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**VIETNAM SOUTHERN FOOD
CORPORATION –
JOINT STOCK COMPANY**

No: ~~2301~~/LTMN-TCKT

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hồ Chí Minh City, October ~~28~~, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange (HNX)

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Vietnam Southern Food Corporation - Joint Stock Company would like to disclose the Financial Statements for the accounting period from January 1, 2026, to September 30, 2026 with Hanoi Stock Exchange as follows:

1. Name of Organization: Vietnam Southern Food Corporation - JSC

- Stock code: VSF

- Address: 333 Tran Hung Dao, Cau Ong Lanh Ward, Ho Chi Minh City

- Contact phone: (84-28)3.8370025 - 3.8370026

- Fax: (84-28)3.8365898 - 3.8365899

- Email: vanphong@vsfc.com.vn Website: www.vinafood2.com.vn

2. Content of information disclosure:

- Financial statements for the accounting period from January 1, 2026 to September 30, 2026:

☐ Separate Financial Statements (Listed organizations have no subsidiaries and superior accounting units have affiliated units);

☒ Consolidated Financial Statements (Listed organizations have subsidiaries);

☐ Combined Financial Statements (Listed organizations have an accounting unit directly under their own accounting system);

- Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements:

☐ Yes

☐ No

Explanatory documents in case of a “Yes” answer:

☐ Yes

☐ No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa:

☐ Yes

☐ No

Explanatory documents in case of a “Yes” answer:

☐ Yes

☐ No

+ The profit after corporate income tax in the Income statement of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory documents in case of a “Yes” answer:

☒ Yes

☐ No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☐ Yes

☐ No

Cases in which the cause must be explained:

☐ Yes

☐ No

This information was published on the Company's website on: .../.../2026 at the link: https://vinafood2.com.vn/featured_item/quan-he-co-dong/

We hereby certify that the information disclosed above is true and we take full legal responsibility for the accuracy of the disclosed information.

Attached Document:

- Financial Statements
- Explanatory documents *Julan*

Organization Representative

Legal Representative/Authorized Signatory

(Sign, write full name, position, and seal)

GENERAL DIRECTOR
DEPUTY GENERAL DIRECTOR
TỔNG CÔNG TY LƯƠNG THỰC MIỀN NAM CÔNG TY CỔ PHẦN
QUẬN 1 - TP. HỒ CHÍ MINH
Bạch Ngọc Văn

**VIETNAM SOUTHERN
FOOD CORPORATION -
JOINT STOCK COMPANY**

No.: 2299 /LTMN-TCKT
Re: Explanation of Profit After Tax
in the Consolidated Financial
Statements for Quarter III and the
First Nine Months of 2026

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, October 28, 2026

To: The Hanoi Stock Exchange

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market;

Pursuant to the Consolidated Financial Statements for the accounting period from January 1, 2026 to September 30, 2026.

Vietnam Southern Food Corporation – Joint Stock Company hereby provides an explanation for the increase of more than 10% in consolidated profit after tax for the third quarter and the first nine months of 2026 compared with the corresponding periods in 2025, as follows:

Unit: VND

Item	Third Quarter of 2025	Third Quarter of 2026	First Nine Months of 2025	First Nine Months of 2026
Net Revenue	3.806.973.747.155	4.582.636.151.755	14.593.085.452.491	12.865.077.964.171
Profit After Tax	18.467.269.028	23.768.202.562	40.767.541.335	51.139.960.143

Explanation for the increase in profit after tax: During the corresponding period of 2026, the Corporation promptly assessed and effectively seized business opportunities, while exercising effective governance over its borrowings, maintaining an appropriate borrowing structure, and effectively controlling costs and revenue. Accordingly, profit after tax as reported in the consolidated financial statements for the third quarter and the first nine months of 2026 amounted to VND 23,768,202,562 and VND 51,139,960,143, respectively.

Vietnam Southern Food Corporation – Joint Stock Company hereby submits the above explanation for the information of the Hanoi Stock Exchange.

Sincerely././ *velon*

Recipients:

- As mentioned above;
- Board of Directors, Executive Board;
- Supervisory Board;
- Planning Department;
- Filed at: Office, F&A Department.



GENERAL DIRECTOR
DEPUTY GENERAL DIRECTOR

Bạch Ngọc Văn

**VIETNAM SOUTHERN FOOD CORPORATION -
JOINT STOCK COMPANY**

CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period ended on September 30th, 2026

Ho Chi Minh City, October 2026

CONTENTS

	Pages
Consolidated Statement Of Financial Position	01-03
Consolidated Income Statement	4
Consolidated Cash flows Statement	05-06
Notes to the Consolidated financial statements	07-40

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

ASSETS	Note	30/9/2026 VND	01/01/2026 VND
A. CURRENT ASSETS		5.119.886.688.642	3.648.791.928.185
I. Cash and cash equivalents	3	739.671.979.278	1.242.602.187.416
1. Cash		704.353.760.100	386.459.858.648
2. Cash equivalents		35.318.219.178	856.142.328.768
II. Short-term investments	4	128.561.256.777	78.985.823.972
1. Trading securities		2.150.000	2.150.000
2. Held to maturity investments		128.559.106.777	78.983.673.972
III. Short-term accounts receivable		1.026.265.498.007	480.156.656.866
1. Short-term trade receivables	5	1.074.384.264.821	538.502.865.607
2. Short-term advances to suppliers	6	404.765.750.020	396.073.663.908
3. Other short-term receivables	7	145.740.690.193	144.308.665.197
4. Allowance for doubtful short-term debts		(1.254.007.912.839)	(1.254.111.243.658)
5. Assets in shortage awaiting resolution	8	655.382.705.812	655.382.705.812
IV. Inventories	10	2.929.963.697.500	1.481.189.025.645
1. Inventories		2.947.962.635.004	1.508.682.181.839
2. Allowance for decline in inventories		(17.998.937.504)	(27.493.156.194)
V. Other current assets		295.424.257.080	365.858.234.286
1. Short-term prepaid expenses	15	15.684.574.876	14.091.093.676
2. VAT deductibles		271.995.002.477	341.926.590.651
3. Taxes and other receivables from the State	18	7.744.679.727	9.840.549.959

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

(continue)

ASSETS	Note	30/9/2026 VND	01/01/2026 VND
B. NON- CURRENT ASSETS		2.601.858.236.871	3.378.593.166.736
I. Long-term receivables		1.895.414.552	677.485.113.426
1. Long-term trade receivables	5	-	675.629.698.874
2. Other long-term receivables	7	1.895.414.552	1.855.414.552
II. Fixed assets		2.217.588.343.123	2.315.800.023.150
1. Tangible fixed assets	12	1.473.015.608.087	1.568.506.717.704
- Cost		6.013.968.400.156	6.071.023.452.507
- Accumulated depreciation		(4.540.952.792.069)	(4.502.516.734.803)
2. Intangible fixed assets	13	744.572.735.036	747.293.305.446
- Cost		800.922.674.994	802.321.742.251
- Accumulated amortization		(56.349.939.958)	(55.028.436.805)
III. Investment properties	14	18.892.238.351	19.183.384.040
- Cost		49.576.252.218	49.576.252.218
- Accumulated depreciation		(30.684.013.867)	(30.392.868.178)
IV. Long-term unfinished asset	11	15.828.399.966	13.899.144.656
1. Construction in progress		15.828.399.966	13.899.144.656
V. Long-term investments	4	151.216.724.713	147.227.846.678
1. Investment in subsidiaries		28.771.200.000	28.771.200.000
2. Investments in joint ventures, associates		95.374.655.481	91.392.198.282
3. Investments in equity of other entities		90.606.925.910	90.606.925.910
4. Allowance for impairments in other entities		(63.536.056.678)	(63.542.477.514)
VI. Other long-term assets		196.437.116.166	204.997.654.786
1. Long-term prepaid expenses	15	196.437.116.166	204.997.654.786
TOTAL ASSETS		7.721.744.925.513	7.027.385.094.921

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

(continue)

RESOURCES	Note	30/9/2026 VND	01/01/2026 VND
C. LIABILITIES		5.261.932.871.716	4.576.502.306.233
I. Current liabilities		4.518.859.813.285	3.161.949.810.590
1. Short-term trade payables	16	218.229.278.221	180.207.081.205
2. Short-term advances from customers	17	323.972.287.319	180.208.787.288
4. Tax payables and statutory obligations	18	50.374.771.184	33.824.107.065
5. Payables to employees		118.465.159.318	96.829.975.288
6. Accrued expenses payable	19	232.595.291.210	96.733.340.932
7. Short-term unrealized revenues	22	13.717.713.019	12.970.065.136
8. Other payables	20	211.799.010.606	161.127.766.398
9. Short-term loans and finance lease liabilities	21	3.316.292.490.383	2.353.278.079.145
10. Provision for short-term payables		8.671.104.960	28.674.156.219
11. Bonus and welfare fund		24.742.707.065	18.096.451.914
II. Long-term liabilities		743.073.058.431	1.414.552.495.643
1. Long-term unrealized revenues	22	7.382.636.520	11.613.774.858
2. Other long-term payables	20	616.870.434.862	1.292.240.133.736
3. Long-term loans and finance lease liabilities	21	11.563.700.000	3.442.300.000
4. Deferred tax payables	34.b	107.256.287.049	107.256.287.049
D. OWNER'S EQUITY		2.459.807.385.687	2.450.849.944.688
I. Equity		2.459.807.385.687	2.450.849.944.688
1. Owners' shares capital		5.000.000.000.000	5.000.000.000.000
- Ordinary shares capital		5.000.000.000.000	5.000.000.000.000
2. Share capital surplus		2.890.194.878	2.890.194.878
3. Other owners' capital		22.113.132.999	22.113.132.999
4. Asset revaluation differences		(214.860.939.288)	(214.860.939.288)
5. Investment and development fund		39.168.324.205	37.191.297.679
6. Other funds belonging to owners' equity		231.825.797.290	231.825.797.290
7. Undistributed earnings		(2.763.901.224.462)	(2.771.577.464.974)
- Post undistributed earnings		(2.783.843.335.976)	(2.799.986.516.842)
- Accumulate undistributed earnings		19.942.111.514	28.409.051.868
8. Capital expenditure fund		142.572.100.065	143.267.926.104
TOTAL RESOURCES		7.721.740.257.403	7.027.352.250.921

Preparer



Tran Thi Phuong Lan

Chief Accountant



Nguyen Vuong Quoc

Ho Chi Minh City, October 28, 2026



General Director

DEPUTY GENERAL DIRECTOR

Bach Ngoc Van

CONSOLIDATED INCOME STATEMENT

From 01/01/2026 to 30/9/2026

ITEM	Note	From 01/01 to 30/9		Third Quarter	
		Current year	Previous year	Current year	Previous year
		VND	VND	VND	VND
1. Revenue from sale of goods and rendering of services	24	12.878.733.790.526	14.603.883.414.025	4.587.926.125.148	3.812.689.130.019
2. Deductible items	25	13.655.826.355	10.797.961.534	5.289.973.393	5.715.382.864
3. Net revenue from sale of goods and rendering of services		12.865.077.964.171	14.593.085.452.491	4.582.636.151.755	3.806.973.747.155
4. Cost of goods sold	26	11.585.004.365.986	13.133.271.849.285	4.079.061.558.635	3.411.068.766.284
5. Gross profit from sale of goods and rendering of services		1.280.073.598.185	1.459.813.603.206	503.574.593.120	395.904.980.871
6. Gain/loss from disposal and liquidation of investment property		-	-	-	-
7. Revenue from financial income	27	68.861.371.427	93.325.623.394	28.271.127.423	30.094.844.478
8. Financial expenses	28	117.800.052.591	196.250.093.701	43.314.223.562	39.666.620.888
<i>In which: Interest expenses</i>		97.346.659.211	100.802.151.950	31.005.584.916	28.707.347.833
9. The profit (loss) in the Associate, Venture	0	3.982.457.199	5.782.658.897	1.175.290.552	1.714.643.355
10. Selling expenses	29	792.341.858.142	984.154.110.069	295.044.765.216	259.889.693.087
11. General administrative expenses	30	383.214.328.079	327.246.297.381	166.155.284.384	99.830.136.921
12. Net profit from operating activities		59.561.187.999	51.271.384.346	28.506.737.933	28.328.017.808
13. Other income	31	32.204.939.983	11.192.432.442	6.729.935.963	(4.404.777.862)
14. Other expense	32	24.192.085.429	6.549.837.004	7.117.499.387	649.636.619
15. Other profit (loss)		8.012.854.554	4.642.595.438	(387.563.424)	(5.054.414.481)
16. Total profit before tax		67.574.042.553	55.913.979.784	28.119.174.509	23.273.603.327
17. Current business income tax expenses	33	16.434.082.410	15.146.438.449	4.350.971.947	4.806.334.299
18. Deferred business income tax expenses	34	-	-	-	-
19. Profit after tax		51.139.960.143	40.767.541.335	23.768.202.562	18.467.269.028
20. After-tax profit of shareholders of the Parent Company		19.942.111.514	15.726.951.663	15.927.351.444	13.059.372.559
21. After-tax profit of shareholders uncontrollable		31.197.848.629	25.040.589.672	7.840.851.118	5.407.896.469
22. Basic earnings per share	35	39,88	31,45	31,85	26,12

Preparer



Tran Thi Phuong Lan

Chief Accountant



Nguyen Vuong Quoc

Ho Chi Minh City, October 28, 2026

General Director

DEPUTY GENERAL DIRECTOR



Bach Ngoc Van

STATEMENT OF CASH FLOWS

From 01/01/2026 to 30/06/2026

(Under indirect method)

ITEM	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES		
1. <i>Profit before tax</i>	67.574.042.553	55.913.979.784
2. <i>Adjustments for</i>		
- Depreciation and amortisation of fixed asset and real estate	107.408.335.786	109.370.310.493
- Provisions	(29.607.021.604)	(21.224.832.502)
- Gains/losses from unrealized foreign exchange	4.559.884	4.594.025.481
- Gains/losses from investing activities	(28.598.843.274)	(14.337.734.976)
- Interest expenses	97.346.659.211	100.802.151.950
- Other adjustments	-	-
3. <i>Profit from operating activities before changes in working capital</i>	214.127.732.556	235.117.900.230
- Increase/Decrease in receivables	201.611.646.958	(535.328.489.792)
- Increase/Decrease in inventory	(1.439.280.453.165)	(319.495.557.486)
- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)	(287.095.225.605)	187.973.098.202
- Increase/Decrease in prepaid expenses	6.967.057.420	8.742.175.771
- Interest expenses paid	(84.357.789.422)	(92.379.944.506)
- Corporate income tax paid	(14.599.534.872)	(17.903.838.038)
- Other receipts from operating activities	-	16.377.096.110
- Other expenses on operating activities	(35.147.234.628)	-
<i>Net cash flows from operating activities</i>	(1.437.773.800.758)	(516.897.559.509)
II. CASH FLOWS FROM INVESTING ACTIVITIES		
1. Expenditures on purchase and construction of fixed assets and long-term assets	(13.997.176.290)	(32.864.435.291)
2. Proceeds from disposals of fixed assets and other long-term assets	6.547.271.773	1.327.665.850
3. Expenditures on loans and purchase of debt instruments from other entities	(142.000.000.000)	(60.500.000.000)
4. Proceeds from lending or repurchase of debt instruments from other entities	117.000.000.000	55.000.000.000
5. Proceeds from interests, dividends and distributed profits	18.959.793.818	8.364.409.564
<i>Net cash flows from investing activities</i>	(13.490.110.699)	(28.672.359.877)
III. CASH FLOWS FROM FINANCING ACTIVITIES		
1. Proceeds from borrowings	8.823.230.509.475	10.560.009.882.539
2. Repayment of principal	(7.851.031.698.237)	(9.440.356.427.125)
3. Dividends and profits paid to owners	(23.851.099.700)	(22.752.225.700)
<i>Net cash flows from financing activities</i>	948.347.711.538	1.096.901.229.714
Net cash flows during the period	(502.916.199.919)	551.331.310.328

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

From 01/01/2026 to 30/9/2026

1 . BACKGROUND

Forms of Ownership

Vietnam Southern Food Corporation – Joint Stock Company (hereinafter referred to as the “The Corporation”) was established under the Certificate of Business Registration No. 0300613198 by the Ho Chi Minh City Department of Planning and Investment for the first time on 08/02/2007, and changed for the 15th time on 08/06/2026

The Corporation’s registered office address: 333 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City, Vietnam.

The Corporation’s Charter capital under the Certificate of Business Registration No. 0300613198 for the 15th time on 08/06/2026 is: VND 5,000,000,000,000 (In word: Five thousand billion dong).

The Corporation's shares are being traded on UpCOM exchange with the stock code VSF.

Principal activities

The Corporation’s main business activities are to purchase, preserve, process, manufacture, wholesale, retail, store and circulate food, process food and agricultural products; export and import of food, foodstuffs and agricultural products; process and package of commodities: agricultural products, aquatic products, fertilizers, agricultural materials.

Other activities which related to the Corporation’s principal activities:

- Trading in agricultural products, commerce, services, tourism;
- Producing, trading in animal feed. Aquaculture and seafood processing;
- Producing and trading in packaging (except for recycling at the facility);
- Exploiting, trading pure drinking water, mineral water;
- Transporting goods by car, inland waterway;
- Business travel domestic and international;
- Advertising and event organization services;
- Business hotel, restaurant (or popular restaurant);
- Purchase and sale of means of transport, construction materials;
- Producing and trading in pure ice;
- Buying, selling, maintaining and maintaining: cars, motorbikes;
- Retail sale of processed food, dry food, canned food, carbonated beverages, milk and dairy products, aquatic products, vegetables, fresh fruits, meat and meat products, wine, beer, domestically produced cigarettes, fabrics, ready-to-wear clothes, shoes, sandals, purses, bags, synthetic leather goods, cosmetics, fine art goods, electrical appliances, furniture, bedding , cabinets, tables, boats, personal and household goods, jewellery, watches, stationery, photographic equipment, television and radio equipment, metalware, electrical appliances, office equipment , computers and electronic components.

Operations of the company in the fiscal year affecting the financial statements

The Corporation structure

As at 30/09/2026, The Corporation has subsidiaries as follows:

Name	Address	Capital contribution ratio	Voting Ratio	Major business lines
Saigon Food Joint Stock Company	Ho Chi Minh City	51,00%	51,00%	Manufacture and process foodstuff, and provide import and export services
The Southern Central Food Joint Stock Company	Ninh Thuan	66,27%	66,27%	Manufacture and process foodstuff, and provide import and export services

Safoco Foodstuff Joint Stock Company	Ho Chi Minh City	51,30%	51,30%	Manufacture and process and trade foodstuff
Tien Giang Packaging Joint Stock Company	Tien Giang	60,00%	60,00%	Manufacture and trade, import and export packaging
Ca Mau Agricultural Products Import – Export Joint Stock	Ca Mau	62,05%	62,05%	Trade agricultural products and food
To Chau Joint Stock Company	Dong Thap	65,40%	65,40%	Produce and trade beer, alcohol, wine and beverages
Binh Dinh Food Joint Stock Company	Binh Dinh	51,00%	51,00%	Manufacture and process food
Mechanics Construction and Foodstuff Joint Stock Company	Long An	60,00%	60,00%	Manufacture and trade mechanical products and foodstuff
Quang Ngai Food Joint Stock Company	Quang Ngãi	51,00%	51,00%	Manufacture, process and trade food
Ho Chi Minh City Food Joint Stock Company	Ho Chi Minh City	59,775%	59,775%	Manufacture, process and trade food
Kien Giang Import and Export Joint Stock Company	Kien Giang	83,31%	83,31%	Manufacture and process foodstuff, and provide import and export services
Hau Giang Food Joint Stock Company (*)	Hau Giang	53,28%	53,28%	The Corporation is currently in the process of completing bankruptcy proceedings under the Decision on declaration of bankruptcy No. 01/2020/QD-PS dated September 22nd, 2020 of the People's Court of Hau Giang province.

(*) Hau Giang Food Joint Stock Company is a Subsidiary, stated at cost. This subsidiary has ceased operations since 2014, The Corporation is currently in the process of completing bankruptcy proceedings under the Decision on declaration of bankruptcy. Bankruptcy announcement No. 01/2020/QD-PS dated September 22nd, 2020 of the People's Court of Hau Giang province.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting monetary unit

Annual accounting period commences from 1st January and ends as at 31st December.

The Company maintains its accounting records in VND.

2.2 . Accounting Standards and Accounting system

Accounting System

The Corporation applies the Accounting Regime for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance; and Circular No. 43/2026/TT-BTC dated April 20, 2026 amending and supplementing Circular No. 202/2014/TT-BTC.

Announcement on compliance with Vietnamese standards and accounting system

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

2.3 . Basis for preparation of separate financial statements

The consolidated financial statements include the consolidated financial statements of the Office of The Corporation and the financial statements of companies controlled by The Corporation (subsidiaries) prepared for the year ended 30/09/2026. This control is achieved when The Corporation has the power to govern the financial and operating policies of the investee companies so as to obtain benefits from their activities

The results of subsidiaries acquired or sold during the year are included in the Consolidated Income Statement from the date of acquisition or until the date of sale of the investments in that Subsidiary.

All transactions and balances between Companies within the same group are eliminated upon consolidation of the Consolidated Financial Statements.

The interest of non-controlling shareholders in the net assets of the Consolidated Subsidiary is determined as a separate entry from the equity portion of the shareholders of the Parent Company. Non-controlling interests include the amount of non-controlling interests at the date of the initial business combination and the non-controlling interest's share in changes in total equity as of the date of the business combination from the date of the business combination. Loss incurred at a Subsidiary must be distributed proportionally to the share of the non-controlling shareholder, even if such loss is greater than the non-controlling shareholder's share of the subsidiary's net assets

2.4 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company including cash and cash equivalents, trade receivables and other receivables, lending, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company including loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

2.5 . Foreign currency transactions

Transactions in currencies other than VND during the year are translated into VND at the average bank transfer buying and selling exchange rate prevailing on the transaction date..

Assets and liabilities denominated in currencies other than VND are translated into VND at the average bank transfer buying and selling exchange rate of the commercial bank where the Corporation regularly conducts transactions, as at the financial year-end date.

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

2.6 . Cash and cash equivalents

Cash comprise cash on hand, cash in banks, monetary gold which is used to reserve value, except gold is classified as raw

Cash equivalents are short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

2.7 . Financial investment

Held to maturity investments:

Held to maturity investments are those that the Board of General Director has intention and ability to hold until maturity. Held to maturity investments includes term bank. These investments are stated at cost less allowance for doubtful debts.

Investments in associates and joint ventures: Investments in associates and joint ventures in which the Corporation has significant influence are presented using the equity method.

Investments in associates and joint ventures: Investments in associates and joint ventures in which the Corporation has significant influence are presented using the equity method.

Other investments: Recorded at cost, including purchase price and directly attributable acquisition costs. After initial recognition, these investments are measured at cost less allowance for diminution in value of investments (if any).

Allowance for loss of investments

Allowance for losses of investments in subsidiaries, contributions to joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

2.8 . Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

2.9 . Inventories

Inventories are stated at cost. Where the net realizable value is lower than cost, inventories are stated at net realizable value.

Cost is calculated using the weighted average method and includes all costs incurred to bring the inventory in its current location and condition. For finished and work-in-progress, cost includes raw materials, direct labor and amortized manufacturing overhead. Net realizable value is estimated based on the selling price of the inventory less the estimated costs of completion and the estimated costs of selling the product.

The Corporation applies the regular declaration method to account for inventories.

Provision for impairment of inventories of The Corporation is made when there is reliable evidence of impairment in net realizable value compared to cost of inventories.

2.10 . Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by The Corporation to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

	Years
- Buildings, structures	25-50
- Machinery and equipment	5-15
- Motor vehicles	6-15
- Office equipment	3-10
- Others	4-25

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

Land use rights

The initial cost of a land use right includes the purchase price and costs directly attributable to the acquisition of the land use right. Depreciation is calculated on a straight-line basis over the land use term stated in the land use right certificate or land lease contract from 20 years to 50 years. Land use rights with indefinite term are not amortized.

Computer software

The purchase price of new computer software that is not an integral part of the related hardware is capitalized and accounted for as an intangible asset. Computer software is amortized using the straight-line method over periods from 3 to 8 years.

Others

Other intangible fixed assets are stated at cost and amortized on a straight-line basis between 04 and 50 years.

Intangible fixed assets and Amortization

Investment real estate for rent

Investment properties for rent include land use rights and buildings, structures held by The Corporation for the purpose of earning rentals or awaiting higher price, which is stated at cost less accumulated depreciation. The initial cost of investment rental property includes the purchase price, the cost of land use rights and any directly attributable costs of bringing the asset to the condition necessary for the asset to operate. Expenses incurred after the rental investment property have been put into operation, such as repairs and maintenance, are recognized in the consolidated statement of income in the year in which they are incurred. In situations where it can be clearly demonstrated that these expenses increase the expected future economic benefits from the investment property in excess of its assessed standard of performance. Initially, these costs are capitalized as an incremental cost of investment property.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the investment property. Accordingly, land use rights are not amortized and the estimated useful life of buildings and structures is 25 years.

2.12 . Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with The Corporation's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

2.13 . Operating leases as lessee

Payments for operating leases are recognized in the statement of income on a straight-line basis over the term of the lease. Lease commissions are recognized in the separate statement of income as an integral part of the total rental costs.

2.14 . Prepaid expenses

Prepaid expenses incurred during the year but related to business operations of several years are recorded as long-term prepaid expenses and are amortised to the income statement in several years.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the year should be based on nature of those expenses to select a reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

Goodwill on privatisation of state-owned companies arising from the equitization of the enterprise, is determined in the minutes of enterprise valuation for the purpose of equitization and includes: brand value, potential value for development. Goodwill on privatisation of state-owned companies is amortized on a straight-line basis within 2 to 3 years from the date the equitized enterprise changes to a Joint Stock Company.

2.15 . Account payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on The Corporation's management requirement.

2.16 . Borrowings and finance lease liabilities

The Corporation monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

2.17 . Borrowing costs

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

2.18 . Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

2.19 . Provision for payables

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

2.20 . Owner's equity

Capital is recorded according to the actual amounts invested by shareholders.

Share premium represents the difference between the issuance price and the par value of shares; the difference between the repurchase price and the reissuance price of treasury shares; and the difference between the actual capital contribution received and the charter capital as stipulated in the Company's Charter. Costs directly attributable to share issuance are deducted from share premium. In cases where the share issuance is unsuccessful, the related issuance costs are recognized as finance expenses in the period.

Treasury shares are recognized at cost, including the repurchase price and directly attributable transaction costs related to the repurchase. Treasury shares are presented as a deduction from owners' equity in the consolidated statement of financial position.

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with The Corporation's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders.

2.21 . Revenue

Sale of goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

Rendering of services

Revenue from rendering of services is recognized when all the following conditions have been satisfied:

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

The stage of completion of a transaction may be determined by surveys of work completed method

Finance income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the income can be measured reliably;

Dividends shall be recognised when the shareholder's right to receive payment is established.

2.22 . Revenue deductible items

Revenue deductions includes: trade discount, sales allowances, returned goods.

In case goods sold or services provided in the previous year/period but sales discounts, sales allowances, sales returns incur in the following year/period, The Corporation recognises as the following principles:

- If incurred before issuance of financial statements: reducing revenue in the financial statements of the reporting period.
- If incurred after issuance of financial statements: reducing revenue of the occurrence period.

2.23 . Cost of goods sold

Items recorded into financial expenses consist of: Cost of goods sold or services rendered including the cost of products and cost of goods sold during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

2.24 . Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Expenses of capital borrowing;
- Loss due to foreign exchange differences arising from transactions relating to foreign currencies;

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

2.25 . Current corporate income tax expense

- a) Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.
- b) Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.
- c) Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.
- d) Tax incentives

The Corporation is obliged to pay corporate income tax at the tax rate from 20% on taxable income.

2.26 . Basic earnings per shares

The Corporation presents basic earnings per share (EPS) for its ordinary shares. Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders (after deducting the allocation to bonus and welfare fund for the reporting period) divided by the number of ordinary shares, weighted average circulation during the year.

The Corporation does not have potentially dilutive shares, the regulation on presentation of dilutive earnings per share does not apply.

2.27 . Related Parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

3 . CASH AND CASH EQUIVALENTS

	30/9/2026	01/01/2026
	VND	VND
Cash on hand	14.406.397.264	21.955.552.017
Cash at bank	689.947.362.836	364.504.306.631
Cash in transit	-	-
Cash equivalents	35.318.219.178	856.142.328.768
	739.671.979.278	1.242.602.187.416

4 . INVESTMENTS

a) Held to maturity investments

	30/09/2026		01/01/2026	
	Historical cost	Book value	Historical cost	Book value
	VND	VND		VND
Short-term	128.559.106.777	-	78.983.673.972	-
- <i>Term deposits</i>	128.559.106.777	-	78.983.673.972	-
Long-term	-	-	-	-
- <i>Bonds</i>	-	-	-	-
	128.559.106.777	-	78.983.673.972	-

b) Investments in associates

Name	Address	30/9/2026			01/01/2026		
		Capital contribution ratio	Voting Ratio	Cost/Equity accounted	Capital contribution ratio	Voting Ratio	Cost/Equity accounted
VND					VND		
Investments in equity of other entities							
- Colusa – Miliket Foodstuff Joint Stock Company	Ho Chi Minh City	30,72%	30,72%	54.706.129.813	30,72%	30,72%	51.990.631.839
- Vinh Long Foodstuff Joint Stock Company	Vinh Long	40,00%	40,00%	-	40,00%	40,00%	-
- Hoan My Joint Stock Company	Ho Chi Minh City	30,00%	30,00%	-	30,00%	30,00%	-
- Ben Thanh – Mui Ne Joint Stock Company	Binh Thuan	19,67%	20,62%	24.003.016.846	19,67%	20,62%	22.736.057.621
- Cambodia – Vietnam Food Joint Stock Company	Cambodia	37,00%	37,00%	-	37,00%	37,00%	-
				78.709.146.659	74.726.689.460		

4 INVESTMENTS

c) Investments in equity of other entities

	30/9/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
	VND	VND	VND	VND
Investments in subsidiary (is stated on cost basis)	28.771.200.000	(28.771.200.000)	28.771.200.000	(28.771.200.000)
- Hau Giang Food Joint Stock Company	28.771.200.000	(28.771.200.000)	28.771.200.000	(28.771.200.000)
Investments in associates (is stated on cost basis)	16.665.508.822	(437.724.796)	16.665.508.822	(437.724.796)
- VAP food Co., Ltd	-	-	-	-
- Fish farming facility in Long Tri hamlet	10.812.000.000	-	10.812.000.000	-
- Phu Tam Khoi Joint Stock Company	5.853.508.822	(437.724.796)	5.853.508.822	(437.724.796)
Investments in equity of other entities	73.475.051.909	(34.327.131.882)	73.475.051.909	(34.333.552.718)
- Foodingo Investment and Trading Joint Stock Group	27.469.130.000	(8.115.077.901)	27.469.130.000	(8.115.077.901)
- Dong Thap Food & Packaging Joint Stock Company	2.138.145.362	(2.081.334.941)	2.138.145.362	(2.081.334.941)
- Binh An Flour Joint Stock Company	23.903.329.999	(23.903.329.999)	23.903.329.999	(23.903.329.999)
- Binh Tay Packaging Joint Stock Company	8.099.972.170	(227.389.041)	8.099.972.170	(233.809.877)
- Saigon Beer - Alcohol - Beverage Corporation	14.102.287	-	14.102.287	-
- Dong Thinh Trading Services Co., Ltd	10.577.034.161	-	10.577.034.161	-
- Vietnam Dairy Products joint Stock Company	5.020.816	-	5.020.816	-
- Saigon Bank For Industry And Trade	1.268.317.114	-	1.268.317.114	-
- An Giang Agriculture and Foods import-export	17.131.874.001	-	17.131.874.001	-
	136.043.634.732	(63.536.056.678)	136.043.634.732	(63.542.477.514)

Investments in subsidiaries

Detail information on the Company's subsidiaries as at 30/09/2026 as follows:

Name	Address	Capital contribution ratio	Voting Ratio
Hau Giang Food Joint Stock Company (*)	Hau Giang	53,28%	53,28%

(*) The Corporation is currently in the process of completing bankruptcy proceedings under the Decision on declaration of bankruptcy No. 01/2020/QD-PS dated September 22nd, 2020 of the People's Court of Hau Giang province.

d) Investments in joint ventures, associates

Detail information on the Company's joint ventures, associates as at 30/09/2026 as follows:

Name	Address	Capital contribution ratio	Voting Ratio
VAP food Co., Ltd	Long An	45,00%	45,00%
Fish farming facility in Long Tri hamlet	Tra Vinh	60,00%	60,00%
Phu Tam Khoi Joint Stock Company	Ho Chi Minh City	23,91%	40,00%

e) Investments in equity of other entities

Name	Address	Capital contribution ratio	Voting Ratio
Foodingo Investment and Trading Joint Stock Group	Da Nang	12,27%	12,27%
Dong Thap Food & Packaging Joint Stock Company	Dong Thap	15,78%	15,78%
Binh An Flour Joint Stock Company	Ho Chi Minh City	19,92%	19,92%
Binh Tay Packaging Joint Stock Company	Ho Chi Minh City	11,18%	18,18%
An Giang Agriculture and Foods import-export	Ho Chi Minh City	4,80%	4,80%
Dong Thinh Trading Services Co., Ltd	Ho Chi Minh City	8,97%	15,00%

5 TRADE RECEIVABLE

	30/9/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
	VND	VND	VND	VND
a) Trade receivables				
- Support the Cuban government (*)	-	-	675.629.698.874	-
- Vo Thi Thu Ha Trading Import Export Co., Ltd	58.768.539.483	(58.768.539.483)	58.768.539.483	(58.768.539.483)
- Hau Giang Food Joint Stock Company	54.389.922.317	(54.389.922.317)	54.389.922.317	(54.389.922.317)
- HEINEKEN VIETNAM BREWERY LIMITED COMPANY	12.060.003.200	-	27.535.959.360	-
- Sima marketing pte ltd	16.681.205.941	(16.861.205.941)	16.681.205.941	(16.861.205.941)
- Hoa Tan Loc One Member Co., Ltd	2.893.900.125	(2.893.900.125)	2.893.900.125	(2.893.900.125)
- Ets Sylla&freres.sa	-	-	10.404.502.649	-
- Louis Dreyfus Company Asia Pte Ltd	111.736.091.208	-	16.508.804.473	-
DAVIS COMMODITIES PTE.LTD	8.049.427.069			
RANIMA COMMODITY FZC	21.440.694.619			
Wilmar Riceland trading Pte.Ltd	22.487.244.773			
- Sikakroabea Co.Ltd	180.084.630.939	-	33.806.775.111	-
- Three Hills Ghana Limited	216.533.408.093			
- Zest (FZC)	14.634.095.000			
- OLAM GLOBAL AGRI PTE LTD	-		46.218.297.455	
- Phuong Anh Trading and Service Company Limited	18.600.000.000			
- Nam Viet Rice Company Limited	16.950.000.000			
- Others	319.075.102.054	(79.927.334.618)	260.521.034.677	(79.927.334.618)
	1.074.384.264.821	(212.840.902.484)	1.214.132.564.481	(212.840.902.484)
b) Trade receivables				
- Short-term trade receivables	1.074.384.264.821	(212.840.902.484)	538.502.865.607	(212.840.902.484)
- Long-term trade receivables	-	-	675.629.698.874	-
	1.074.384.264.821	(212.840.902.484)	1.214.132.564.481	(212.840.902.484)

(*) This represents a receivable from the Government of Cuba in relation to aid goods provided by the Government of Vietnam through the Corporation. The corresponding amount will be reimbursed to the Government of Vietnam upon its recovery by the Corporation from the Government of Cuba. However, the receivable is subject to the debt settlement guidance provided by the Ministry of Finance in Official Letter No. 5934/BTC-QLN dated 11 May 2026, in accordance with the Agreement entered into between the Government of Vietnam and the Government of Cuba on 29 March 2018. The corresponding payable is presented in Note 20(b).

6 REPAYMENTS TO SUPPLIERS

	30/9/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
	VND	VND	VND	VND
a) Short - term				
- Hau Giang Food Joint Stock Company	73.226.957.750	(71.251.061.250)	73.226.957.750	(71.251.061.250)
- Vo Thi Thu Ha Trading Import Export Co., Ltd	80.816.416.732	(80.816.416.732)	80.816.416.732	(80.816.416.732)
- Hoa Tan Loc One Member Co., Ltd	78.629.955.300	(77.547.337.612)	78.629.955.300	(77.547.337.612)
- Binh Loi Investment Co., Ltd	12.709.500.000	(12.709.500.000)	12.709.500.000	(12.709.500.000)
- Thinh Phat Kon Tum Joint Stock Group	75.681.437.313	(75.681.437.313)	75.681.437.313	(75.681.437.313)
- Phuong Hue Co., Ltd.	5.957.565.050	(5.957.565.050)	5.957.565.050	(5.957.565.050)
- HONDA VIETNAM COMPANY LTD	6.549.453.400	-	13.071.894.801	-
- Others	71.194.464.475	(10.905.950.644)	55.979.936.962	(10.983.297.956)
	404.765.750.020	(334.869.268.601)	396.073.663.908	(334.946.615.913)

7 OTHER RECEIVABLE

	30/9/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
a) Other short - term receivable				
- Equitization receivables	4.544.857.219	-	4.544.857.219	-
- Da Nang Food Joint Stock Company - capital advance	1.629.041.396	(1.629.041.396)	1.629.041.396	(1.629.041.396)
Receivables from Hau Giang Food Joint Stock Company for the Corporation's performance of guarantee obligations (1)	28.000.000.000	(28.000.000.000)	28.000.000.000	(28.000.000.000)
- 'Hau Giang Food Joint Stock Company collects profits	2.189.114.872	(2.189.114.872)	2.189.114.872	(2.189.114.872)
'Receivables from Hiep Tai Import-Export Trading Co., Ltd. compensation for goods in storage	9.017.732.212	(9.017.732.212)	9.017.732.212	(9.017.732.212)
- Receivables form Hai Gia Trading and Services Co., Ltd purchase VAT	1.321.775.227	(1.321.775.227)	1.321.775.227	(1.321.775.227)
- Receivables form Hoang Long Joint St., Co.	5.000.000.000	(5.000.000.000)	5.000.000.000	(5.000.000.000)
- Ho Chi Minh City State Treasury	27.877.394.336	-	27.877.394.336	-
- Others	66.160.774.931	(10.261.492.235)	64.728.749.935	(10.287.475.742)
	145.740.690.193	(57.419.155.942)	144.308.665.197	(57.445.139.449)

The Corporation is currently in the process of completing bankruptcy proceedings under the Decision on declaration of bankruptcy No. 01/2020/QD-PS dated September 22nd, 2020 of the People's Court of Hau Giang province.

7 OTHER RECEIVABLE

	30/9/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
b) Other long - term receivable				
- Equitization receivables	-	-	108.566.534	-
- Deposit, make a long bet	1.295.000.000	-	887.000.000	-
- Others	600.414.552	-	859.848.018	-
	1.895.414.552	-	1.855.414.552	-

8 . Shortage of assets awaiting resolution

	30/9/2026		01/01/2026	
	Quantity	Amount	Quantity	Amount
		VND		VND
- Inventories at food warehouses (1)	83.313,92	648.878.585.812	83.314	648.878.585.812
- Other assets (2)	630.000	6.504.120.000	630.000	6.504.120.000
		655.382.705.812		655.382.705.812

The inventory shortage was identified based on the Report on the extraordinary inventory count conducted at Tra Vinh Food Company on 22 November 2017 by the extraordinary inventory team established under Decision No. 145/QĐ-TCT dated 27 October 2017 of the General Director of the Corporation. A full provision has been made for the entire loss.

The case was heard on appeal on 24 March 2022, and the People's Court of Ho Chi Minh City issued Appellate Criminal Judgment No. 137/2022/HSPT, ordering the defendants involved to compensate Tra Vinh Food Company in the amount of VND 132.9 billion. The judgment debtors are required to voluntarily comply with the judgment within 10 days from the date of receipt or due notification of the relevant enforcement decision.

As at 31 December 2025, the Corporation had recovered VND 13.09 billion. The accompanying consolidated financial statements may be subject to change depending on the enforcement of the judgment by the judgment debtors.

(2) This is the goods of Quang Ngai Food Joint Stock Company, a subsidiary, stored at the branch of Da Nang Food Joint Stock Company in Dong Thap. As of September 30th, 2026, the subsidiary has not yet recovered the above rice quantity.

9 . BAD DEBTS

	30/9/2026		01/01/2026	
	Historical cost	Recoverable value	Historical cost	Recoverable value
	VND	VND	VND	VND
- Hau Giang Food Joint Stock Company	148.305.994.939	(148.305.994.939)	148.305.994.939	(148.305.994.939)
- A Chau Seafood Trading Joint Stock Company	6.362.314.131	(6.362.314.131)	6.362.314.131	(6.362.314.131)
- Hoa Tan Loc One Member Co., Ltd	80.441.237.737	(80.441.237.737)	80.441.237.737	(80.441.237.737)
- Vo Thi Thu Ha Trading Import Export Co., Ltd	139.584.956.215	(139.584.956.215)	139.584.956.215	(139.584.956.215)
- Binh Loi Investment Co., Ltd	12.709.500.000	(12.709.500.000)	12.709.500.000	(12.709.500.000)
- Thinh Phat Kon Tum Joint Stock Group	75.681.437.313	(75.681.437.313)	77.481.437.313	(77.481.437.313)
- VAP food Co., Ltd	10.033.561.582	(10.033.561.582)	10.033.561.582	(10.033.561.582)
- Univen Pte Ltd Singapore	12.058.307.500	(12.058.307.500)	12.058.307.500	(12.058.307.500)
- Hiep Tai Import-Export Trading Company Limited	9.017.732.212	(9.017.732.212)	9.017.732.212	(9.017.732.212)
- Chu Tin private enterprise	7.143.695.622	(7.143.695.622)	7.143.695.622	(7.143.695.622)
- Mr Mai Huu Ut	7.193.017.400	(7.193.017.400)	7.193.017.400	(7.193.017.400)
- Mr Nguyen Thanh Hieu	5.332.294.200	(5.332.294.200)	5.332.294.200	(5.332.294.200)
- Phuong Hue Co., Ltd.	6.019.436.767	(6.019.436.737)	6.019.436.767	(6.019.436.737)
- Lua Vang Joint Stock Company	3.400.000.000	(3.400.000.000)	3.400.000.000	(3.400.000.000)
- Sima marketing pte ltd	16.861.205.941	(16.861.205.941)	16.861.205.941	(16.861.205.941)
- Others	70.186.816.182	(64.984.635.498)	70.186.816.182	(63.084.508.986)
- Shortage of assets awaiting resolution	655.382.705.812	(648.878.585.812)	655.382.705.812	(649.082.043.143)
	1.265.714.213.553	(1.254.007.912.839)	1.267.514.213.553	(1.254.111.243.658)

10 . INVENTORIES

	30/9/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	4.467.639.446	-
Raw material	1.360.623.997.430	(8.758.255.082)	450.758.133.807	(8.823.086.384)
Tools, supplies	15.471.074.861	-	30.479.282.662	(374.795.423)
Work in process	10.479.404.388	-	8.997.756.706	-
Finished goods	1.115.738.653.527	(1.541.974.028)	703.063.395.098	(10.446.271.911)
Goods	263.889.149.133	(7.698.708.394)	180.441.807.163	(7.849.002.476)
Goods on consignment	127.398.643.294	-	76.112.454.586	-
Real estate goods	54.361.712.371	-	54.361.712.371	-
	2.947.962.635.004	(17.998.937.504)	1.508.682.181.839	(27.493.156.194)

11 LONG-TERM UNFINISHED ASSET

a) Long-term work in process

	30/9/2026		01/01/2026	
	Historical cost	Recoverable value	Historical cost	Recoverable value
	VND	VND	VND	VND
Plant for processing agricultural products for export	-	-	-	-
	-	-	-	-
	-	-	-	-

b) Construction in progress

	30/9/2026	01/01/2026
	VND	VND
Construction in progress	15.828.399.966	13.899.144.656
- Khanh Hung Central Warehouse Project	5.457.758.801	5.457.758.801
- Seafood Processing Plant	1.991.303.234	1.991.303.234
- Nang Gu warehouse investment project	1.922.679.720	1.922.679.720
- Expansion of drying yard, worker's house at anchovy factory	1.356.388.307	1.356.388.307
- Other works	5.100.269.904	3.171.014.594
Major repairs in progress	-	-
	15.828.399.966	13.899.144.656

12 TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
						VND
HISTORICAL COST						
Opening balance	3.359.056.656.188	2.322.009.557.774	291.711.163.701	61.321.758.100	36.924.316.744	6.071.023.452.507
Purchases during the year	5.051.043.876	5.364.295.014	634.252.000	155.297.071	121.545.000	11.326.432.961
Construction investment completed	536.655.189	-	204.832.830	-	-	741.488.019
Others	-	-	351.184.000	-	-	351.184.000
Disposal	(4.149.566.761)	(55.392.068.240)	(7.695.447.611)	(1.190.220.719)	(695.670.000)	(69.122.973.331)
Others	-	-	(351.184.000)	-	-	(351.184.000)
Closing balance	3.360.494.788.492	2.271.981.784.548	284.854.800.920	60.286.834.452	36.350.191.744	6.013.968.400.156
ACCUMULATED DEPRECIATION						
Opening balance	2.256.691.920.763	1.892.193.390.071	265.649.847.786	54.702.604.084	33.278.972.099	4.502.516.734.803
Depreciation	49.032.361.956	48.032.664.619	6.096.973.535	942.851.043	291.768.534	104.396.619.687
Disposal	(3.567.568.581)	(52.866.317.164)	(7.645.060.953)	(1.185.945.723)	(695.670.000)	(65.960.562.421)
Others	-	-	-	-	-	-
Closing balance	2.302.156.714.138	1.887.359.737.526	264.101.760.368	54.459.509.404	32.875.070.633	4.540.952.792.069
NET BOOK VALUE						
Opening balance	1.102.364.735.425	429.816.167.703	26.061.315.915	6.619.154.016	3.645.344.645	1.568.506.717.704
Closing balance	1.058.338.074.354	384.622.047.022	20.753.040.552	5.827.325.048	3.475.121.111	1.473.015.608.087

13 . INTANGIBLE FIXED ASSETS

	Land use rights (*)	Technology/ IT software	Others	Total
	VND	VND	VND	VND
Original cost				
As at opening year	782.149.512.628	10.432.907.711	9.739.321.912	802.321.742.251
- Purchase	-	-	-	-
- Increase due to consolidated business	-	(1.297.886.147)	(101.181.110)	(1.399.067.257)
As at closing year	782.149.512.628	9.135.021.564	9.638.140.802	800.922.674.994
Accumulated depreciation				
As at opening year	36.166.957.958	9.736.146.236	9.125.332.611	55.028.436.805
- Depreciation	2.573.698.402	45.822.168	101.049.840	2.720.570.410
- Liquidating, disposed	-	(1.297.886.147)	(101.181.110)	(1.399.067.257)
	38.740.656.360	8.484.082.257	9.125.201.341	56.349.939.958
Net carrying amount				
As at opening year	745.982.554.670	696.761.475	613.989.301	747.293.305.446
As at closing year	743.408.856.268	650.939.307	512.939.461	744.572.735.036

Assets temporarily recorded under the equitization plan

(*) As at 30/09/2026, The Group of Companies still has a number of real estate facilities that have not yet agreed on land use plans, and there are different opinions between the Group of Companies, the People's Committee of Ho Chi Minh City, the Ministry of Finance, and the Ministry of Agriculture and Development. Rural areas, details are as follows: Land use rights related to land plots allocated by the State for use and collected annually, but which have not yet been issued with a Land Use Right Certificate. The historical cost of land use rights recorded according to the state audit minutes dated March 3rd, 2017, is the estimated amount the Corporation must pay to the State Budget for the issuance of the Land Use Right Certificate, details are as follows:

STT	Address	Area	Historical costs
		m2	VND
1	Lot 1610 Vo Van Kiet, Ward 7, District 6, City. Ho Chi Minh	21.680,10	429.265.980.000
2	Lot 400 Nguyen Duy, Ward 9, District 8, City. Ho Chi Minh	13.983,00	119.323.400.000
3	Lot 491/12 Nguyen Dinh Chieu, District 3, City. Ho Chi Minh	126,50	3.889.875.000
4	Lot 175B Tran Tuan Khai, Ward 5, District 5, City. Ho Chi Minh	294,00	8.937.600.000

14 . INVESTMENT PROPERTIES

Investment properties for lease

	Land use rights	Buildings	Total
	VND	VND	VND
Original cost			
As at opening year	14.994.618.000	34.581.634.218	49.576.252.218
As at closing year	14.994.618.000	34.581.634.218	49.576.252.218
Accumulated depreciation			
As at opening year	129.099.782	30.263.768.396	30.392.868.178
- Depreciation	2.523.069	288.622.620	291.145.689
As at closing year	131.622.851	30.552.391.016	30.684.013.867
Net carrying amount			
As at opening year	14.865.518.218	4.317.865.822	19.183.384.040
As at closing year	14.862.995.149	4.029.243.202	18.892.238.351

15 . PREPAID EXPENSES

	30/9/2026	01/01/2026
	VND	VND
a) Short-term		
Insurance cost	215.785.852	344.967.143
Materials, tools and supplies	1.936.841.164	2.940.355.641
Packaging cost	101.749.404	559.721.938
The cost of liquidation of house No. 2 Dien Bien Phu, Tra Vinh City	3.409.253.364	3.409.253.364
Equipment repair costs	4.707.459.310	3.909.844.660
Others	5.313.485.782	2.926.950.930
	15.684.574.876	14.091.093.676
b) Long-term		
Materials, tools and supplies	3.350.598.775	4.115.630.784
Renovation and repair costs	7.474.375.769	13.439.632.794
Packaging cost	477.872.701	986.569.612
Ground leveling costs	51.296.354.115	51.296.354.115
Cost of renting premises, prepaid land cost	113.366.998.247	120.387.323.577
Invest in Long Tri urban area	4.797.524.758	4.908.804.691
Others	15.673.391.801	9.863.339.213
	196.437.116.166	204.997.654.786

Vietnam Southern Food Corporation - Joint Stock Company
333 Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City

Consolidated Financial statements
For the accounting period ended on September 30th, 2026

16. SHORT - TERM TRADE PAYABLES

	30/9/2026		01/01/2026	
	Book value	Repayable amount	Book value	Repayable amount
	VND	VND	VND	VND
Trade payables				
Branch of Vietnam Dairy Products Joint Stock Company in Can Tho	35.194.622.928	35.194.622.928	8.046.877.932	8.046.877.932
Val Win Trading	129.718.660	129.718.660	823.155.688	823.155.688
Binh Loi Investment Co., Ltd	2.209.396.500	2.209.396.500	2.209.396.500	2.209.396.500
Asia Refrigeration Industry Joint Stoct Company	2.190.433.557	2.190.433.557	2.190.433.557	2.190.433.557
Honda Vietnam Company	2.166.372.969	2.166.372.969	2.166.372.969	2.166.372.969
GLOBAL PACKAGING INVESTMENT SX CO.,LTD	14.545.509.293	14.545.509.293	3.238.211.250	3.238.211.250
Tan Truong Thinh Joint stock Company	1.168.815.312	1.168.815.312	15.483.760.686	15.483.760.686
Hoang Minh Nhat Joint stock Company	35.200.000.000	35.200.000.000	72.000.000.000	72.000.000.000
Others	125.424.409.002	125.424.409.002	74.048.872.623	74.048.872.623
	218.229.278.221	218.229.278.221	180.207.081.205	180.207.081.205

17 . SHORT-TERM ADVANCES FROM CUSTOMERS

	30/9/2026	01/01/2026
	VND	VND
Short-term		
FNJ Investment Limited	12.037.409.140	15.505.292.619
Hau Giang Food Joint Stock Company	9.500.000.000	9.500.000.000
Vo Thi Thu Ha Trading Import Export Co., Ltd	3.803.625.000	3.803.625.000
Vimex Import Export Company Limited	1.234.862.870	18.334.614.720
NEW EASTERN (1971) PTE LTD	1.490.162.183	1.490.162.183
Th Danpac Consumer Goods Trading	-	25.702.658.143
BLY AGRI VENTURE TRADING	-	10.864.700.000
ZEST (FZC)	-	11.880.086.125
Binh Minh Food Joint Stock Company	7.738.724.901	5.762.325.800
Three Hills Ghana Limited	-	15.995.837.264
C.A.M.E.L Company	11.569.410.000	-
ASIA RETAIL CONNECTIVITY BRAND DEVELOPMENT&SERVICES CO.,Ltd	9.068.804.588	-
Thuan Hai Joint Stock Company - Lai Vung Branch	9.199.720.000	-
Dilai Trading Co Pte. Ltd	167.595.037.320	-
Others	90.734.531.317	61.369.485.434
	323.972.287.319	180.208.787.288

18 . TAX AND PAYABLES FROM STATE BUDGET

	Receivable at the opening year	Payable at the opening year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax	168.205.513	3.613.415.003	16.545.934.706	16.097.562.964	99.683.772	3.993.265.004
Business income tax	4.489.268.939	9.604.479.847	16.357.441.041	14.599.534.872	4.489.268.939	11.362.386.016
Personal income tax	956.851.465	2.384.324.762	4.127.024.634	5.871.184.719	806.005.565	489.318.777
Natural resource tax	-	47.768.430	354.781.560	395.396.960	-	7.153.030
Property tax and land rental	3.728.846.401	18.167.093.023	79.419.731.515	59.636.246.618	173.144.741	34.394.876.260
Environmental protection tax	-	-	226.346.300	154.561.300	-	71.785.000
Other taxes	12.469.932	7.026.000	891.595.180	841.570.457,00 đ	2.948.902	47.529.693
Fees and other obligations	484.907.709	-	320.892.918	2.001.155.613	2.173.627.808	8.457.404
	9.840.549.959	33.824.107.065	118.243.747.854	99.597.213.503	7.744.679.727	50.374.771.184

19 . ACCRUED EXPENSES

	30/9/2026	01/01/2026
	VND	VND
a) Short-term		
Accrued interest expenses	34.472.612.014	21.483.742.225
Land rent, house rent	14.118.074.532	11.239.475.579
Cost of transportation, loading and unloading, export goods	88.730.009.581	54.960.850.899
Others	95.274.595.083	12.273.994.003
	232.595.291.210	96.733.340.932

20 . OTHER PAYABLES

	30/9/2026	01/01/2026
	VND	VND
a) Short-term		
- Privatization payables	6.256.350.506	6.255.433.903
- Short-term deposits received	11.642.843.877	10.002.589.853
- Dividend, profit payables	32.844.000	32.844.000
- Payables to the Ministry of Finance from handling Real Estate	1.745.269.002	1.745.269.002
- Unpaid overdue liabilities	87.000.000.000	7.037.690.713
- Trade union fees, Social Insurance, Health Insurance, Unemployment insurance	2.715.073.469	3.035.301.604
- Payables to the finance Department money for basic construction funding	7.553.170.410	7.553.170.410
- Payables for custody at the State Treasury	27.877.394.336	27.877.394.336
- Payables to the finance Department	48.183.957.058	
- Others	18.792.107.948	97.620.916.577
	211.799.010.606	161.127.766.398
b) Long-term		
- Long-term deposits received	9.592.099.862	9.952.699.862
- Money for transfer of land use right (1)	39.584.880.000	39.584.880.000
- Ben Thanh Real Estater Investment Joint Stock Company	5.000.000.000	5.000.000.000
- Payables to the State the Value of land use rights increased by determining the value of the enterprise to share partialization (2)	561.416.855.000	561.416.855.000
- Others (3)	1.276.600.000	676.285.698.874
	616.870.434.862	1.292.240.133.736

(1) This is the estimated amount the Corporation must pay to the State Budget to be granted a certificate of land use rights related to land at 289 Ben Binh Dong Street, Ward 14, District 8, Ho Chi Minh City

(2) This is the value of land use rights after being calculated according to Decision No. 50/2014/QĐ-UBND dated December 24th, 2014 and Decision No. 51/2014/QĐ-UBND dated December 31st, 2014 of the People's Committee of Vietnam. People of Ho Chi Minh City promulgate regulations on the price of all types of land in Ho Chi Minh City, applied from January 1st, 2015 to December 31st, 2018 to be included in the enterprise value and increase in payables to the State budget.

(3) This payable relates to aid goods provided by the Government of Vietnam to Cuba through the Corporation. The amount will be repaid to the Government of Vietnam upon the Corporation's recovery of the corresponding amount from the Government of Cuba. Pursuant to Official Letter No. 5934/BTC-QLN dated 11 May 2026 issued by the Ministry of Finance, providing guidance on the settlement of debts under the Agreement signed on 29 March 2018 between the Government of Vietnam and the Government of Cuba, the treatment of this payable is carried out correspondingly with the treatment of the long-term receivable disclosed in Note 5.

21 BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2026		During the year		30/9/2026	
	Carrying value VND	Repayable amount VND	Increase VND	Decrease VND	Carrying value VND	Repayable amount VND
a) Short - term						
- Short - term	2.350.510.279.145	2.350.510.279.145	8.812.230.509.475	7.848.722.698.237	3.314.018.090.383	3.314.018.090.383
The Corporation	1.973.557.646.496	1.973.557.646.496	5.670.959.002.340	5.559.860.697.069	2.084.655.951.767	2.084.655.951.767
Saigon Food Joint Stock Company	30.084.263.581	30.084.263.581	-	18.784.263.581	11.300.000.000	11.300.000.000
Ca Mau Agricultural Products Import – Export Joint Stock Company	81.425.204.012	81.425.204.012	-	-	81.425.204.012	81.425.204.012
To Chau Joint Stock Company	-	-	-	-	-	-
Binh Dinh Food Joint Stock Company	66.718.683.353	66.718.683.353	268.756.757.117	335.475.440.470	-	-
Mechanics Construction and Foodstuff Joint Stock Company	20.205.453.045	20.205.453.045	274.292.933.669	235.055.055.594	59.443.331.120	59.443.331.120
Ho Chi Minh City Food Joint Stock Company	900.000.000	900.000.000	-	-	900.000.000	900.000.000
Kien Giang Import and Export Joint Stock Company	177.619.028.658	177.619.028.658	2.598.221.816.349	1.699.547.241.523	1.076.293.603.484	1.076.293.603.484
- Long-term debt due	2.767.800.000	2.767.800.000	1.815.600.000	2.309.000.000	2.274.400.000	2.274.400.000
The Corporation	-	-	-	-	-	-
Kien Giang Import and Export Joint Stock Company	2.767.800.000	2.767.800.000	1.815.600.000	2.309.000.000	2.274.400.000	2.274.400.000
	2.353.278.079.145	2.353.278.079.145	8.814.046.109.475	7.851.031.698.237	3.316.292.490.383	3.316.292.490.383

21 BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2026		During the year		30/9/2026	
	Carrying value VND	Repayable amount VND	Increase VND	Decrease VND	Carrying value VND	Repayable amount VND
b) Long-term borrowings	-	-	-	-	-	-
The Corporation	-	-	8.800.000.000	880.000.000	7.920.000.000	7.920.000.000
Kien Giang Import and Export Joint Stock Company	6.210.100.000	6.210.100.000	2.200.000.000	2.784.703.259	5.918.100.000	5.918.100.000
	6.210.100.000	6.210.100.000	11.000.000.000	3.664.703.259	13.838.100.000	13.838.100.000
Amount repayable within 12 months	(2.767.800.000)	(2.767.800.000)	(1.815.600.000)	(2.309.000.000)	(2.274.400.000)	(2.274.400.000)
Amount repayable due after 12 months	3.442.300.000	3.442.300.000	-	-	11.563.700.000	11.563.700.000

22 . UNREALIZED REVENUES

	30/9/2026	01/01/2026
	VND	VND
a) Short-term		
- The cost of liquidation of house No. 2 Dien Bien Phu, Tra Vinh City	11.760.421.000	11.760.421.000
- Others	1.957.292.019	1.209.644.136
	13.717.713.019	12.970.065.136
b) Long-term		
- Customer pay in advance	798.599.440	798.599.440
- Revenue from traditional customer program	6.584.037.080	10.815.175.418
	7.382.636.520	11.613.774.858

23 OWNERS' EQUITY

a) Changes of owners' equity

	Share capital	Share premium	Other capital	Difference upon asset revaluation	Development and Investment Fund	Other funds	Retained profits	Non-controlling shareholder interests	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND
As at 01/01/2026	5.000.000.000.000	2.890.194.878	22.113.132.999	-214.860.939.288	37.191.297.679	231.825.797.290	(2.771.577.464.974)	143.267.926.104	2.450.849.944.688
Profit/ loss in the current year	0	0	0	0	-	0	19.942.111.514	31.197.848.629	51.139.960.143
Excerpt from development investment fund	0	0	0	0	1.977.026.526	0	(1.977.026.526)	0	0
Pay dividends	0	0	0	0	-	0	-	(23.851.099.700)	(23.851.099.700)
Excerpts from charity	0	0	0	0	-	0	(442.406.331)	(357.593.669)	(800.000.000)
Remuneration of the Group's Board of Directors	0	0	0	0	-	0	(9.846.438.145)	(7.684.981.299)	(17.531.419.444)
Other increase/decrease	0	0	0	0	-	0	-	0	0
As at 30/09/2026	5.000.000.000.000	2.890.194.878	22.113.132.999	-214.860.939.288	39.168.324.205	231.825.797.290	-2.763.901.224.462	142.572.100.065	2.459.807.385.687

b) Details of owner's invested capital

	Rate	30/9/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
Capital contribution from State	51,43	2.571.293.000.000	51,43	2.571.293.000.000
Shares of T&T Group	25,00	1.250.000.000.000	25,00	1.250.000.000.000
Other shareholders	23,57	1.178.707.000.000	23,57	1.178.707.000.000
	100	5.000.000.000.000	100	5.000.000.000.000

c) Capital transactions with owners and distribution of dividends and profits

	From 01/01/2026 to 30/09/2026 VND
Shareholders' capital	5.000.000.000.000
- <i>Opening balance</i>	5.000.000.000.000
- <i>Closing balance</i>	5.000.000.000.000

d) Stock

	30/09/2026	01/01/2026
Quantity of Authorized issuing stocks	500.000.000	500.000.000
Quantity of issued stocks	500.000.000	500.000.000
- <i>Common stocks</i>	500.000.000	500.000.000
Quantity of circulation stocks	500.000.000	500.000.000
- <i>Common stocks</i>	500.000.000	500.000.000
Par value per stock (VND)	10.000	10.000



24 TOTAL REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Revenue from sales of goods	4.539.961.445.791	3.766.515.971.308
Revenue from provision of services	47.964.679.357	46.173.158.711
	4.587.926.125.148	3.812.689.130.019

25 DEDUCTIBLE ITEMS

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Trade discount	3.906.450.785	4.622.910.156
Sales return	338.226.215	288.795.362
Sales rebates	1.045.296.393	803.677.346
	5.289.973.393	5.715.382.864

26 COSTS OF GOODS SOLD

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Cost of goods and real estates sold	4.054.095.681.267	3.387.708.060.407
Cost of services rendered	23.051.073.398	23.076.994.028
Loss of inventory	1.522.023.319	283.711.849
Allowances for devaluation of inventories	392.780.651	-
	4.079.061.558.635	3.411.068.766.284

27 FINANCE INCOME

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Interest income, interest from loans	3.391.172.411	4.704.681.357
Foreign currency sales profit	1.491.850.000	3.042.200.314
Realized gain from foreign exchange difference	24.481.701.886	22.072.077.726
Unrealized gain from foreign exchange difference	(2.356.300.869)	217.251.413
Others	1.262.703.995	58.633.668
	28.271.127.423	30.094.844.478

28 FINANCIAL EXPENSES

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Interest expenses	31.005.584.916	28.707.347.833
Loss of foreign currency sales	149.632.000	-
Realized loss from foreign exchange difference	15.691.006.379	27.976.121.312
Unrealized loss from foreign exchange difference	(3.532.212.415)	(17.017.222.205)
Others	212.682	373.948
	43.314.223.562	39.666.620.888

29 SELLING EXPENSES

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Materials expenses	81.926.411.929	62.387.006.030
Employee expenses	12.733.482.195	11.900.928.865
Amortization and Depreciation expenses	996.541.806	1.441.977.137
Outsourcing expenses	184.130.465.003	169.378.301.827
Other cash expense	15.257.864.283	14.781.479.228
	295.044.765.216	259.889.693.087

30 GENERAL ADMINISTRATIVE EXPENSES

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Materials expenses	1.209.462.561	1.733.314.120
Employee expenses	52.023.768.093	43.902.013.485
Amortization and Depreciation expenses	12.004.507.607	12.113.528.239
Taxes, fees and charges	17.609.659.221	15.695.094.253
Provision expenses	(6.845.433.125)	(12.928.910.956)
Outsourcing expenses	46.902.178.532	10.766.154.027
Other cash expense	43.251.141.495	28.548.943.753
	166.155.284.384	99.830.136.921

31 OTHER INCOME

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Income from transferring, disposal fixed assets	5.319.272.859	307.419.733
Income from receiving support from suppliers	420.163.891	(4.818.033.773)
Other income	990.499.213	105.836.178
	6.729.935.963	(4.404.777.862)

32 OTHER EXPENSE

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Book value of fixed assets, liquidation cost	874.434.889	602.881.657
Other expenses	6.243.064.498	46.754.962
	7.117.499.387	649.636.619

33 CURRENT BUSINESS INCOME TAX EXPENSE

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Corporate income tax expense calculated on taxable income of the current year	4.350.971.947	4.806.334.299
	4.350.971.947	4.806.334.299

34 DEFERRED TAX

a) Deferred income tax assets

	3rd Quarter 2026	01/01/2026
	VND	VND
- Income tax rate	20%	20%
- Deferred income tax assets from origination of temporary differences	-	-
	-	-

b) Deferred income tax liabilities

	30/09/2026	01/01/2026
	VND	VND
- Income tax rate	20%	20%
- Deferred income tax liabilities from origination of temporary differences	107.256.287.049	107.256.287.049
	107.256.287.049	107.256.287.049

35 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows :

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Profits after enterprise income tax	19.942.111.514	15.726.951.663
Profits after tax Parent company belongs to common shareholde	19.942.111.514	15.726.951.663
Weighted average number of ordinary shares	500.000.000	500.000.000
	39,88	31,45

36 BUSINESS AND PRODUCTIONS COST BY ITEMS

	3rd Quarter 2026	3rd Quarter 2025
	VND	VND
Raw material expenses	4.271.387.936.592	3.757.604.575.431
Employee expenses	101.730.520.844	103.819.738.798
Amortization and Depreciation expenses	32.903.719.340	31.824.287.276
Outsourcing expenses	157.197.557.532	184.527.185.517
Other expenses by cash	51.622.744.585	52.585.248.839
Provision expenses	(7.450.931.726)	(7.027.910.956)
	4.607.391.547.167	4.123.333.124.905

37 . FINANCIAL INSTRUMENTS

The types of financial instruments of the Company include:

	Carrying amount			
	30/9/2026		01/01/2026	
	Original Cost	Provision	Original Cost	Provision
Financial Assets	VND	VND	VND	VND
Cash and cash equivalents	739.671.979.278	-	1.242.602.187.416	-
Trade receivables, other receivables	1.222.020.369.566	(270.260.058.426)	1.360.296.644.230	(270.286.041.933)
Lendings	128.559.106.777	-	78.983.673.972	-
Short term investments	2.150.000	-	2.150.000	-
Long term investments	90.606.925.910	(34.327.131.882)	90.606.925.910	(34.333.552.718)
	2.180.860.531.531	(304.587.190.308)	2.772.491.581.528	(304.619.594.651)

	Carrying amount	
	30/9/2026	01/01/2026
	VND	VND
Financial Liabilities		
Loans and borrowings	3.327.856.190.383	2.356.720.379.145
Trade payables, other payables	1.046.898.723.689	1.633.574.981.339
Accrued expenses	232.595.291.210	96.733.340.932
	4.607.350.205.282	4.087.028.701.416

38 . ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN CASH FLOW STATEMENT

a) Proceeds from ordinary borrowing arrangements	30/9/2026
	VND
Cash received from common loan agreements	8.823.230.509.475
b) Repayments of borrowings under ordinary loan agreements	30/9/2026
	VND
Cash paid for maturity common loan agreements	(7.851.031.698.237)

39 OTHER INFORMATION

Information of related parties	Relationship	3rd Quarter 2026	3rd Quarter 2025
- Transactions with other related parties			
+ Sales of goods to Colusa Miliket	Associated	23.476.306.517	21.098.446.170
+ Purchase of goods from Colusa Miliket	Associated	860.902.950	281.135.000
+ Collecting dividends from Colusa Miliket	Associated		1.916.500.000
- Related Party Balance		30/9/2026	01/01/2026
+ Trade receivables from Colusa Miliket	Associated	4.096.596.774	3.605.875.200
+ Prepayments to suppliers - Colusa Miliket	Associated	2.626.045.000	4.010.108.000
+ Trade payables - Colusa Miliket	Associated	70.729.821	234.398.783

Ho Chi Minh City, October 28, 2026

Preparer



Tran Thi Phuong Lan

Chief Accountant



Nguyen Vuong Quoc

General Director



Bach Ngoc Van