

CÔNG TY CỔ PHẦN MASAN MEATLIFE
MASAN MEATLIFE CORPORATION

Số/ No.: 2210/2026/MML-CBTT

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
SOCIALIST REPUBLIC OF VIETNAM

Độc lập - Tự do - Hạnh phúc
Independence - Freedom – Happiness

Hà Nội, ngày 22 tháng 10 năm 2026
Hanoi, October 22, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC FINANCIAL STATEMENT INFORMATION DISCLOSURE

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, CTCP Masan MEATLife thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 03 /năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

In accordance with the Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Masan MEATLife Corporation proceeds the public disclosure regarding the financial statements (FS) for Quarter 03 FY 2026 to the Hanoi Stock Exchange as follows:

1. Tên tổ chức/ *Name of organization*: CÔNG TY CỔ PHẦN MASAN MEATLIFE / MASAN MEATLIFE CORPORATION

Mã chứng khoán/*Stock code*: MML

Địa chỉ/*Address*: Lầu 10, Tòa nhà Central Plaza, số 17 Lê Duẩn, Phường Sài Gòn, TP Hồ Chí Minh, Việt Nam / *10th Floor, Central Plaza Building, 17 Le Duan, Sai Gon Ward, Ho Chi Minh City, Vietnam*

Điện thoại liên hệ/*Tel*: 028 6256 3862 Fax: 028 3827 4115

Email: ngadt@mm1.masangroup.com

Website: www.masanmeatlife.com.vn

2. Nội dung thông tin công bố/ *Disclosed information content*:

- BCTC quý 03/năm 2026/ *Financial Statements for Quarter 03/2026*:

☒ BCTC riêng/*Separate Financial Statements*

☒ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (Listed organization with subsidiaries)*

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Financial Statements (Listed organization with attached accounting units possessing independent accounting structure)*

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Circumstances subject to explanation:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/ *The auditing firm expresses an unfulfilled opinion on any part of the Financial Statements (for reviewed/audited Financial Statements):*

☐ Có / Yes

☒ Không / No

Văn bản giải trình trong trường hợp tích có:

Explanation letter in case of checking 'Yes':

☐ Có / Yes

☐ Không / No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2025)/ *Net profit after tax in the reporting period has a difference of 5% or more before and after audit, or shifts from loss to profit or vice versa (for audited Financial Statements FY2025):*

☐ Có / Yes

☒ Không / No

Văn bản giải trình trong trường hợp tích có:

Explanation letter in case of checking 'Yes':

☐ Có / Yes

☐ Không / No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *Net profit after tax in the business report of the reporting period changes by 10% or more compared to the same period of the previous year:*

☒ Có / Yes

☐ Không / No

Văn bản giải trình trong trường hợp tích có:

Explanation letter in case of checking 'Yes':

☒ Có / Yes

☐ Không / No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *Net profit after tax in the reporting period is at a loss, shifting from profit in the same period of the previous year to loss in this period or vice versa:*

☐ Có / Yes

☒ Không / No

Văn bản giải trình trong trường hợp tích có:

Explanation letter in case of checking 'Yes':

☐ Có / Yes

☐ Không / No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 22/10/2026 tại đường dẫn:
<https://masanmeatlife.com.vn/category-shareholder/bao-cao-tai-chinh/?lang=vi>

This information was published on the Company's website on October 22, 2026 at the link:

<https://masanmeatlife.com.vn/category-shareholder/financial-reports/>

Tài liệu đính kèm:

- BCTC quý 03/2026
- Văn bản giải trình

Attached documents:

- *Q3/2026 Financial Statements*
- *Explanation Letter*

**CÔNG TY CỔ
PHẦN MASAN
MEATLIFE**

Digitally signed by CÔNG TY CỔ PHẦN
MASAN MEATLIFE
DN: C=VN, CN=CÔNG TY CỔ PHẦN
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Đại diện tổ chức

Người được ủy quyền CBTT

Representative of organization

Person authorized to disclose information



ĐỖ THỊ THU NGÀ

**Masan MEATLife Corporation
and its subsidiaries**

Consolidated quarterly financial statements for
the period ended 30 September 2026



Masan MEATLife Corporation
Corporation Information

**Enterprise Registration
Certificate No.**

0311224517

7 October 2011

The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is dated 13 July 2026. The Enterprise Registration Certificate and its amendments were issued by the Department of Finance of Ho Chi Minh City.

Board of Directors

Mr. Danny Le
Mr. Tran Phuong Bac
Mr. Huynh Viet Thang
Mr. Nguyen Anh Thi

Chairman
Member
Member
Member

Board of Management

Mr. Nguyen Anh Thi
Mr. Nguyen Quoc Trung

Chief Executive Officer
Deputy Chief Executive Officer

Audit Committee

Mr. Huynh Viet Thang
Mr. Tran Phuong Bac

Head of Audit Committee
Member

Registered Office

10th Floor, Central Plaza Tower
No.17 Le Duan, Saigon Ward
Ho Chi Minh City
Vietnam

Masan MEATLife Corporation and its subsidiaries

Consolidated statement of financial position as at 30 September 2026

Form B 01a – DN/HN

	Code	Note	30/9/2026 VND	1/1/2026 VND Reclassified
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150 + 160)	100		2,638,459,151,418	2,202,622,399,271
Cash and cash equivalents	110	7	73,497,875,958	245,088,325,194
Cash	111		72,491,629,383	68,588,325,194
Cash equivalents	112		1,006,246,575	176,500,000,000
Short-term financial investments	120		373,536,357,456	72,642,650,000
Trading securities	121	18(a)	361,469,417,643	-
Held-to-maturity investments – short-term	123	18(b)	12,066,939,813	72,642,650,000
Accounts receivable – short-term	130		783,015,987,378	672,546,386,607
Accounts receivable from customers	131	8	731,149,698,059	653,890,258,154
Prepayments to suppliers	132	9	50,612,248,235	16,030,680,666
Other short-term receivables	135	10(a)	29,965,486,130	34,085,677,972
Allowance for doubtful debts	136	11	(28,711,445,046)	(31,460,230,185)
Inventories	140	12	528,614,468,960	405,467,894,070
Inventories	141		576,935,232,165	445,655,895,988
Allowance for inventories	142		(48,320,763,205)	(40,188,001,918)
Biological assets – short-term	150	16(a)	572,096,091,108	557,161,088,304
Livestock producing one-time products – short-term	151		573,094,245,128	557,161,088,304
Allowance for impairment of biological assets – short-term	153		(998,154,020)	-
Other current assets	160		307,698,370,558	249,716,055,096
Short-term deferred expenses	161		10,971,865,145	9,314,701,433
Deductible value added tax	162		292,106,997,515	238,766,205,858
Taxes and others receivable from State Treasury	163		4,619,507,898	1,635,147,805

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated statement of financial position as at 30 September 2026 (continued)

Form B 01a – DN/HN

	Code	Note	30/9/2026 VND	1/1/2026 VND Reclassified
Long-term assets (200 = 210 + 220 + 230 + 250 + 260 + 270)	200		8,720,664,045,228	9,165,035,953,347
Accounts receivable – long-term	210		26,326,279,472	27,819,521,474
Other long-term receivables	215	10(b)	26,326,279,472	27,819,521,474
Fixed assets	220		4,203,525,854,645	4,409,073,123,637
Tangible fixed assets	221	13	3,850,038,481,659	4,018,022,140,934
Cost	222		5,802,898,262,288	5,725,520,735,997
Accumulated depreciation	223		(1,952,859,780,629)	(1,707,498,595,063)
Finance lease tangible fixed assets	224	14	190,185,739,351	204,138,493,153
Cost	225		277,922,817,008	277,922,817,008
Accumulated depreciation	226		(87,737,077,657)	(73,784,323,855)
Intangible fixed assets	227	15	163,301,633,635	186,912,489,550
Cost	228		344,789,377,117	344,789,377,117
Accumulated amortisation	229		(181,487,743,482)	(157,876,887,567)
Biological assets – long-term	230		62,191,718,806	68,320,600,215
Livestock producing periodic products	231		62,191,718,806	68,320,600,215
Immature livestock producing periodic products	232	16(b)	9,862,883,790	10,916,140,381
Mature livestock producing periodic products	233	16(c)	52,328,835,016	57,404,459,834
Cost	234		90,776,937,382	99,016,607,722
Accumulated depreciation	235		(38,448,102,366)	(41,612,147,888)
Long-term work in progress	250		112,391,030,894	12,438,740,318
Construction in progress	252	17	112,391,030,894	12,438,740,318
Long-term financial investments	260		3,755,539,278,746	4,073,286,883,946
Investment in associate, joint-ventures	262	18(c)	2,099,928,878,742	2,103,964,883,942
Held-to-maturity investments – long-term	265	18(b)	1,655,610,400,004	1,969,322,000,004
Other long-term assets	270		560,689,882,665	574,097,083,757
Long-term deferred expenses	271	19	475,890,456,199	478,435,207,605
Deferred tax assets	272		24,452,483,733	24,452,483,733
Goodwill	279	20	60,346,942,733	71,209,392,419
TOTAL ASSETS (280 = 100 + 200)	280		11,359,123,196,646	11,367,658,352,618

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated statement of financial position as at 30 September 2026 (continued)

Form B 01a – DN/HN

	Code	Note	30/9/2026 VND	1/1/2026 VND Reclassified
RESOURCES				
LIABILITIES (300 = 310 + 330)	300		5,674,863,714,648	6,166,967,344,173
Current liabilities	310		3,828,719,102,249	5,242,484,260,684
Accounts payable to suppliers	311	21	871,125,987,765	771,573,380,375
Advances from customers	312		5,959,798,563	7,809,986,047
Dividends payable	313		700,205,100	700,205,100
Taxes and others payable to State Treasury	314	22	78,229,561,483	25,423,016,396
Accrued expenses	316	23	1,044,583,100,398	841,873,067,470
Other short-term payables	320	24(a)	47,775,710,461	52,183,832,463
Short-term borrowings, bonds and finance lease liabilities	321	25(a)	1,779,378,948,515	3,541,954,982,869
Bonus and welfare funds	323		965,789,964	965,789,964
Long-term liabilities	330		1,846,144,612,399	924,483,083,489
Other long-term payables	338	24(b)	24,699,000,000	43,881,640,006
Long-term borrowings, bonds and finance lease liabilities	339	25(b)	1,491,411,709,589	546,341,973,914
Deferred tax liabilities	342		320,008,252,306	323,534,491,105
Provisions – long-term	343	26	10,025,650,504	10,724,978,464
EQUITY	400	27	5,684,259,481,998	5,200,691,008,445
(400 = 411 + 412 + 420 + 429)				
Share capital	411	28	3,451,094,290,000	3,403,168,580,000
- Ordinary shares with voting rights	411a		3,451,094,290,000	3,403,168,580,000
Share premium	412		2,137,002,965,149	2,137,052,965,149
Accumulated losses	420		(118,382,462,673)	(478,783,291,655)
- Accumulated losses brought forward	420a		(478,783,291,655)	(1,041,805,283,872)
- Net profit after tax for the period/prior year	420b		360,400,828,982	563,021,992,217
Non-controlling interests	429		214,544,689,522	139,252,754,951
TOTAL RESOURCES (440 = 300 + 400)	440		11,359,123,196,646	11,367,658,352,618

22 October 2026


 Nguyen Manh Quang
 Preparer


 Ma Hong Kim
 Chief Accountant



 Nguyen Anh Thi
 Chief Executive Officer

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated statement of income for the period ended 30 September 2026

Form B 02a – DN/HN

	Code	Note	From 1/7/2026 to 30/9/2026 VND	From 1/7/2025 to 30/9/2025 VND Reclassified	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND Reclassified
Revenue from sale of goods and provision of services	01	29	2,740,547,868,860	2,480,983,443,852	8,073,401,046,855	7,044,926,430,857
Revenue deductions	02	29	94,971,094,210	96,895,064,263	265,735,075,824	251,389,709,794
Net revenue from sales of goods and provision of services (10 = 01 - 02)	10	29	2,645,576,774,650	2,384,088,379,589	7,807,665,971,031	6,793,536,721,063
Cost of sales and services	11	30	1,919,762,128,598	1,727,656,078,063	5,593,447,803,327	4,927,499,218,528
Gross profit from sales of goods and provision of services (20 = 10 - 11)	20		725,814,646,052	656,432,301,526	2,214,218,167,704	1,866,037,502,535
Financial income	22	31	49,732,871,268	45,365,958,063	144,979,915,512	421,100,153,271
Financial expenses	23	32	86,232,965,979	86,874,066,661	257,099,731,187	263,609,707,729
<i>In which:</i>						
<i>borrowing costs</i>	24		83,793,071,293	83,853,448,785	249,289,973,999	254,047,319,189
Selling expenses	25	33	537,518,766,255	415,028,443,477	1,446,281,461,202	1,286,752,277,056
General and administration expenses	26	34	85,073,558,640	97,221,538,020	244,645,034,108	269,542,904,138
Net operating profit {30 = 20 + (22 - 23) - (25 + 26)}	30		66,722,226,446	102,674,211,431	411,171,856,719	467,232,766,883
Other income	31		31,723,007,901	192,504,191	52,981,254,038	1,083,050,258
Other expenses	32		282,157,277	1,347,484,220	1,517,390,330	2,527,103,034
Results of other activities (40 = 31 - 32)	40		31,440,850,624	(1,154,980,029)	51,463,863,708	(1,444,052,776)
Accounting profit before tax (50 = 30 + 40)	50		98,163,077,070	101,519,231,402	462,635,720,427	465,788,714,107
Income tax expense – current	51		1,728,170,865	1,315,942,748	30,469,195,673	3,803,051,284
Income tax benefit – deferred	52		(1,175,412,933)	(1,262,006,190)	(3,526,238,799)	(3,786,018,570)
Net profit after tax (60 = 50 - 51 - 52) (carried forward to next page)	60		97,610,319,138	101,465,294,844	435,692,763,553	465,771,681,393

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries

Consolidated statement of income for the period ended 30 September 2026 (continued)

Form B 02a – DN/HN

	Code	Note	From 1/7/2026 to 30/9/2026 VND	From 1/7/2025 to 30/9/2025 VND Reclassified	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND Reclassified
Net profit after tax (60 = 50 - 51 - 52) (brought forward from previous page)	60		97,610,319,138	101,465,294,844	435,692,763,553	465,771,681,393
Attributable to:						
Equity holders of the Company	61		83,536,005,826	78,097,660,294	360,400,828,982	437,757,470,020
Non-controlling interests	62		14,074,313,312	23,367,634,550	75,291,934,571	28,014,211,373
Earnings per share						
Basic earnings per share	70	35	242	235	1,055	1,326

22 October 2026


 Nguyen Manh Quang
 Preparer


 Ma Hong Kim
 Chief Accountant


 Nguyen Anh Thi
 Chief Executive Officer

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated statement of cash flows for the period ended 30 September 2026
(Indirect method)

Form B 03a – DN/HN

	Code	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND Reclassified
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax	01	462,635,720,427	465,788,714,107
Adjustments for			
Depreciation and amortisation	02	323,709,723,054	325,639,350,639
Allowances and provisions	03	15,790,249,705	34,254,902,161
Foreign exchange gains arising from revaluation of monetary items denominated in foreign currencies	04	(135,644,579)	(78,246,104)
Profits from investing activities	05	(141,457,098,461)	(102,782,607,376)
Borrowing costs	06	249,289,973,999	254,047,319,189
Operating profit before changes in working capital	08	909.832.924.145	976,869,432,616
(Increase), decrease in receivables and other assets	09	(135,837,894,243)	(122,965,644,325)
(Increase), decrease in inventories and livestock producing one-time products short- term	10	(137,923,010,725)	(153,964,272,161)
Increase, (decrease) in payables and other liabilities	11	325,696,991,630	(86,597,044,119)
(Increase), decrease in deferred expenses and livestock producing periodic products short- term	12	(5,350,529,711)	30,182,017,094
(Increase), decrease in trading securities	13	(361,469,417,643)	-
		594,949,063,453	643,524,489,105
Borrowing costs paid	14	(288,862,011,766)	(294,741,371,539)
Corporate income tax paid	15	(20,252,619,607)	(3,938,506,065)
Net cash flows from operating activities	20	285,834,432,080	344,844,611,501

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated statement of cash flows for the period ended 30 September 2026
(Indirect method – continued)

Form B 03a – DN/HN

	Code	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND Reclassified
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for additions to fixed assets and other long-term assets	21	(230,114,509,348)	(77,437,981,232)
Proceeds from disposals of fixed assets and other long-term assets	22	57,724,447,835	2,526,251,636
Payments for granting loans and placements of term deposits at banks	23	(137,925,710,000)	(282,642,650,000)
Receipts from collecting loans and withdrawals of term deposits	24	565,642,650,000	296,000,000,000
Receipts of interests	27	62,090,640,887	8,974,688,527
Net cash flows from investing activities	30	317,417,519,374	(52,579,691,069)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from shares issued	31	47,875,710,000	111,782,660,000
Proceeds from borrowings and issuing bonds	33	5,415,317,932,892	4,222,818,461,753
Payments to settle loan principals and bonds issuance	34	(6,228,111,885,470)	(4,526,219,838,512)
Payments to settle principals of finance lease liabilities	35	(9,924,158,112)	(9,091,344,292)
Net cash flows from financing activities	40	(774,842,400,690)	(200,710,061,051)
Net cash flows during the period (50 = 20 + 30 + 40)	50	(171,590,449,236)	91,554,859,381
Cash and cash equivalents at beginning of the period	60	245,088,325,194	190,478,925,633
Effect of exchange rate fluctuations on cash and cash equivalents	61	-	-
Cash and cash equivalents at end of the period (70 = 50 + 60 + 61)	70	73,497,875,958	282,033,785,014

22 October 2026


Nguyen Manh Quang
Preparer


Ma Hong Kim
Chief Accountant




Nguyen Anh Thi
Chief Executive Officer

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Notes to the consolidated financial statements for the period ended 30 September 2026

Form B 09a – DN/HN

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

1. Reporting entity

(a) Ownership structure

Masan MEATLife Corporation (“the Company”) is a joint stock company incorporated in Vietnam.

The Company’s shares were traded on the Unlisted Public Company Market (“UPCoM”) in accordance with the Decision No. 804/QĐ-SGDHN issued by Ha Noi Stock Exchange on 2 December 2019.

(b) Principal activity

The principal activity of the Company is investment holding.

(c) Normal operating cycle

The normal operating cycle of the Group is generally within 12 months.

(d) The Group’s structure

As at 30 September 2026, the Group had 7 subsidiaries and 1 directly owned associate (1/1/2026: 9 subsidiaries and 1 directly owned associate). Information of the subsidiaries and associate are described as follows:

No.	Name	Principal activities	Percentage of economic interests/ voting rights	
			30/9/2026	1/1/2026
Subsidiaries				
1	MNS Meat Company Limited (“MNM”)	(*) Management and investment consulting (except for finance, accounting and legal consulting)	-	99.99%
2	3F VIET Joint Stock Company (“3FV”)	To breed poultry	51.00%	51.00%
3	MML Farm Nghe An Company Limited (“FNA”)	To breed swine and produce swine breeds	100.00%	100.00%
4	MEATDeli HN Company Limited (“MHN”)	To process, preserve meat and meat related products	100.00%	100.00%
5	Masan JinJu Joint Stock Company (“MSJ”)	To process, preserve meat and meat related products	74.99%	74.99%

Masan MEATLife Corporation and its subsidiaries

**Notes to the consolidated financial statements for the period ended 30 September 2026
(continued)**

Form B 09a – DN/HN

No.	Name	Principal activities	Percentage of economic interests/ voting rights	
			30/9/2026	1/1/2026
6	MNS Meat Processing Company Limited (“MNP”)	(*) Management and investment consulting (except for finance, accounting and legal consulting)	-	99.99%
7	MNS Farm Company Limited (“MNF”)	(**) Management and investment consulting (except for finance, accounting and legal consulting)	99.99%	99.99%
8	MEATDeli Sai Gon Company Limited (“MSG”)	(i) To process, preserve meat and meat related products	100.00%	100.00%
9	3F VIET Food Company Limited (“3FF”)	(ii) To process, preserve meat and meat related products	51.00%	51.00%
Associate				
1	Vissan Joint Stock Company (“Vissan”)	(iii) To process food and food retail and wholesales	24.94%	24.94%

(*) On 13 January 2026, the liquidation procedures of MNM was completed.
On 7 July 2026, the liquidation procedures of MNP was completed.

(**) As at 30 September 2026, this subsidiary is in the process of liquidation.

(i) This subsidiary is indirectly owned by the Company through MHN.

(ii) This subsidiary is indirectly owned by the Company through 3FV.

(iii) This associate is directly owned by the Company.

The percentage of economic interests represents effective economic interests of the Company and its subsidiaries in the subsidiaries and the associates. All subsidiaries and associate are incorporated in Vietnam.

As at 30 September 2026, the Group had 2,374 employees (1/1/2026: 2,204 employees).

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2. Basis of preparation

(a) Statement of compliance

These consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

The consolidated financial statements of the Company for the period ended 30 September 2026 comprise the Company and its subsidiaries (collectively referred to as “the Group”) and the Group’s interest in associates.

(b) Basis of measurement

The consolidated financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

(c) Accounting period

The annual accounting period of the Group is from 1 January to 31 December. These consolidated financial statements are prepared for the period ended 30 September 2026.

(d) Accounting and presentation currency

The Company and its subsidiaries’ accounting currency is Vietnam Dong (“VND”), which is also the currency used for the consolidated financial statements presentation purposes.

3. Adoption of new guidance on accounting system for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises (“Circular 99”). Circular 99 replaces the previous guidance on Vietnamese Accounting System for Enterprises under Circular No. 200/2014/TT-BTC dated 22 December 2014 (“Circular 200”) and other circulars amending and supplementing Circular 200. Circular 99 is effective from 1 January 2026 and applicable for annual accounting periods beginning on or after 1 January 2026.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC (“Circular 43”), which amends and supplements certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 on the guidance for preparation and presentation of consolidated financial statements. Circular 43 is effective from the date issuance and applicable for annual accounting period beginning on or after 1 January 2026.

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The Group has adopted the applicable requirements of Circular 99 and Circular 43 effective from 1 January 2026 on a prospective basis, with reclassification of certain corresponding items, unless Circular 99 specifically stipulates otherwise. The significant changes to the Group's accounting policies and their effects on the consolidated financial statements, if any, are disclosed in the following notes to the consolidated financial statements:

- Foreign currency transactions (Note 4(b));
- Held-to-maturity investments (Note 4(d)(ii));
- Accounts receivable (Note 4(e));
- Biological assets (Note 4(g));
- Dividends payable (Note 4(n));

4. Significant accounting policies

The following significant accounting policies have been adopted by the Group in the preparation of these consolidated financial statements.

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Group. The financial statements of the subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

(ii) Non-controlling interests

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received is recorded directly in undistributed profits after tax under equity.

(iii) Associates

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies.

Associates are accounted for using the equity method (equity accounted investees). They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of the profit or loss of the equity accounted investee, after adjustments to align the accounting policies with those of the Group, from the date that significant influence until the date that significant influence ceases. The carrying amount of investments in equity accounted investees is also adjusted for the alterations in the investor's proportionate interest in the investees arising from changes in the investee's equity that have not been included in the statement of income (such as revaluation of fixed assets, or foreign exchange translation differences, etc.).

When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term financial investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee.

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(iv) Transactions and balances eliminated on consolidation

Intra-group transactions and balances, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with associates are eliminated against the investment to the extent of the Group's interest in the associate.

(v) Business combination under common control

Business combination where the same group of investors ("the Controlling Shareholders") control the combining companies before and after the business combination meets the definition of business combination under common control because there is a continuation of the risks and benefits to the Controlling Investors. Such common control business combination is specifically excluded from the scope of Vietnamese Accounting Standard No. 11 – *Business Combination* and in selecting its accounting policies with respect to such transaction, the Group has considered Vietnamese Accounting Standard No. 01 – *Framework* and Vietnamese Accounting Standard No. 21 – *Presentation of Financial Statements*. Based on these standards, the Group has adopted the merger ("carry-over") basis of accounting. The assets and liabilities of the combining companies are consolidated using the existing book values from the Controlling Investors' perspective. Any difference between the cost of acquisition and net assets acquired is treated as a deemed distribution to or contribution from investors and recorded in accumulated losses or undistributed profits after tax under equity. Any difference between the finalised cost of acquisition and the fair value of cost of acquisition at the acquisition date is recorded in accumulated losses or undistributed profits after tax.

(vi) Business combination under non-common control

Non-common control business combinations are accounted for using the purchase method as at the acquisition date, which is the date on which control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Cost of a business combination (cost of the acquisition) is the aggregate amount of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer in the acquisition in exchange for control of the acquiree and any costs directly attributable to the business combination. Identifiable assets acquired, identifiable liabilities and contingent liabilities assumed in a business combination are recognised at fair value at the acquisition date.

Any goodwill that arises representing the excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree is recognised in the consolidated statement of financial position, then amortised through to the consolidated statement of income (Note 4(k)). When the excess is negative (gain from bargain purchase), it is recognised in the consolidated statement of income for the current period after a reassessment has been performed to ensure that the measurement of identifiable assets acquired, liabilities and contingent liabilities assumed and the cost of the business combination appropriately reflects consideration of all available information as of the acquisition date.

(b) Foreign currency transactions

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

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Monetary assets and liabilities denominated in currencies other than VND, except for (i) (a part of) accounts receivable for which allowance for doubtful debts have been provided and (ii) demand deposits, are translated into VND at the average of the account transfer buying rates and selling rates at the end of the accounting period quoted by the commercial bank where the Company and its subsidiaries most frequently conduct transactions.

Demand deposits denominated in currencies other than VND are translated into VND at the average of the account transfer buying rates and selling rates at the end of the accounting period quoted by the commercial bank where the Company and its subsidiaries maintain the demand deposit accounts.

All foreign exchange differences are recorded in the consolidated statement of income.

(c) Cash and cash equivalents

Cash comprises cash balances and demand deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(d) Investments

(i) Trading securities

Trading securities are certificates of deposits held by the Group for trading purpose i.e. purchased for resale with the aim of making profits over a short period of time.

Trading securities are initially recognised at cost which include purchase price only. Any transaction costs are charged to the consolidated statement of income in the period in which the costs are incurred.

Subsequent to initial recognition, they are measured at cost less allowance for diminution in value. An allowance is made for diminution in value of trading securities if there is evidence that market price of the securities item falls below its carrying amount. The allowance is reversed if the market price subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(ii) Held-to-maturity investments

Held-to-maturity investments are those that the management of the Company and its subsidiaries has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks and loan receivables. These investments are initially recognised at costs. Subsequent to initial recognition, the investments, whose interests are to be received in advance or at the maturity date, are measured at amortised costs less allowance for held-to-maturity investments. Any discount or premium are amortised on a straight-line basis over the term of the investments.

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(e) Accounts receivable

Trade and other receivables are stated at cost less allowance for doubtful debts. An allowance for doubtful debts is made for receivables that are overdue or deemed likely to be uncollectible.

The allowance for overdue trade and other receivables is calculated based on aging analysis and specific provisioning rates as below:

	Allowance percentage
Past due 6 months – 1 year	30%
Past due 1 – 2 years	50%
Past due 2 – 3 years	70%
Past due more than 3 years	100%

Trade and other receivables that are not past due but are assessed as unlikely to be collected based on available evidence at the end of the accounting period shall have an allowance provided on case-by-case basis.

(f) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on a weighted average basis and includes all costs incurred in bringing the inventories to their present location and condition. Cost in the case of finished goods and work in progress includes raw materials, direct labour and attributable manufacturing/farming overheads. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and estimated costs to sell.

The Group applies the perpetual method of accounting for inventories.

(g) Biological assets

Biological assets comprise livestock producing periodic products, livestock producing one-time products, plants producing one-time products and annual crops.

Biological assets other than mature livestock producing periodic products are stated at cost less allowance for impairment loss. Initial cost of a biological asset comprises its purchase price and any directly attributable costs of raising, cultivating the asset until it reaches maturity stage. An allowance is made for biological assets if there is evidence that the asset is impaired, or its net realisable value falls below its carrying amount.

Mature livestock that produces periodic products is stated at cost less accumulated depreciation and any impairment loss (if any). Depreciation is started from the date that the livestock reaches its maturity stage and ready to produce products. The estimated useful lives for the significant items of mature livestock producing periodic products are as follows:

- Swine breeders depreciated on a straight line basis over their estimated useful lives ranging from 2 - 4 years
- Chicken breeders depreciated based on the actual number of eggs hatched over the estimated number of eggs can be hatched

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(h) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use, and the costs of dismantling and removing the asset and restoring the site on which it is located. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings and structures	4 – 35 years
▪ machinery and equipment	2 – 25 years
▪ motor vehicles and transmission equipment	3 – 25 years
▪ office equipment	3 – 8 years

(i) Intangible fixed assets

(i) Land use rights

Land use rights with indefinite term are stated at cost and are not amortised. The initial cost of a land use right comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights.

(ii) Software

Cost of acquiring a new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible fixed asset. Software cost is amortised on a straight-line basis over a period ranging from 5 to 7 years.

(iii) Brand name

Brand name that is acquired by the Group on the acquisition of subsidiaries is recognised as intangible fixed asset and amortised on a straight-line basis over their estimated useful lives from 9 to 13 years. The fair value of brand name acquired in a business combination is determined based on the discounted estimated royalty payments that have been avoided as a result of the brand name being owned.

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(iv) Customer relationships

Customer relationships that is acquired by the Group on the acquisition of subsidiaries is recognised as intangible fixed asset and amortised on a straight-line basis over their estimated useful life of 16 years. The fair value of customer relationships acquired in a business combination is determined using the multi-period excess earnings method, whereby the subject assets are valued after deducting a fair return on all other assets that are part of creating the related cash flows.

(j) Construction in progress

Construction in progress represents the costs of tangible and intangible fixed assets which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

(k) Goodwill

Goodwill arises on the acquisition of subsidiaries and associates. Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree.

Goodwill arising on acquisition of subsidiaries is amortised on a straight-line basis over 10 years. Carrying value of goodwill arising on acquisition of a subsidiary is written down to recoverable amount as management determines that it is not fully recoverable.

In respect of associates, the carrying amount of goodwill is included in the carrying amount of the investment and is not amortised.

(l) Deferred expenses – long-term

(i) Prepaid land costs

Prepaid land costs comprise prepaid land lease rentals, including those for which the Group obtained land use rights certificate but are not qualified as intangible fixed assets under prevailing laws and regulations, and other costs incurred in conjunction with securing the use of leased land including site clearance costs. These costs are recognised in the consolidated statement of income on a straight-line basis over the terms of the leases ranging from 35 to 50 years.

(ii) Tools and instruments

Tools and instruments include assets held for use by the Group in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulations. Costs of tools and instruments are amortised on a straight-line basis over a period ranging from 1 to 3 years.

(iii) Other long-term deferred expenses

Other long-term deferred expenses are amortised on a straight-line basis over a period ranging from 2 to 5 years.

(m) Accounts payable and accruals

Trade, other payables and accruals are stated at their costs.

(n) Dividends payable

Dividends payable are recognised at the date when the General Meeting of Shareholders of the Company resolves to distribute dividends to shareholders.

(o) Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(i) Severance allowance

Under the Vietnamese Labour Code, when an employee who has worked for 12 months or more (“the eligible employees”) voluntarily terminates his/her labour contract, the employer is required to pay the eligible employee severance allowance calculated based on years of service and employee’s compensation at termination. Provision for severance allowance has been provided based on employees’ years of service and their average salary for the six-month period prior to the end of the accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Group are excluded.

(ii) Site restoration

The Group has the obligation to restore the land on which its factory is located to its original condition at the end of its land lease period. The discount rate applied is the pre-tax discount rate that reflects current market assessments of the time value of money and those risks specific to the liability that have not been reflected in the best estimate of the expenditure.

(p) Straight bonds issued

At initial recognition, straight bonds are measured at cost which comprises proceeds from issuance net of bond issuance costs. Any discount, premium or issuance costs are amortised on a straight-line basis over the terms of the bonds.

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(q) Share capital and share premium

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium. The difference between the proceeds from issuance of shares and the par value of shares issued is recorded as share premium.

(r) Taxation

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the statement of financial position method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(s) Revenue

(i) Revenue from sale of goods

Revenue from the sales of goods is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue from the sale of goods is recognised at the net amount after deducting sale discounts stated on the invoice.

(ii) Revenue from provision of services

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

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(t) Financial income

Financial income comprises signing fee of purchase contracts, interest income from bank deposits, trading securities and loans receivable and foreign exchange gains.

Signing fee of purchase contracts is recognised in the consolidated statement of income in accordance with the terms and conditions of the contracts.

Interest income is recognised in the consolidated statement of income on a time proportion basis with reference to the principal outstanding and the applicable interest rate. However, interest income is not recognised for held-to-maturity investments that have been provided allowance for impairment due to unlikelihood of recovery.

(u) Financial expenses

Financial expenses comprise interest expense on borrowings, finance lease liabilities and bonds, and associated issuance costs (collectively referred to as “borrowing costs”), foreign exchange losses and other financial expenses.

Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned.

(v) Leases

(i) Leased assets

Leases in terms of which the Group, as lessee, assumes substantially all the risks and rewards of ownership are classified as finance leases. Tangible fixed assets acquired by way of finance leases are stated at an amount equal to the lower of fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation.

Depreciation on finance leased assets is computed on a straight-line basis over the shorter of the lease term and the estimated useful lives of the leased assets unless it is reasonably certain that the Group will obtain ownership by the end of the lease term. The estimated useful lives of finance leased assets are consistent with the useful lives of tangible fixed assets as described in Note 4(h).

Assets held under other leases are classified as operating leases and are not recognised in the consolidated statement of financial position.

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(ii) Lease payments

Payments made under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised as an integral part of the total lease expense, over the term of the lease.

Lease payments made under finance leases are apportioned between the financial expense and the reduction of the outstanding liability. The financial expense is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability.

(w) Earnings per share

The Group presents basic and diluted earnings per share (“EPS”) for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders of the Company (after deducting any amounts appropriated to bonus and welfare funds for the annual accounting period) by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to the ordinary shareholders of the Company and the weighted average number of ordinary shares outstanding for the effect of all dilutive potential ordinary shares, which comprise convertible bonds and share options. During the period, the Company had no significant potential ordinary shares and therefore does not present diluted EPS.

(x) Segment reporting

A segment is a distinguishable component of the Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Group’s primary and secondary formats for segment reporting are based on business segments and geographical segments, respectively.

(y) Related parties

Parties are considered to be related to the Group if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Group and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

(z) Employees’ share ownership plan

Shares issued to employees based on the employees’ share ownership plan (“ESOP”) are issued at price as stipulated in the Annual General Meeting’s resolution.

(aa) Comparative information

Comparative information in these consolidated financial statements is presented as corresponding figures. Under this method, comparative information for the prior period is included as an integral part of the current period consolidated financial statements and is intended to be read only in relation to the amounts and other disclosures relating to the current period. Accordingly, the comparative information included in these consolidated financial statements is not intended to present the Group’s consolidated financial position, consolidated results of operations or consolidated cash flows for the prior period.

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5. Changes in accounting estimates

In preparing these consolidated financial statements, the Board of Management of the Company and its subsidiaries has made several accounting estimates. There were no significant changes in basis of accounting estimates compared to those made in the most recent consolidated annual financial statements or those made in the same period of the prior year.

6. Segment reporting

The Group operates mainly in one geographical segment, which is Vietnam based on geographical location of customers and assets.

7. Cash and cash equivalents

	30/9/2026	1/1/2026
	VND	VND
Cash at banks (*)	72,491,629,383	68,588,325,194
Cash equivalents (**)	1,006,246,575	176,500,000,000
	73,497,875,958	245,088,325,194

(*) Details of demand deposits at banks by major banks were as follows:

	30/9/2026	1/1/2026
	VND	VND
Bank 1	55,999,457,659	38,634,398,554
Bank 2	4,739,276,239	162,782,973
Bank 3	71,090,612	17,248,645,791

(**) Details of cash equivalents by major term deposit contracts were as follows:

	30/9/2026	1/1/2026
	VND	VND
Contract 1	1,000,000,000	-
Contract 2	-	29,500,000,000
Contract 3	-	20,000,000,000

Cash equivalents represented term deposits at banks with original terms to maturity of three months or less from their transaction dates.

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8. Accounts receivable from customers

(a) Accounts receivable from customers detailed by significant customers

	30/9/2026		1/1/2026	
	Carrying amount VND	Allowance VND	Carrying amount VND	Allowance VND
WinCommerce General Commercial Services Joint Stock Company	351,905,562,732	-	338,776,265,387	-
Masan Consumer Corporation	272,406,203,687	-	225,666,677,698	-
Other customers	106,837,931,640	(11,699,735,839)	89,447,315,069	(14,254,361,978)
	731,149,698,059	(11,699,735,839)	653,890,258,154	(14,254,361,978)

(b) Accounts receivable from customers who are related parties

	30/9/2026 VND	1/1/2026 VND
<i>Ultimate parent company</i>		
▪ Masan Group Corporation	32,980,143	7,292,091
<i>Other related parties</i>		
▪ WinCommerce General Commercial Services Joint Stock Company	351,905,562,732	338,776,265,387
▪ Masan Consumer Corporation	272,406,203,687	225,666,677,698
▪ Masan Industrial One Member Company Limited	5,648,751,462	78,232,298
▪ The Supra Corporation	2,496,825,088	3,657,348,933
▪ Masan MB One Member Company Limited	1,604,448,324	1,941,195,968
▪ Masan HD One Member Company Limited	191,670,000	193,534,740
▪ Phuc Long Heritage Corporation	503,204,190	39,226,068

The amounts due from related parties were unsecured, interest free and are receivable within 30 to 60 days from the invoice date.

9. Prepayments to suppliers

	30/9/2026 VND	1/1/2026 VND
Prepayment to suppliers related to fixed assets	40,647,576,245	13,849,180,234
Others	9,964,671,990	2,181,500,432
	50,612,248,235	16,030,680,666

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10. Other receivables

(a) Other short-term receivables

	30/9/2026		1/1/2026	
	Carrying amount VND	Allowance VND	Carrying amount VND	Allowance VND
Short-term deposits	4,985,685,003	-	3,044,573,004	-
Advances to employees	1,499,111,960	-	57,000,000	-
Others	23,480,689,167	(11,337,686,044)	30,984,104,968	(11,337,686,044)
	29,965,486,130	(11,337,686,044)	34,085,677,972	(11,337,686,044)

(b) Other long-term receivables

	30/9/2026		1/1/2026	
	Carrying amount VND	Allowance VND	Carrying amount VND (Reclassified)	Allowance VND
Long-term deposits	26,326,279,472	(320,000,000)	27,819,521,474	(320,000,000)

11. Allowance for doubtful debts

Movements of the allowance for doubtful debts during the period were as follows:

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Opening balance	31,460,230,185	32,192,603,258
Reversal of allowance during the period	(194,332,860)	(248,380,770)
Allowance utilised during the period	(2,554,452,279)	(480,509,983)
Closing balance	28,711,445,046	31,463,712,505

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12. Inventories

	30/9/2026		1/1/2026	
	Cost VND	Allowance VND	Cost VND Reclassified	Allowance VND
Goods in transit	6,527,606,920	-	842,042,704	-
Raw materials	270,377,393,920	(3,032,218,247)	213,107,745,586	(5,200,039,601)
Tools and supplies	61,589,286,051	(5,978,594,394)	50,935,337,048	(5,663,791,747)
Work in progress	33,399,601,278	-	18,578,567,113	-
Finished goods	110,259,273,231	(39,309,950,564)	95,833,936,821	(29,324,170,570)
Merchandise inventories	4,095,675,008	-	-	-
Goods on consignment	90,686,395,757	-	66,358,266,716	-
	576,935,232,165	(48,320,763,205)	445,655,895,988	(40,188,001,918)

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13. Tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motorvehicles and transmission equipment VND	Office equipment VND	Total VND
Cost					
Opening balance (reclassified)	3,303,442,809,806	2,301,846,862,256	75,266,156,707	44,964,907,228	5,725,520,735,997
Additions	7,226,707,633	13,522,824,996	954,944,000	436,955,000	22,141,431,629
Transfers from construction in progress	-	62,613,956,087	352,095,311	-	62,966,051,398
Disposals and written off	-	(7,729,956,736)	-	-	(7,729,956,736)
Closing balance	3,310,669,517,439	2,370,253,686,603	76,573,196,018	45,401,862,228	5,802,898,262,288
Accumulated depreciation					
Opening balance (reclassified)	777,552,005,002	847,987,953,647	43,993,598,250	37,965,038,164	1,707,498,595,063
Charge for the period	99,546,528,689	145,842,298,790	5,378,403,101	2,065,410,664	252,832,641,244
Disposals and written off	-	(7,471,455,678)	-	-	(7,471,455,678)
Closing balance	877,098,533,691	986,358,796,759	49,372,001,351	40,030,448,828	1,952,859,780,629
Net book value					
Opening balance (reclassified)	2,525,890,804,804	1,453,858,908,609	31,272,558,457	6,999,869,064	4,018,022,140,934
Closing balance	2,433,570,983,748	1,383,894,889,844	27,201,194,667	5,371,413,400	3,850,038,481,659

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14. Finance lease tangible fixed assets

	Buildings and structures VND
Cost	
Opening and closing balance	277,922,817,008
Accumulated depreciation	
Opening balance	73,784,323,855
Charge for the period	13,952,753,802
Closing balance	87,737,077,657
Net book value	
Opening balance	204,138,493,153
Closing balance	190,185,739,351

Detailed of major finance lease fixed assets in use:

	Net book value	
	30/9/2026 VND	1/1/2026 VND
Farm 1	62,840,365,569	67,935,530,345
Farm 2	51,808,922,836	55,341,349,392
Farm 3	50,238,955,476	53,771,382,032
Farm 4	25,297,495,470	27,090,231,384

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15. Intangible fixed assets

	Land use rights VND	Software VND	Brand name VND	Customer relationships VND	Total VND
Cost					
Opening and closing balance	12,487,500,000	3,959,841,950	205,464,758,322	122,877,276,845	344,789,377,117
Accumulated amortisation					
Opening balance	-	2,514,939,520	116,322,813,216	39,039,134,831	157,876,887,567
Charge for the period	-	377,568,378	17,473,415,184	5,759,872,353	23,610,855,915
Closing balance	-	2,892,507,898	133,796,228,400	44,799,007,184	181,487,743,482
Net book value					
Opening balance	12,487,500,000	1,444,902,430	89,141,945,106	83,838,142,014	186,912,489,550
Closing balance	12,487,500,000	1,067,334,052	71,668,529,922	78,078,269,661	163,301,633,635

16. Biological assets

(a) Biological assets – short-term

	30/9/2026	1/1/2026	
	Recoverable amount VND	Recoverable amount VND	Allowance VND
Cost VND			(Reclassified)
Livestock producing one-time products – short-term			
▪ Chickens	109,534,816,249	108,536,662,229	(998,154,020)
▪ Swines	329,455,930,346	329,455,930,346	-
			343,142,320,243
	438,990,746,595	437,992,592,575	(998,154,020)
			439,256,426,797
Livestock producing periodic products – short-term			
▪ Chicken breeders	134,103,498,533	134,103,498,533	-
			117,904,661,507
	573,094,245,128	572,096,091,108	(998,154,020)
			557,161,088,304

(b) Biological assets – long-term, other than mature livestock producing periodic products

	30/9/2026	1/1/2026	
	Cost/Recoverable amount VND	Cost/Recoverable amount VND	Reclassified
Immature livestock producing periodic products			
▪ Swine breeders	9,862,883,790	10,916,140,381	

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(c) Mature livestock producing periodic products

	Swine breeders VND
Cost	
Opening balance (reclassified)	99,016,607,722
Additions	34,832,443,114
Disposals and written off	(43,072,113,454)
Closing balance	90,776,937,382
Accumulated depreciation	
Opening balance (reclassified)	41,612,147,888
Charge for the period	22,451,022,407
Disposals and written off	(25,615,067,929)
Closing balance	38,448,102,366
Net book value	
Opening balance (reclassified)	57,404,459,834
Closing balance	52,328,835,016

17. Construction in progress

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Opening balance (reclassified)	12,438,740,318	16,446,720,409
Additions	172,879,061,595	15,103,480,637
Transfers to tangible fixed assets	(62,966,051,398)	(24,123,181,349)
Transfers to long-term deferred expenses	(9,960,719,621)	(1,983,212,600)
Closing balance	112,391,030,894	5,443,807,097

Major constructions in progress as at the reporting date were as follows:

	30/9/2026 VND	1/1/2026 VND Reclassified
Buildings and structures	1,413,876,900	1,413,876,900
Machinery and equipment	110,977,153,994	10,569,208,428
Others	-	455,654,990
	112,391,030,894	12,438,740,318

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18. Investments

(a) Trading securities

	30/9/2026			1/1/2026		
	Quantity	Cost VND	Fair value VND	Allowance VND	Quantity	Cost VND
Certificates of deposits (**)	3,580,000	361,469,417,643	(*)	-	-	(*)

(*) The Group has not determined the fair value of trading securities for disclosure in the consolidated financial statements because there is currently no guidance on determination of fair value using valuation techniques under Vietnam Accounting Standard or the Vietnam Accounting System for enterprises. The fair value of trading securities may differ from their carrying amount.

(**) The Group purchased these certificates of deposits for trading purpose over a short period of time (less than 12 months).

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(b) Held-to-maturity investments

	Cost/ recoverable amount	
	30/9/2026	1/1/2026
	VND	VND
		(Reclassified)
Held-to-maturity investments - short-term		
Term deposits (*)	12,066,939,813	72,642,650,000
Held-to-maturity investments - long-term		
Loan receivable (**)		
• Zenith Investment Company Limited -		
Other related party	1,655,610,400,004	1,969,322,000,004

- (*) Held-to-maturity investments – short-term represented term deposits in VND at banks with original terms to maturity of more than 3 months and the remaining term less than 12 months from the end of the accounting period.

Details of term deposits by major term deposit contracts were as follows:

	30/9/2026	1/1/2026
	VND	VND
Contract 1	11,925,710,000	-
Contract 2	-	32,642,650,000
Contract 3	-	10,000,000,000
Contract 4	-	10,000,000,000
Contract 5	-	10,000,000,000
Contract 6	-	10,000,000,000

- (**) The loan receivable was unsecured and earn interest at a rate as stipulated in the loan agreements. Interest receivable from loans to the related party was unsecured and is receivable on the maturity date or repayment date of the respective loan agreements, whichever is earlier.

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(c) Investment in associate

	30/9/2026			1/1/2026		
	No. of shares	% economic interests/ voting rights	Carrying value under equity method VND	No. of shares	% economic interests/ voting rights	Carrying value under equity method VND
Vissan Joint Stock Company ("Vissan")	20,180,026	24.94%	2,099,928,878,742	20,180,026	24.94%	2,103,964,883,942

The Group has not determined the fair value of the investment in an associate for disclosure in the consolidated financial statements because there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair value of this equity investment may differ from its carrying value.

Movement of carrying value of investment in associate during the period were as follows:

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Opening balance	2,103,964,883,942	2,114,054,896,942
Dividend	(4,036,005,200)	(10,090,013,000)
Closing balance	2,099,928,878,742	2,103,964,883,942

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19. Long-term deferred expenses

	Prepaid land costs VND	Tools and instruments VND	Others VND	Total VND
Opening balance (reclassified)	438,454,218,695	23,603,613,098	16,377,375,812	478,435,207,605
Additions	-	11,731,547,971	4,363,647,213	16,095,195,184
Transfers from construction in progress	-	9,960,719,621	-	9,960,719,621
Amortisation for the period	(9,291,144,267)	(11,899,068,020)	(7,403,306,842)	(28,593,519,129)
Disposals	-	(7,147,082)	-	(7,147,082)
Closing balance	429,163,074,428	33,389,665,588	13,337,716,183	475,890,456,199

20. Goodwill

	VND
Cost	
Opening and closing balance	173,317,424,829
Accumulated amortisation	
Opening balance	102,108,032,410
Charge for the period	10,862,449,686
Closing balance	112,970,482,096
Net book value	
Opening balance	71,209,392,419
Closing balance	60,346,942,733

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21. Accounts payable to suppliers

(a) Accounts payable to suppliers detailed by significant suppliers

	Cost/Amount within repayment capacity	
	30/9/2026 VND	1/1/2026 VND
De Heus Limited Liability Company	124,127,700,627	80,929,201,965
Other suppliers	746,998,287,138	690,644,178,410
	871,125,987,765	771,573,380,375

(b) Accounts payable to suppliers who are related parties

	Cost/Amount within repayment capacity	
	30/9/2026 VND	1/1/2026 VND
<i>Ultimate parent company</i>		
▪ Masan Group Corporation	-	3,179,902,209
<i>Other related parties</i>		
▪ Masan Consumer Corporation	47,513,739,235	3,871,982,765
▪ The Supra Corporation	31,272,357,147	33,941,147,697
▪ Masan Industrial One Member Company Limited	17,939,764,895	8,956,954,577
▪ WinCommerce General Commercial Services Joint Stock Company	189,980,739	10,472,410,511
▪ Mobicast Joint Stock Company	41,826,839	48,803,900
▪ Net Detergent Joint Stock Company	27,448,000	-
▪ Wineco Agricultural Investment Development and Production Limited Liability Company	21,550,000	-
▪ The CrownX Corporation	-	4,622,272,666
▪ The Sherpa Company Limited	-	384,045,107

The amounts due to related parties were unsecured, interest free and are payable within 30 to 90 days from invoice date.

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22. Taxes and others payable to State Treasury

	1/1/2026 VND	Incurred VND	Paid VND	Net-off/ Refunded VND	30/9/2026 VND
Value added tax	8,918,878,252	356,367,540,796	(67,793,003,819)	(252,372,986,005)	45,120,429,224
Corporate income tax	14,292,424,634	30,469,195,673	(20,252,619,607)	4,436,769,046	28,945,769,746
Personal income tax	2,211,713,510	24,884,082,089	(19,700,990,349)	(3,231,442,737)	4,163,362,513
Other taxes and payables	-	2,498,390,223	(2,498,390,223)	-	-
	25,423,016,396	414,219,208,781	(110,245,003,998)	(251,167,659,696)	78,229,561,483

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23. Accrued expenses

	30/9/2026 VND	1/1/2026 VND
Advertising, promotion and sale support expenses	534,174,059,007	402,426,981,702
Interest expense	24,155,254,404	68,939,104,182
Performance bonus and 13 th month salary	65,468,679,769	79,421,708,890
Construction costs	48,219,214,941	50,664,908,960
Sale discounts	38,131,703,347	36,316,205,272
Transportation expenses	85,305,558,043	33,416,435,563
Management expenses	23,813,805,948	5,742,701,182
Others	225,314,824,939	164,945,021,719
	1,044,583,100,398	841,873,067,470

24. Other payables

(a) Other short-term payables

	30/9/2026 VND	1/1/2026 VND Reclassified
Deferred signing fee of the purchase contracts	30,925,975,009	38,907,340,000
Short-term deposits received	14,076,890,120	9,930,854,520
Trade union fee and insurances	534,868,977	372,457,211
Others	2,237,976,355	2,973,180,732
	47,775,710,461	52,183,832,463

(b) Other long-term payables

	30/9/2026 VND	1/1/2026 VND
Deferred signing fee of the purchase contracts	-	21,199,140,006
Long-term deposits received	24,699,000,000	22,682,500,000
	24,699,000,000	43,881,640,006

25. Borrowings, bonds and finance lease liabilities

(a) Short-term borrowings, bonds and finance lease liabilities

	1/1/2026 Carrying amount/ Amount within repayment capacity VND	Movements during the period		30/9/2026 Carrying amount/ Amount within repayment capacity VND
		Additions VND	Decreases VND	
Short-term borrowings	1,195,674,700,336	4,233,317,932,892	(3,943,039,064,793)	1,485,953,568,435
Current portion of long-term borrowings	337,682,230,743	222,457,641,728	(281,003,534,687)	279,136,337,784
Finance lease principals due within 12 months	13,379,863,801	10,833,336,607	(9,924,158,112)	14,289,042,296
Long-term bonds due within 12 months	1,995,218,187,989	4,761,812,011	(1,999,980,000,000)	-
	3,541,954,982,869	4,471,370,723,238	(6,233,946,757,592)	1,779,378,948,515

Terms and conditions of major outstanding short-term borrowings were as follows:

Guaranteed bank loans

	Currency	30/9/2026 VND	1/1/2026 VND
• Bank 1	VND	536,839,000,000	243,779,000,000
• Bank 2	VND	304,826,500,000	14,855,000,000
• Bank 3	VND	195,676,000,000	176,280,902,375
• Bank 4	VND	37,257,000,000	191,422,000,000
• Bank 5	VND	88,993,000,000	289,091,757,637

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(b) Long-term borrowings, bonds and finance lease liabilities

	30/9/2026 VND	1/1/2026 VND
Long-term borrowings (i)	377,346,153,309	689,292,374,256
Straight bonds (ii)	1,182,450,000,000	1,995,218,187,989
Finance lease liabilities	225,040,936,360	234,965,094,471
	1,784,837,089,669	2,919,475,656,716
Repayable within 12 months	(293,425,380,080)	(2,373,133,682,802)
Repayable after 12 months	1,491,411,709,589	546,341,973,914

(i) Long-term borrowings

Terms and conditions of major outstanding long-term borrowings were as follows:

	Currency	30/9/2026 VND	1/1/2026 VND
Secured bank loans			
• Bank 6	VND	170,554,386,576	346,602,861,207
• Bank 7	VND	206,791,766,733	305,866,826,789

(ii) Straight bonds

The carrying amount of the bonds comprised of:

	30/9/2026 VND	1/1/2026 VND
Straight bonds	1,200,000,000,000	1,999,980,000,000
Unamortised bond issuance costs	(17,550,000,000)	(4,761,812,011)
Repayable within 12 months	-	1,995,218,187,989
Repayable after 12 months	1,182,450,000,000	-

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Terms and conditions of outstanding long-term bonds were as follows:

	Currency	Annual interest rate	Year of maturity	30/9/2026 VND	1/1/2026 VND
Bonds issued at par					
▪ FNACPO2631001	VND	9.0%	2031	500,000,000,000	-
▪ FNACPO2631002	VND	9.0%	2031	700,000,000,000	-
▪ MMLB2126001	VND	8.575% - 9.1%	2026	-	1,999,980,000,000

Bonds No. FNACPO2631001 and FNACPO2631002 (excluded issuance costs) with a maturity of 5 years (2031) and bore fixed interest rate at 9.0% per annum in the first period and floating interest rate at margin of 3.2% per annum plus 12-month deposit rates for individuals term deposits in VND with interest paid at the maturity date (or equivalents) of selected banks in the remaining periods. These bonds are guaranteed by a related party of the Group.

Bonds No. MMLB2126001 (excluded issuance costs) with a maturity of 5 years (2026) and bore fixed interest rate at 9.5% per annum in the first period and floating interest rate at margin of 3.9% per annum plus 12-month deposit rates for individuals term deposits in VND with interest paid at the maturity date (or equivalents) of selected banks in the remaining periods. These bonds are unsecured.

Movements of bond issuance costs during the period were as follows:

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Opening balance	4,761,812,011	11,904,529,999
Addition	18,000,000,000	-
Amortisation during the period	(5,211,812,011)	(5,357,038,491)
Closing balance	17,550,000,000	6,547,491,508

26. Long-term provisions

	30/9/2026 VND	1/1/2026 VND
Site restoration	6,199,404,404	6,199,404,404
Severance allowance	3,826,246,100	4,525,574,060
	10,025,650,504	10,724,978,464

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27. Changes in owners' equity

	Share capital VND	Share premium VND	Undistributed profits after tax/ (Accumulated losses) VND	Non-controlling interests VND	Total VND
Balance as at 1 January 2025	3,290,525,930,000	2,137,102,965,149	(1,041,805,283,872)	83,313,871,015	4,469,137,482,292
Issuance of shares under employees' stock ownership plans	112,642,650,000	(50,000,000)	-	-	112,592,650,000
Net profit for the year	-	-	563,021,992,217	55,938,883,936	618,960,876,153
Balance as at 1 January 2026	3,403,168,580,000	2,137,052,965,149	(478,783,291,655)	139,252,754,951	5,200,691,068,445
Issuance of shares under employees' stock ownership plans	47,925,710,000	(50,000,000)	-	-	47,875,710,000
Net profit for the period	-	-	360,400,828,982	75,291,934,571	435,692,763,553
Balance as at 30 September 2026	3,451,094,290,000	2,137,002,965,149	(118,382,462,673)	214,544,689,522	5,684,259,481,998

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28. Share capital

The Company's authorised and issued share capital were as follows:

	30/9/2026		1/1/2026	
	Number of shares	VND	Number of shares	VND
Authorised share capital	345,109,429	3,451,094,290,000	340,316,858	3,403,168,580,000
Issued share capital				
Ordinary shares	345,109,429	3,451,094,290,000	340,316,858	3,403,168,580,000
Shares in circulation				
Ordinary shares	345,109,429	3,451,094,290,000	340,316,858	3,403,168,580,000

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets.

Movement of share capital during the period were as follows:

	From 1/1/2026 to 30/9/2026		From 1/1/2025 to 30/9/2025	
	Number of shares	VND	Number of shares	VND
Opening balance	340,316,858	3,403,168,580,000	329,052,593	3,290,525,930,000
Shares issuance	4,792,571	47,925,710,000	11,264,265	112,642,650,000
Closing balance	345,109,429	3,451,094,290,000	340,316,858	3,403,168,580,000

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29. Revenue from sale of goods and provision of services

Total revenue represented the gross value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised of:

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Total revenue		
▪ Finished goods sold and others	8,073,401,046,855	7,044,926,430,857
Less revenue deductions		
▪ Sale discounts	265,414,200,596	245,271,616,120
▪ Sale returns	320,875,228	6,118,093,674
	265,735,075,824	251,389,709,794
Net revenue	7,807,665,971,031	6,793,536,721,063

30. Cost of sales and services

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Total cost of sales and services provided		
▪ Finished goods sold and others	5,577,525,458,174	4,893,237,636,976
▪ Allowance for inventories and biological assets – short-term	15,922,345,153	34,261,581,552
	5,593,447,803,327	4,927,499,218,528

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31. Financial income

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Signing fee of purchase contracts	29,180,504,997	310,461,165,002
Interest income from deposits and loans	113,955,152,905	109,444,950,140
Foreign exchange gains	864,736,538	740,023,720
Others	979,521,072	454,014,409
	144,979,915,512	421,100,153,271

32. Financial expenses

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Interest expense from borrowings, bonds and finance lease liabilities	244,078,161,988	248,690,280,698
Bond issuance costs	5,211,812,011	5,357,038,491
Foreign exchange losses	547,004,971	322,009,757
Others	7,262,752,217	9,240,378,783
	257,099,731,187	263,609,707,729

33. Selling expenses

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Advertising, promotion and sale support expenses	1,056,950,752,610	1,007,062,562,247
Transportation expenses	281,387,200,375	211,221,956,121
Staff costs	76,555,388,292	37,074,217,538
Depreciation and amortisation	7,247,262,250	7,435,076,735
Tools and instruments	1,572,373,303	2,351,606,037
Operating lease expenses	1,632,037,087	1,798,667,972
Others	20,936,447,285	19,808,190,406
	1,446,281,461,202	1,286,752,277,056

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34. General and administration expenses

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Staff costs	125,899,631,810	161,820,644,290
Amortisation of fair value uplift of fixed assets arising in business combination	16,648,501,824	16,648,501,824
Depreciation and amortisation	13,867,498,653	15,163,176,852
Operating lease expenses	10,929,625,366	10,208,862,059
Office supplies	1,432,469,394	1,226,964,661
Reversal of allowance for doubtful debts	(194,332,860)	(248,380,770)
Others	76,061,639,921	64,723,135,222
	244,645,034,108	269,542,904,138

35. Basic earnings per share

The calculation of basic earnings per share was based on the net profit attributable to ordinary shareholders and a weighted average number of ordinary shares during the period, calculated as follows:

(i) Net profit attributable to ordinary shareholders

	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Net profit attributable to ordinary shareholders	360,400,828,982	437,757,470,020

(ii) Weighted average number of ordinary shares

	From 1/1/2026 to 30/9/2026 Number of shares	From 1/1/2025 to 30/9/2025 Number of shares
Issued ordinary shares at beginning of the period	340,316,858	329,052,593
Effect of shares issued during the period	1,404,416	1,114,048
Weighted average number of ordinary shares	341,721,274	330,166,641

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36. Significant transactions with related parties

In addition to related party balances disclosed in other notes to the consolidated financial statements, the Group had the following significant transactions with related parties during the period:

	Transaction value	
	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
Ultimate parent company		
Masan Group Corporation		
Sale of goods	669,268,475	897,868,717
Associate		
Vissan Joint Stock Company		
Purchase of goods	76,524,315	122,375,200
Dividend income	4,036,005,200	10,090,013,000
Other related parties		
Masan Consumer Corporation		
Sale and logistic support, management and information technology fees (*)	189,755,401,799	230,051,893,919
Sale of goods	1,228,130,097	2,088,845,263
Purchase of goods	29,348,720,933	10,368,514,763
Payment of bond interests	18,050,412,000	-
Masan Industrial One Member Company Limited		
Sale of goods	32,437,968,952	53,253,917,678
Purchase of goods and services	85,134,658,807	90,176,438,541
Sale of fixed assets	16,329,386	-
Management fees	4,758,960,281	2,812,261,867
Masan HD One Member Company Limited		
Sale of goods	1,925,414,400	1,862,169,600
Masan MB One Member Company Limited		
Sale of goods	21,482,046,900	4,273,938,430
WinCommerce General Commercial Services Joint Stock Company		
Sale of goods	2,918,590,715,663	2,591,073,976,201
Sale discount	230,820,945,232	195,734,424,612
Purchase of goods and services	341,872,316,203	411,785,675,740
Mobicast Joint Stock Company		
Purchase of services	473,587,032	443,345,288
Phuc Long Heritage Corporation		
Sale of goods and tools	3,798,066,194	227,844,708
Purchase of goods	59,369,752	18,991,852

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	Transaction value	
	From 1/1/2026 to 30/9/2026 VND	From 1/1/2025 to 30/9/2025 VND
The Supra Corporation		
Sale of goods and services	12,455,543,517	5,595,744,057
Purchase of services	235,891,322,365	142,047,247,136
NET Detergent Joint Stock Company		
Purchase of goods	36,416,314	57,593,773
Masan Brewery Distribution One Member Company Limited		
Purchase of goods	8,545,455	-
Wineco Agricultural Investment Development and Production Limited Liability Company		
Purchase of goods	21,550,000	302,832,000
Masan Tungsten Limited Liability Company		
Payment of bond interests	4,512,603,000	-
Zenith Investment Company Limited		
Cash received from issuing bonds	500,000,000,000	-
Loans granted	48,000,000,000	210,000,000,000
Loans collected	415,000,000,000	296,000,000,000
Interest income	97,233,131,507	101,079,767,123
Interest received	43,944,731,507	905,967,123
The Sherpa Company Limited		
Cash received from issuing bonds	700,000,000,000	-
Loans granted	50,000,000,000	-
Loans collected	50,000,000,000	-
Interest income	143,835,616	-
Interest received	143,835,616	-
Key management personnel (**)		
Remuneration to key management personnel	9,787,418,151	6,997,598,000

As at and for the periods ended 30 September 2026 and 30 September 2025, the Company and its subsidiaries had current and term deposit accounts, certificates of deposits and loans at Vietnam Technological and Commercial Joint Stock Bank, a related party at normal commercial terms.

(*) The Group represented the prior period transactions for consistent with current period presentation.

(**) No board fees were paid to the members of the Board of Directors and Audit Committee of the Company for the period ended 30 September 2026 and 30 September 2025.

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37. Comparative information

As described in Note 3, effective from 1 January 2026, the Group adopted Circular 99 and Circular 43 which have been applied prospectively. Certain comparative information items have been reclassified to conform with the requirements of Circular 99 and Circular 43 in respect of financial statement presentation. A comparison of the amounts previously reported and as reclassified is as follows:

(a) Consolidated statement of financial position

	Code	1/1/2026 (as reclassified)	1/1/2026 (as previously reported)
Inventories	140	405,467,894,070	844,490,967,878
Inventories	141	445,655,895,988	884,678,969,796
Deferred expenses – short-term	161	9,314,701,433	127,452,715,929
Biological assets – short-term	150	557,161,088,304	-
Livestock producing one-time products	151	557,161,088,304	-
Loan receivables – long-term		-	1,835,000,000,000
Other long-term receivables	215	27,819,521,474	162,141,521,478
Fixed assets	220	4,409,073,123,637	4,415,141,581,142
Tangible fixed assets	221	4,018,022,140,934	4,024,090,598,439
<i>Cost</i>	222	5,725,520,735,997	5,737,352,279,351
<i>Accumulated depreciation</i>	223	(1,707,498,595,063)	(1,713,261,680,912)
Biological assets – long-term	230	68,320,600,215	-
Livestock producing periodic products	231	68,320,600,215	-
Immature livestock producing periodic products	232	10,916,140,381	-
Mature livestock producing periodic products	233	57,404,459,834	-
<i>Cost</i>	234	99,016,607,722	-
<i>Accumulated depreciation</i>	235	(41,612,147,888)	-
Long-term work in progress	250	12,438,740,318	23,354,880,699
Construction in progress	252	12,438,740,318	23,354,880,699
Held-to-maturity investments – long-term	265	1,969,322,000,004	-
Long-term deferred expenses	271	478,435,207,605	529,771,209,934
Dividends payables	313	700,205,100	-
Other short-term payables	320	52,183,832,463	52,884,037,563

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(b) Consolidated statement of income

		From 1/7/2025 to 30/9/2025	From 1/1/2025 to 30/9/2025	From 1/7/2025 to 30/9/2025 (as previously reported)	From 1/1/2025 to 30/9/2025 (as previously reported)
	Code	(as reclassified) VND	(as reclassified) VND	VND	VND
Financial expenses					
<i>In which: interest expenses</i>	23	-	-	82,067,769,288	248,690,280,698
<i>In which: borrowing costs</i>	24	83,853,448,785	254,047,319,189	-	-

(c) Consolidated statement of cash flows

		From 1/1/2025 to 30/9/2025	From 1/1/2025 to 30/9/2025 (as previously reported)
	Code	(as reclassified) VND	VND
Depreciation and amortisation	02	325,639,350,639	306,250,314,162
(Increase), decrease in deferred expenses	12	30,182,017,094	24,438,993,312
Payments for additions to fixed assets and other long-term assets	21	(77,437,981,232)	(52,305,920,973)

22 October 2026


Nguyen Manh Quang
Preparer


Ma Hong Kim
Chief Accountant


Nguyen Anh Thi
Chief Executive Officer