the annual resolutions approved by the General Meeting of Shareholders.

#### **11.Profit distribution**

The after-tax profit is distributed to the shareholders after allocating funds according to the Company's Charter and the applicable legal regulations, and is subject to approval by the General Meeting of Shareholders.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders

#### **12.Revenue and income recognition**

##### ***Revenue from sales of goods***

Revenue from the sale of goods is recognized when all of the following conditions are met:

- The company has transferred most of the risks and rewards associated with the ownership of the product or goods to the buyer.
- The company no longer retains control over the goods as the owner or has the ability to manage the goods.
- The revenue can be reliably measured. If the contract allows the buyer to return the product or goods under specific conditions, revenue is only recognized when those specific conditions no longer apply and the buyer no longer has the right to return the product or goods (unless the customer has the right to return the goods in exchange for other goods or services).
- The company has received or will receive economic benefits from the sales transaction.
- The costs related to the sales transaction can be reliably measured.

##### ***Revenue from provision services***

Revenue from service transactions is recognized when the outcome of the transaction can be reliably measured. In the case where the service is provided over multiple periods, revenue is recognized in the period based on the results of the work completed by the end of the accounting period. The outcome of a service transaction is considered reliably measurable when all of the following conditions are met:

- Revenue can be reliably measured. If the contract allows the buyer to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer apply and the buyer no longer has the right to return the service provided.
- It is probable that economic benefits will flow from the service transaction.
- The portion of the work completed by the end of the fiscal year can be determined.

- The costs incurred for the transaction and the costs to complete the service transaction can be reliably measured.

#### ***Interest***

Interest is recognized on an accrual basis, determined based on the balance of deposit accounts and the actual interest rate for each period.

### **13.Accounting principles for cost of goods sold**

The cost of goods sold for the year is recognized in accordance with the revenue generated during the period and ensures compliance with the prudence principle.

For direct material costs that exceed normal consumption, labor costs, and fixed production overheads that are not allocated to the value of products in inventory, accounting must immediately charge them to the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been determined as sold.

The provision for inventory write-down is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value and the cost of inventory. When determining the amount of inventory subject to a write-down, accounting should exclude inventory that has been contracted for sale (with net realizable value equal to or higher than the book value) but not yet transferred to customers, if there is sufficient evidence that the customer will not abandon the contract.

### **14.Borrowing costs**

Borrowing costs include interest on loans and other costs directly related to loans.

Borrowing costs are recognized as expenses when incurred. However, when borrowing costs are directly associated with the construction or production of a long-term asset under development that requires a significant period (over 12 months) before it is ready for use or sale, these borrowing costs are capitalized. For loans specifically used for the construction of fixed assets or investment property, borrowing costs are capitalized even if the construction period is less than 12 months. Any income generated from temporarily investing the borrowed funds is deducted from the carrying amount of the related asset.

For general borrowing costs used partly for investment in the construction or production of an asset under development, the capitalized borrowing costs are determined based on the capitalization rate of the weighted average costs incurred for the construction or production of that asset. The capitalization rate is calculated using the weighted average interest rate of loans outstanding during the year, excluding specific loans dedicated to the creation of a particular asset.

### **15.Accounting principles for selling expenses and administrative expenses**

Selling expenses reflect the actual costs incurred during the process of selling products, goods, or providing services, including costs for product presentations, product promotions, advertising, sales commissions, warranty costs for products and goods (excluding construction activities), storage, packaging, and transportation costs, among others.

Administrative expenses reflect the general management costs of the enterprise, including expenses for the salaries of management staff (wages, salaries, allowances, etc.); social insurance, health insurance, union fund contributions, and unemployment insurance for management staff; office supplies, tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other expenses in cash (hospitality, client meetings, etc.).

## **16.Principles and methods of recognizing current corporate income tax expenses**

Corporate income tax expense is the current income tax, calculated based on taxable income. The taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

Lap Phuong Thanh Production and Trading Joint Stock Company benefits from a preferential tax rate of 10% for the duration of its operation, applied to the company's income derived from socialization activities in the education and vocational training sectors. For other activities, the company pays corporate income tax at a rate of 20%.

## **17.Financial instruments**

### **i. Financial Assets**

#### *Classification of Financial Assets*

The company classifies financial assets into the following categories: financial assets measured at fair value through profit or loss, held-to-maturity investments, loans and receivables, and financial assets available for sale. The classification of these financial assets depends on their nature and the purpose for which they were acquired and is determined at the time of initial recognition

#### *Financial Assets Measured at Fair Value Through Profit or Loss*

Financial assets are classified as measured at fair value through profit or loss if they are held for trading or designated as such at initial recognition.

Financial assets are classified as trading securities if:

- They are acquired or created mainly for the purpose of selling them in the short term;
- The company intends to hold them for short-term profit-taking;
- They are derivative financial instruments (except those derivatives that are designated as hedging instruments or financial guarantee contracts).

#### *Held-to-Maturity Investments*

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the company intends and is able to hold to maturity.

#### *Loans and receivables*

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

#### *Financial Assets Available for Sale*

Financial assets available for sale are non-derivative financial assets that are designated as available for sale or are not classified as financial assets measured at fair value through profit or loss, held-to-maturity investments, or loans and receivables.

#### *Initial Carrying Amount of Financial Assets*

Financial assets are recognized at the date of purchase and derecognized at the date of sale. At initial recognition, financial assets are measured at their purchase cost or issuance cost, plus any additional costs directly attributable to the purchase or issuance of those financial assets.

### **ii. Financial Liabilities**

The company classifies financial liabilities into the following groups: financial liabilities recognized at fair value through the income statement, and financial liabilities measured at amortized cost. The classification of financial liabilities depends on the nature and purpose of the liability and is determined at the initial recognition date.

*Financial Liabilities Recognized at Fair Value Through the Income Statement*

Financial liabilities are classified as recognized at fair value through the income statement if they are held for trading or are designated as fair value through the income statement at initial recognition.

Financial liabilities are classified as held for trading if:

- They are issued or created primarily for the purpose of repurchasing them in the short term;
- The company intends to hold them for the purpose of short-term profit generation;
- They are derivative financial instruments (except those classified as financial guarantee contracts or hedging instruments).

*Financial Liabilities Measured at Amortized Cost*

Financial liabilities measured at amortized cost are determined by the initial recognition amount of the financial liability, less any principal repayments, plus or minus any cumulative allocations calculated using the effective interest method for the difference between the initial recognition amount and the maturity value, less any write-downs (directly or through the use of a provision account) due to impairment or non-recoverability.

The effective interest method is the method for calculating the amortized cost of a financial liability or group of financial liabilities and allocating interest income or interest expense in the relevant period. The effective interest rate is the discount rate that exactly matches the estimated future cash flows to be paid or received over the expected life of the financial instrument, or a shorter period if necessary, to the net carrying amount of the financial liability.

*Initial Carrying Amount of Financial Liabilities*

At the time of initial recognition, financial liabilities are determined based on the issuance price plus any costs directly related to the issuance of the financial liability.

**iii. Equity instrument**

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

**18. Segment report**

A business segment is a distinguishable component engaged in the process of producing or providing products or services, and it has risks and economic benefits that are different from those of other business segments.

A geographical segment is a distinguishable component engaged in the process of producing or providing products or services within the scope of a specific economic environment and has risks and economic benefits that are different from those of business segments in other economic environments.

**19. Related parties**

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

In considering the relationship of related parties, the nature of the relationship is given more emphasis than the legal form.

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**V. Additional information for items presented in the statement of financial position****1. Cash and cash equivalents**

|                       | 30/09/2026           | 01/01/2026           |
|-----------------------|----------------------|----------------------|
| Cash                  | 3.197.952.620        | 247.951.968          |
| Non-term bank deposit | 2.861.892.498        | 1.692.211.828        |
| Cash equivalents      | -                    | -                    |
| <b>Total</b>          | <b>6.059.845.118</b> | <b>1.940.163.796</b> |

**2. Financial investment****a) Short-term financial investment**

This is a one-month term deposit at VietinBank – Quang Trung Branch. The deposit serves as a performance bond for a contract with the Hai Duong Provincial Department of Planning and Investment to implement the Lap Phuong Thanh Driving Practice Facility Project – Facility No. 2

**b) Long-term financial investment**

|                                                        | 30/09/2026           |           | 01/01/2026           |           |
|--------------------------------------------------------|----------------------|-----------|----------------------|-----------|
|                                                        | Original price       | Provision | Original price       | Provision |
| <b>Equity investment in other entities</b>             | <b>3.750.000.000</b> | <b>-</b>  | <b>3.750.000.000</b> | <b>-</b>  |
| Red Ocean Vietnam Investment and Import-Export JSC (*) | 3.750.000.000        | 0         | 3.750.000.000        | -         |
| <b>Total</b>                                           | <b>3.750.000.000</b> | <b>-</b>  | <b>3.750.000.000</b> | <b>-</b>  |

(\*) This is an investment in Red Ocean Vietnam Investment and Import-Export JSC, comprising 375.000 shares, representing 12,5% of the charter capital.

**3. Short-term trade receivables**

|                                                    | 30/09/2026             | 01/01/2026            |
|----------------------------------------------------|------------------------|-----------------------|
| <b>a) Trade receivables</b>                        | <b>113.033.040.821</b> | <b>59.632.502.564</b> |
| Toan Thang Building Materials and Services JSC     | -                      | 18.049.716.295        |
| LCA Service and Trading JSC                        | 6.731.842.915          | -                     |
| Hung Thinh Service and Trading One Number Co., Ltd | 58.050.038.290         | 27.365.030.950        |
| Baltic Trading and Services Co., Ltd               | 34.041.679.319         | 13.839.832.469        |
| Hai Phong City Police Department                   | 2.343.019.200          | -                     |
| Minh Truong mechanical and construction JSC        | 2.233.443.289          | -                     |
| Duc Nhat Trading Service and Construction JSC      | 4.747.515.410          | -                     |
| HTG Thang Long Investment and Trading JSC          | 2.667.816.190          | -                     |
| Others                                             | 2.217.686.208          | 377.922.850           |
| <b>b) Trade receivables from related parties</b>   | <b>-</b>               | <b>-</b>              |
| <b>Total</b>                                       | <b>113.033.040.821</b> | <b>59.632.502.564</b> |

**4. Short-term prepayment to suppliers**

|                                                        | 30/09/2026         |            | 01/01/2026         |            |
|--------------------------------------------------------|--------------------|------------|--------------------|------------|
|                                                        | Value              | Provisions | Value              | Provisions |
| <b>a) Prepayment to suppliers</b>                      | <b>511.640.960</b> | <b>-</b>   | <b>317.788.522</b> | <b>-</b>   |
| Urban and Rural Planning Center                        | 40.000.000         | -          | 40.000.000         | -          |
| Hai Duong Geological Survey and Construction JSC       | 301.894.600        | -          | 74.831.000         | -          |
| Thanh Dong Design and Consulting JSC                   | 40.000.000         | -          | 40.000.000         | -          |
| Nhan Tam Viet Auditing Co., Ltd.                       | -                  | -          | 108.000.000        | -          |
| Thanh Dong Surveying and Mapping Co., Ltd.             | 52.917.300         | -          | 52.917.300         | -          |
| Others                                                 | 76.829.060         | -          | 2.040.222          | -          |
| <b>b) Prepayment to suppliers from related parties</b> | <b>-</b>           | <b>-</b>   | <b>-</b>           | <b>-</b>   |
| <b>Total</b>                                           | <b>511.640.960</b> | <b>-</b>   | <b>317.788.522</b> | <b>-</b>   |

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**5. Other short-term receivables**

|               | 30/09/2026         |            | 01/01/2026        |            |
|---------------|--------------------|------------|-------------------|------------|
|               | Value              | Provisions | Value             | Provisions |
| Escrow, wager | 88.306.800         | -          | 6.000.000         | -          |
| Advances      | -                  | -          | 6.460.000         | -          |
| Others        | 38.644.624         | -          | 29.072.515        | -          |
| <b>Total</b>  | <b>126.951.424</b> | <b>-</b>   | <b>41.532.515</b> | <b>-</b>   |

**6. Provision for doubtful debts**

|                                                  | 30/09/2026         |                    | 01/01/2026         |                    |
|--------------------------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                                  | Original price     | Provision          | Original price     | Provision          |
| <b>Short-term prepayment to suppliers</b>        | -                  | -                  | -                  | -                  |
| <b>a. Overdue from 1 to 2 years</b>              | -                  | -                  | -                  | -                  |
| <b>b. Overdue over 3 years</b>                   | <b>154.831.000</b> | <b>154.831.000</b> | <b>154.831.000</b> | <b>154.831.000</b> |
| Hai Duong Geological Survey and Construction JSC | 74.831.000         | 74.831.000         | 74.831.000         | 74.831.000         |
| Urban and Rural Planning Center                  | 40.000.000         | 40.000.000         | 40.000.000         | 40.000.000         |
| Thanh Dong Design and Consulting JSC             | 40.000.000         | 40.000.000         | 40.000.000         | 40.000.000         |
| <b>Total</b>                                     | <b>154.831.000</b> | <b>154.831.000</b> | <b>154.831.000</b> | <b>154.831.000</b> |

**7. Inventories**

|                       | 30/09/2026            |           | 01/01/2026            |           |
|-----------------------|-----------------------|-----------|-----------------------|-----------|
|                       | Value                 | Provision | Value                 | Provision |
| Raw materials         | 271.615.267           | -         | 99.501.005            | -         |
| Goods                 | 76.973.400.000        | -         | 76.973.400.000        | -         |
| Work in progress cost | 3.226.327.339         | -         | 3.313.137.072         | -         |
| <b>Total</b>          | <b>80.471.342.606</b> | <b>-</b>  | <b>80.386.038.077</b> | <b>-</b>  |

**8. Increase, decrease in tangible fixed assets**

| Items                           | Buildings and structures | Machinery and equipment | Transport vehicles | Office equipment and other fixed assets | Total          |
|---------------------------------|--------------------------|-------------------------|--------------------|-----------------------------------------|----------------|
| <b>Original cost</b>            |                          |                         |                    |                                         |                |
| Opening balance                 | 53.176.512.311           | 5.760.763.520           | 18.825.088.602     | 2.956.582.342                           | 80.718.946.775 |
| Increase                        | -                        | -                       | -                  | -                                       | -              |
| - Purchase                      | -                        | -                       | -                  | -                                       | -              |
| Decrease                        | -                        | -                       | 2.316.320.002      | -                                       | 2.316.320.002  |
| - Disposal, sale                | -                        | -                       | 2.316.320.002      | -                                       | 2.316.320.002  |
| Closing balance                 | 53.176.512.311           | 5.760.763.520           | 16.508.768.600     | 2.956.582.342                           | 78.402.626.773 |
| <b>Accumulated depreciation</b> |                          |                         |                    |                                         |                |
| Opening balance                 | 39.522.661.974           | 3.483.632.734           | 14.829.822.275     | 2.828.842.949                           | 60.664.959.932 |
| Increase                        | 3.094.296.102            | 278.579.537             | 621.918.395        | 12.400.007                              | 4.007.194.041  |
| - Depreciation                  | 3.094.296.102            | 278.579.537             | 621.918.395        | 12.400.007                              | 4.007.194.041  |
| Decrease                        | -                        | -                       | 2.316.320.002      | -                                       | 2.316.320.002  |
| - Disposal, sale                | -                        | -                       | 2.316.320.002      | -                                       | 2.316.320.002  |
| Closing balance                 | 42.616.958.076           | 3.762.212.271           | 13.135.420.668     | 2.841.242.956                           | 62.355.833.971 |
| <b>Residual value</b>           |                          |                         |                    |                                         |                |
| At the beginning of the period  | 13.653.850.337           | 2.277.130.786           | 3.995.266.327      | 127.739.393                             | 20.053.986.843 |
| At the end of the period        | 10.559.554.235           | 1.998.551.249           | 3.373.347.932      | 115.339.386                             | 16.046.792.802 |

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**In which:**

- The historical cost of tangible fixed assets that have been full depreciated but are still use as of September 30, 2026 was: VND 20.387.260.618

**9. Increase, decrease in intangible fixed assets**

| Items                           | Software      | Total         |
|---------------------------------|---------------|---------------|
| <b>Original cost</b>            |               |               |
| Beginning balance               | 2.304.720.000 | 2.304.720.000 |
| Increase                        | -             | -             |
| - Purchase                      | -             | -             |
| Decrease                        | -             | -             |
| Closing balance                 | 2.304.720.000 | 2.304.720.000 |
| <b>Accumulated depreciation</b> |               |               |
| Beginning balance               | 1.494.038.383 | 1.494.038.383 |
| Increase                        | 62.667.594    | 62.667.594    |
| - Depreciation                  | 62.667.594    | 62.667.594    |
| Decrease                        | -             | -             |
| Closing balance                 | 1.556.705.977 | 1.556.705.977 |
| <b>Residual value</b>           |               |               |
| At the beginning of the period  | 810.681.617   | 810.681.617   |
| At the end of the period        | 748.014.023   | 748.014.023   |

**10. Construction in progress**

|                          | 30/09/2026         | 01/01/2026         |
|--------------------------|--------------------|--------------------|
| Purchase of fixed assets | -                  | 76.000.000         |
| Construction cost        | 214.453.941        | 112.426.111        |
| <b>Total</b>             | <b>214.453.941</b> | <b>188.426.111</b> |

**11. Prepaid expenses**

|                                                                                         | 30/09/2026           | 01/01/2026           |
|-----------------------------------------------------------------------------------------|----------------------|----------------------|
| <b>a. Short-term</b>                                                                    | <b>207.343.511</b>   | <b>201.636.146</b>   |
| Tools and equipment                                                                     | 207.343.511          | 153.139.880          |
| Fire insurance premium                                                                  | -                    | 35.656.434           |
| Other expenses                                                                          | -                    | 12.839.832           |
| <b>b. Long-term</b>                                                                     | <b>1.457.038.427</b> | <b>1.601.298.044</b> |
| Tools and equipment                                                                     | 609.588.591          | 499.735.998          |
| Time and distance monitoring devices                                                    | 467.664.395          | 551.333.350          |
| Costs of repairing training and examination vehicles                                    | 18.748.259           | -                    |
| Major repair costs for the multipurpose building, gate, guard house, and network system | 326.148.064          | 488.033.340          |
| Other expenses                                                                          | 34.889.118           | 62.195.356           |
| <b>Total</b>                                                                            | <b>1.664.381.938</b> | <b>1.802.934.190</b> |

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**12. Short-term trade payables**

|                                             | 30/09/2026            |                                     | 01/01/2026           |                                     |
|---------------------------------------------|-----------------------|-------------------------------------|----------------------|-------------------------------------|
|                                             | Value                 | Amount available for debt repayment | Value                | Amount available for debt repayment |
| <b>a) Short-term trade payables</b>         | <b>38.422.684.347</b> | <b>38.422.684.347</b>               | <b>7.218.216.212</b> | <b>7.218.216.212</b>                |
| Binh Thuan Plastic Group JSC                | 14.270.924.330        | 14.270.924.330                      | -                    | -                                   |
| Thai Hung Trading JSC                       | 8.218.529.793         | 8.218.529.793                       | -                    | -                                   |
| Nam Son Tan Uyen Investment Services JSC    | 8.244.587.700         | 8.244.587.700                       | -                    | -                                   |
| Nam Long Co., Ltd                           | 371.726.414           | 371.726.414                         | 74.156.506           | 74.156.506                          |
| BPG Trading JSC                             | -                     | -                                   | 5.867.462.988        | 5.867.462.988                       |
| BPG Shinnihon JSC                           | 6.463.031.473         | 6.463.031.473                       | -                    | -                                   |
| Elcom Engineering JSC                       | 304.377.500           | 304.377.500                         | -                    | -                                   |
| Short-term payables to others               | 549.507.137           | 549.507.137                         | 1.276.596.718        | 1.276.596.718                       |
| <b>b) Trade payables to related parties</b> | <b>-</b>              | <b>-</b>                            | <b>-</b>             | <b>-</b>                            |
| <b>Total</b>                                | <b>38.422.684.347</b> | <b>38.422.684.347</b>               | <b>7.218.216.212</b> | <b>7.218.216.212</b>                |

**13. Short-term prepayments from customers**

|                                                          | 30/09/2026 | 01/01/2026 |
|----------------------------------------------------------|------------|------------|
| Prepayments from customers for driving training services | -          | -          |
| <b>Total</b>                                             | <b>-</b>   | <b>-</b>   |

**14. Tax and other payments to the State**

|                          | 01/01/2026  |                      | Payables during the period | Paid during the period | 30/09/2026  |                      |
|--------------------------|-------------|----------------------|----------------------------|------------------------|-------------|----------------------|
|                          | Receivables | Payables             |                            |                        | Receivables | Payables             |
| Value Added Tax          | -           | -                    | 533.236.291                | -                      | -           | 533.236.291          |
| Corporate Income Tax     | -           | 1.691.655.792        | 3.041.347.009              | 1.310.697.845          | -           | 3.422.304.956        |
| Personal Income Tax      | -           | 31.718.926           | 187.225.173                | 168.519.109            | -           | 50.424.990           |
| Fees, charges and others | -           | 6.539.811            | 23.787.109                 | 23.787.109             | -           | 6.539.811            |
| <b>Total</b>             | <b>-</b>    | <b>1.729.914.529</b> | <b>3.785.595.582</b>       | <b>1.503.004.063</b>   | <b>-</b>    | <b>4.012.506.048</b> |

**15. Short-term accrued expenses**

|                        | 30/09/2026           | 01/01/2026 |
|------------------------|----------------------|------------|
| Vehicle rental expense | 2.381.100.000        | -          |
| <b>Total</b>           | <b>2.381.100.000</b> | <b>-</b>   |

**16. Other short-term payables**

|                | 30/09/2026         | 01/01/2026         |
|----------------|--------------------|--------------------|
| Union fund     | 423.630.188        | 272.305.168        |
| Other payables | 22.200.000         | 682.200.000        |
| - Others       | -                  | -                  |
| <b>Total</b>   | <b>445.830.188</b> | <b>954.505.168</b> |

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**17. Loans and finance leases**

|                                          | 01/01/2026  | Increase in the year | Decrease in the year | 30/09/2026  |
|------------------------------------------|-------------|----------------------|----------------------|-------------|
| a) Short-term                            | 210.000.000 | -                    | 52.500.000           | 157.500.000 |
| Current portion of long-term liabilities |             |                      |                      |             |
| BIDV – Thanh Dong branch                 | 210.000.000 | -                    | 52.500.000           | 157.500.000 |
| b) Long-term                             | 787.500.000 | -                    | 105.000.000          | 682.500.000 |
| BIDV – Thanh Dong branch <sup>(1)</sup>  | 787.500.000 | -                    | 105.000.000          | 682.500.000 |
| c) Finance lease liabilities             | -           | -                    | -                    | -           |
| d) Amount capable of being repaid        | 997.500.000 | -                    | -                    | 840.000.000 |

**Details of loans:**

(1). Credit Contract No.01/2025/4859716/HĐTD dated July 3, 2025, signed between the Joint Stock Commercial Bank for Investment and Development of Vietnam with Lap Phuong Thanh Production and Trading Joint Stock Company.

- Purpose of the loan: Investment in the purchase of transportation vehicles for business operations.
- Loan term: 60 months.
- Interest rate: 6,8% per annum for the first 12 months, thereafter a floating interest rate will be applied.

**18. Owner's equity****18.1. Statement of changes in equity**

| Items                                            | Owner's contributed capital | Share premium | Investment and development fund | Undistributed profit after tax | Total            |
|--------------------------------------------------|-----------------------------|---------------|---------------------------------|--------------------------------|------------------|
| Opening balance of the previous year             | 120.000.000.000             | (149.700.000) | 2.585.510.528                   | 34.228.324.360                 | 156.664.134.888  |
| Insurance of shares for cash                     | -                           | -             | -                               | -                              | -                |
| Dividend paid for 2024                           | -                           | -             | -                               | (12.000.000.000)               | (12.000.000.000) |
| Remuneration for the BOD and the Audit Committee | -                           | -             | -                               | (120.000.000)                  | (120.000.000)    |
| Profit of the previous year                      | -                           | -             | -                               | 9.111.849.803                  | 9.111.849.803    |
| Closing balance of the previous year             | 120.000.000.000             | (149.700.000) | 2.585.510.528                   | 31.220.174.163                 | 153.655.984.691  |
| Opening balance of the current year              | 120.000.000.000             | (149.700.000) | 2.585.510.528                   | 31.220.174.163                 | 153.655.984.691  |
| Insurance of shares for cash                     | -                           | -             | -                               | -                              | -                |
| Remuneration for the BOD and the Audit Committee | -                           | -             | -                               | -                              | -                |
| Profit in the year                               | -                           | -             | -                               | 11.927.481.373                 | 11.927.481.373   |
| Other                                            | -                           | -             | -                               | -                              | -                |
| Closing balance                                  | 120.000.000.000             | (149.700.000) | 2.585.510.528                   | 43.147.655.536                 | 165.583.466.064  |

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**18.2. Details of Owner's contributed capital**

|                          | 30/09/2026             | 01/01/2026             |
|--------------------------|------------------------|------------------------|
| Mr Phan Quang Tiep       | 16.350.000.000         | 16.350.000.000         |
| Mrs Tran Ngoc Mai        | 12.600.000.000         | 12.600.000.000         |
| Mrs Tran Thi But         | 7.200.000.000          | 7.200.000.000          |
| Mr Pham Anh Tuan         | 8.860.000.000          | 8.860.000.000          |
| Mrs Nguyen Tran Linh Chi | 9.918.690.000          | 9.918.690.000          |
| Others                   | 65.071.310.000         | 65.071.310.000         |
| <b>Total</b>             | <b>120.000.000.000</b> | <b>120.000.000.000</b> |

**18.3. Transactions related to equity with owners and distribution of dividends and profits**

|                                     | The current period | The previous period |
|-------------------------------------|--------------------|---------------------|
| - Owner's contributed capital       |                    |                     |
| + At the beginning of the year      | 120.000.000.000    | 120.000.000.000     |
| + Increase during the period        | -                  | -                   |
| + Decrease during the period        | -                  | -                   |
| + At the end of the period          | 120.000.000.000    | 120.000.000.000     |
| - Distributed dividends and profits | -                  | -                   |

**18.4. Shares**

|                                           | 30/09/2026 | 01/01/2026 |
|-------------------------------------------|------------|------------|
| Number of shares registered for issuance  | 12.000.000 | 12.000.000 |
| Number of shares sold the public          | 12.000.000 | 12.000.000 |
| - Common shares                           | 12.000.000 | 12.000.000 |
| - Preferred shares (classified as equity) | -          | -          |
| Number of repurchased shares              | -          | -          |
| - Common shares                           | -          | -          |
| - Preferred shares (classified as equity) | -          | -          |
| Number of shares outstanding              | 12.000.000 | 12.000.000 |
| - Common shares                           | 12.000.000 | 12.000.000 |
| - Preferred shares (classified as equity) | -          | -          |
| Par value of outstanding shares           | 10.000     | 10.000     |

**18.5. Basic earnings per shares**

|                                                                                                                             | The current period | The previous period |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|
| - Accounting profit after corporate income tax                                                                              | 12.029.092.799     | 1.119.533.640       |
| - Adjustments to increase or decrease accounting profit to determine the profit or loss attributable to common shareholders | -                  | -                   |
| - Profit or loss attributable to common shareholders                                                                        | 12.029.092.799     | 1.119.533.640       |
| - Weighted average number of common shares outstanding during the period                                                    | 12.000.000         | 12.000.000          |
| - Basic earnings per share                                                                                                  | 1.002              | 93                  |
| - Additional common shares expected to be issued                                                                            | -                  | -                   |
| - Diluted earnings per share                                                                                                | 1.002              | 93                  |

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**VI. Additional information for items presented in the income statement**

| <b>1. Revenue from sales of goods and provision services</b>       | <b>The current period</b> | <b>The previous period</b> |
|--------------------------------------------------------------------|---------------------------|----------------------------|
| Revenue from sales of goods                                        | 337.810.056.250           | 193.688.274.900            |
| Revenue from provision of services                                 | 79.808.514.939            | 44.811.143.446             |
| <b>Total</b>                                                       | <b>417.618.571.189</b>    | <b>238.499.418.346</b>     |
| <b>2. Cost of goods sold</b>                                       | <b>The current period</b> | <b>The previous period</b> |
| Cost of goods sold                                                 | 336.234.141.365           | 192.216.333.100            |
| Cost of real estate activities                                     | 59.779.112.610            | 39.337.916.352             |
| <b>Total</b>                                                       | <b>396.013.253.975</b>    | <b>231.554.249.452</b>     |
| <b>3. Financial income</b>                                         | <b>The current period</b> | <b>The previous period</b> |
| Interest income from deposits and loans                            | 113.231.133               | 304.888.635                |
| <b>Total</b>                                                       | <b>113.231.133</b>        | <b>304.888.635</b>         |
| <b>4. Financial expenses</b>                                       | <b>The current period</b> | <b>The previous period</b> |
| Borrowing costs                                                    | 54.556.849                | 16.236.165                 |
| <b>Total</b>                                                       | <b>54.556.849</b>         | <b>16.236.165</b>          |
| <b>5. Other income</b>                                             | <b>The current period</b> | <b>The previous period</b> |
| Income from disposal of assets                                     | 210.555.556               | 143.636.364                |
| Others                                                             | -                         | 220                        |
| <b>Total</b>                                                       | <b>210.555.556</b>        | <b>143.636.584</b>         |
| <b>6. Other expenses</b>                                           | <b>The current period</b> | <b>The previous period</b> |
| Penalties of late payment of tax and interest                      | 24.227.749                | 10.071.224                 |
| Other expenses                                                     | 76.000.000                | -                          |
| <b>Total</b>                                                       | <b>100.227.749</b>        | <b>10.071.224</b>          |
| <b>7. Selling expenses and General and Administrative expenses</b> | <b>The current period</b> | <b>The previous period</b> |
| <b>a) Selling expenses</b>                                         | <b>953.208.689</b>        | <b>867.844.417</b>         |
| Labor costs                                                        | 258.118.689               | 71.200.785                 |
| Cost of materials, tools and equipment                             | -                         | 1.363.632                  |
| Outsourced service costs                                           | 695.090.000               | 741.280.000                |
| Others                                                             | -                         | 54.000.000                 |
| <b>b) General and Administrative expenses</b>                      | <b>5.750.670.808</b>      | <b>5.100.125.257</b>       |
| Cost of materials, tools and equipment                             | 605.575.843               | 543.981.547                |
| Cost of management personnel                                       | 2.544.880.086             | 1.931.494.337              |
| Deprecation of fixed assets                                        | 1.471.879.467             | 1.782.400.365              |
| Tax, fee, charge                                                   | 41.933.000                | 16.554.012                 |
| Outsourced service costs                                           | 918.658.332               | 497.663.437                |
| Others                                                             | 167.744.080               | 328.031.559                |
| <b>Total</b>                                                       | <b>6.703.879.497</b>      | <b>5.967.969.674</b>       |

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| <b>8. Current corporate income tax expenses</b>              | <b>The current period</b> | <b>The previous period</b> |
|--------------------------------------------------------------|---------------------------|----------------------------|
| a. Profit before tax                                         | 15.070.439.808            | 1.399.417.050              |
| b. Adjustment of taxable income                              | 297.334.610               | -                          |
| - Increase adjustments                                       | 297.334.610               | -                          |
| + Payment of penalties                                       | 24.227.749                | -                          |
| + Non-deductible expenses                                    | 273.106.861               | -                          |
| - Decrease adjustments                                       | -                         | -                          |
| c. Taxable profit (a) + (b)                                  | 15.367.774.418            | 1.399.417.050              |
| - Training and vocational education activities               | 12.520.117.619            | (258.314.908)              |
| - Trade activities                                           | 677.875.916               | 126.617.432                |
| - Other activities                                           | 2.111.244.433             | 1.531.114.526              |
| d. Corporate income tax payable                              | 3.041.347.009             | 279.883.410                |
| e. Adjustment of corporate income tax payable of prior years | -                         | -                          |
| f. Corporate income tax payable in the year                  | <b>3.041.347.009</b>      | <b>279.883.410</b>         |

| <b>9. Business production costs by element</b> | <b>The current period</b> | <b>The previous period</b> |
|------------------------------------------------|---------------------------|----------------------------|
| Labor costs                                    | 22.287.184.367            | 10.372.560.492             |
| Material costs                                 | 17.940.103.581            | 6.062.703.940              |
| Depreciation expenses of fixed assets          | 4.061.099.961             | 2.917.176.598              |
| Outsourced service costs                       | 21.975.728.811            | 11.099.296.097             |
| Other cash expenses                            | 233.677.080               | 138.980.573                |
| <b>Total</b>                                   | <b>66.497.793.800</b>     | <b>30.590.717.700</b>      |

**VII. OTHER INFORMATION****1. Contingent liabilities, commitments, and other information:**

No contingent liabilities have arisen from events that have occurred which could affect the information presented in the financial statements that the company cannot control or has not yet recognized

**2. Events occurring after the end of the reporting period**

No events have occurred that could affect the information presented in the financial statements or have a significant impact on the company's operations.

**3. Information about related parties****Income of key management personnel:****The current period:**

| <b>Full name</b>        | <b>Position</b>                                                     | <b>Salary</b>      | <b>Remuneration</b> | <b>Total</b>       |
|-------------------------|---------------------------------------------------------------------|--------------------|---------------------|--------------------|
| Pham Anh Tuan           | Chairman of the BOD                                                 | 144.711.538        | -                   | 144.711.538        |
| Pham Van Tao            | Member of the BOD and General Director                              | 160.230.238        | -                   | 160.230.238        |
| Tran Thi Phuong         | Member of the BOD                                                   | 81.014.693         | -                   | 81.014.693         |
| Pham Thi Huyen          | Independent member of the BOD and Chairwoman of the Audit Committee | -                  | -                   | -                  |
| Nguyen Thi Phuong Nhung | Member of the BOD and member of the Audit Committee                 | 70.696.615         | -                   | 70.696.615         |
| Nguyen Van Tuong        | Chief Accountant (Appointed on July 17, 2026)                       | 50.026.284         | -                   | 50.026.284         |
| <b>Total</b>            |                                                                     | <b>506.679.369</b> | <b>-</b>            | <b>506.679.369</b> |

**The previous period:**

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| Full name               | Position                                                            | Salary             | Remuneration | Total              |
|-------------------------|---------------------------------------------------------------------|--------------------|--------------|--------------------|
| Pham Anh Tuan           | Chairman of the BOD                                                 | 130.879.769        | -            | 130.879.769        |
| Pham Van Tao            | Member of the BOD and General Directors                             | 129.919.153        | -            | 129.919.153        |
| Tran Thi Phuong         | Member of the BOD                                                   | 50.619.538         | -            | 50.619.538         |
| Pham Thi Huyen          | Independent member of the BOD and Chairwoman of the Audit Committee | -                  | -            | -                  |
| Nguyen Thi Phuong Nhung | Member of the BOD cum member of the Audit Committee                 | 58.846.423         | -            | 58.846.423         |
| Nguyen Van Tuong        | Chief Accountant (Appointed on July 17, 2026)                       | 23.301.538         | -            | 23.301.538         |
| Do Phuong Anh           | Chief accountant (dismissed on July 23, 2025)                       | 58.412.038         | -            | 58.412.038         |
| <b>Total</b>            |                                                                     | <b>451.978.459</b> | <b>-</b>     | <b>451.978.459</b> |

**4. Financial instruments**

|                                      | Book value             |                      |                       |                      |
|--------------------------------------|------------------------|----------------------|-----------------------|----------------------|
|                                      | 30/09/2026             |                      | 01/01/2026            |                      |
|                                      | Original cost          | Provision            | Original cost         | Provision            |
|                                      | VND                    | VND                  | VND                   | VND                  |
| <b>Financial assets</b>              |                        |                      |                       |                      |
| Cash and cash equivalents            | 6.059.845.118          | -                    | 1.940.163.796         | -                    |
| Trade receivables, other receivables | 113.159.992.245        | (154.831.000)        | 59.674.035.079        | (154.831.000)        |
| Short-term investments               | 1.002.240.000          | -                    | 1.002.240.000         | -                    |
| Long-term investments                | 3.750.000.000          | -                    | 3.750.000.000         | -                    |
| <b>Total</b>                         | <b>123.972.077.363</b> | <b>(154.831.000)</b> | <b>66.366.438.875</b> | <b>(154.831.000)</b> |

| <b>Financial liabilities</b>   | Book value            |                      |
|--------------------------------|-----------------------|----------------------|
|                                | 30/09/2026            | 01/01/2026           |
|                                | VND                   | VND                  |
| Trade payables, other payables | 38.846.314.535        | 8.150.521.380        |
| Accrued expenses               | 2.381.100.000         | -                    |
| Loans                          | 840.000.000           | 997.500.000          |
| <b>Total</b>                   | <b>42.067.414.535</b> | <b>9.148.021.380</b> |

The fair value of financial assets and financial liabilities is reflected based on the value at which the financial instrument could be exchanged in a current transaction between knowledgeable and willing parties

The following methods and assumptions are used to estimate the fair value:

- Cash, bank deposits, trade receivables, trade payables and other short-term liabilities largely approximate their carrying amounts due to the short-term nature of these instruments.
- The fair value of loans with fixed or floating interest rates cannot be determined due to insufficient information to apply appropriate valuation models.

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- Except for the above-mentioned items, the Company has not assessed the fair value of financial assets and financial liabilities as of the reporting date, as Circular 210/2009/TT-BTC requires the application of International Financial Reporting Standards (IFRS) on the presentation of financial statements and disclosure of information related to financial instruments, but does not provide equivalent guidance for the assessment and recognition of financial instruments, including the application of fair value, in line with IFRS. However, the Board of Management of the Company believes that the fair value of these financial assets and financial liabilities does not differ materially from their carrying amounts as of the reporting date.

**Credit risk**

Credit risk is the risk that a counterparty will not fulfill its obligations under the terms of a financial instrument or customer contract, resulting in financial loss. The company faces credit risk from its business activities (primarily from accounts receivable) and from its financial activities, including bank deposits and other financial instruments.

**Trade receivables**

The company's management of customer credit risk is based on policies, procedures, and control regulations related to the management of customer credit risk.

Accounts receivable from customers that remain unpaid are regularly monitored. Analyses of the need for provisions are conducted as of the reporting date on a customer-by-customer basis for major customers.

**Bank deposits**

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

**Liquidity risk**

Liquidity risk is the risk that the company faces difficulties in meeting its financial obligations due to a lack of funds. The company's liquidity risk primarily arises from the mismatch between the maturities of financial assets and financial liabilities.

The company monitors liquidity risk by maintaining a level of cash and cash equivalents that the Board of Management deems sufficient to support the company's business operations and to minimize the impact of changes in cash flows.

The information on the maturity dates of the company's financial liabilities is based on the undiscounted payment values as per the contracts as follows:

|                        | 1 year or less | Over 1 year to 5 years | Total          |
|------------------------|----------------|------------------------|----------------|
| <b>Closing balance</b> |                |                        |                |
| Loans                  | 157.500.000    | 682.500.000            | 840.000.000    |
| Trade payables         | 38.422.684.347 | -                      | 38.422.684.347 |
| Accrued expenses       | 2.381.100.000  | -                      | 2.381.100.000  |
| Other payables         | 423.630.188    | -                      | 423.630.188    |
| <b>Opening balance</b> |                |                        |                |
| Loans                  | 210.000.000    | 787.500.000            | 997.500.000    |
| Trade payables         | 7.218.216.212  | -                      | 7.218.216.212  |
| Accrued expenses       | -              | -                      | -              |
| Other payables         | 932.305.168    | -                      | 932.305.168    |

The company believes that the concentration of risk regarding debt repayment is low. The company has the ability to meet its maturing obligations from cash flows from operations and proceeds from maturing financial assets.

**Market risk**

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

**Foreign currency risk**

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates. The foreign currency primarily exposed to this risk is the US Dollar (USD).

The company manages currency risk by considering the current and projected market conditions when planning for future foreign currency transactions. The company monitors the risks associated with its foreign currency financial assets and liabilities.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The company's risk related to market interest rate changes primarily involves short-term deposits and borrowings.

The company manages interest rate risk by closely monitoring relevant market conditions to determine appropriate interest rate policies that are beneficial for managing the company's risk limits.

The company does not perform sensitivity analysis on interest rates because the interest rate risk as of the reporting date is considered insignificant.

**Other price risk**

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

**5. Comparative information**

The comparative figures are the data from the 2025 financial statements, audited by Nhan Tam Viet Auditing Co., Ltd.

**6. Information on going concern**

There are no events that raise significant doubt about the company's ability to continue as a going concern, and the company has no intention nor is it required to cease operations or significantly reduce its scale of operations.

**7. Approval of the financial statements**

The financial statements for the accounting period from January 1, 2026, to September 30, 2026, of Lap Phuong Thanh Production and Trading Joint Stock Company were approved by the General Director for issuance on October 19, 2026.

**Preparer**



**Le Thi Hoa**

**Chief Accountant**



**Nguyen Van Tuong**

*Hai Phong, October 19, 2026*

**General Director**



**Pham Van Tao**