Thuan Duc Joint Stock Company

Private financial statements

Quarter III/2026

Hung Yen, October 27, 2026

Công Ty Cổ Phần Thuận Đức

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Denominator B01a - DN

STATEMENT OF FINANCIAL POSITION

As of September 30, 2026

Unit: VND

ASSETS	Code	Explanation	30/09/2026	01/01/2026
A SHORT-TERM ASSETS	**100**		**3.319.398.131.176**	**2.798.778.871.359**
I CASH AND CASH EQUIVALENT VALUE	**110**	**V.1.**	**1.290.348.692.482**	**1.017.619.653.258**
1 Cash	111		70.348.692.482	34.647.324.493
2 Cash equivalents	112		1.220.000.000.000	982.972.328.765
II SHORT-TERM FINANCIAL INVESTMENTS	**120**	**V.2.**	**431.977.977.811**	**389.955.442.558**
3 Investments held to maturity	123		431.977.977.811	389.955.442.558
III SHORT-TERM RECEIVABLES	**130**		**693.538.495.153**	**635.424.315.131**
1 Short-term trade receivables	131	V.3.	508.419.815.765	330.978.760.182
2 Short-term advances to suppliers	132	V.4.	129.006.807.081	277.398.546.688
5 Other short-term receivables	135	V..	67.312.415.530	29.835.677.011
6 Allowance for doubtful short-term receivables	136	V.5.	(11.200.543.223)	(2.788.668.750)
IV INVENTORIES	**140**		**836.823.856.526**	**697.760.040.564**
1 Inventories	141	V.6.	836.823.856.526	697.760.040.564
V SHORT-TERM BIOLOGICAL ASSETS	**150**		-	-
V OTHER SHORT-TERM ASSETS	**160**		**66.709.109.204**	**58.019.419.848**
1 Short-term prepaid expenses	161	V.9.	14.488.960.044	5.450.511.242
2 Deductible VAT	162		52.220.149.160	52.568.908.606
B LONG-TERM ASSETS	**200**		**1.285.774.316.122**	**1.162.664.930.658**
I LONG-TERM RECEIVABLE	**210**		**3.769.989.310**	**4.507.001.840**
5 Other long-term receivables	215		3.769.989.310	4.507.001.840
II FIXED ASSETS	**220**		**278.395.312.896**	**269.747.389.699**
1 Tangible fixed assets	221	V.7	253.581.482.604	241.819.528.469
- *Historical Cost*	*222*		585.857.265.154	559.752.356.441
- *Accumulated depreciation*	*223*		(332.275.782.550)	(317.932.827.972)
2 Financial lease assets	224	V.8.	24.259.106.530	26.937.715.277
- *Historical Cost*	*225*		35.586.916.477	40.021.276.402
- *Accumulated depreciation*	*226*		(11.327.809.947)	(13.083.561.125)
3 Intangible assets	227	V.	554.723.762	990.145.953
- *Historical Cost*	*228*		3.524.417.500	3.524.417.500
- *Accumulated depreciation*	*229*		(2.969.693.738)	(2.534.271.547)
II Long-Term Biological Assets	**230**		-	-
III INVESTMENT PROPERTIES	**240**		-	-
V UNFINISHED LONG-TERM ASSETS	**250**	**V.2.**	**50.140.917.055**	**1.377.445.000**
2 Capital construction in progress	252		50.140.917.055	1.377.445.000

STATEMENT OF FINANCIAL POSITION

(continued)

VI	**LONG-TERM FINANCIAL INVESTMENT**	**260**	**V.9.**	**943.071.633.667**	**879.903.643.481**
1	Investing in a subsidiary	261		270.000.000.000	270.000.000.000
2	Investment in associated companies and joint ventures	262		330.550.000.000	307.000.000.000
3	Investment in capital contribution to other units	263		121.000.000.000	144.833.420.680
4	Provision for long-term investment losses in other units	264		(1.451.012.912)	(4.605.547.063)
5	Investments held to maturity	265		222.972.646.579	162.675.769.864
VI	**OTHER LONG-TERM ASSETS**	**270**		**10.396.463.194**	**7.129.450.638**
1	Long-term upfront costs	271	V.9.	10.396.463.194	7.129.450.638
	TOTAL ASSETS (280=100+200)	**280**		**4.605.172.447.298**	**3.961.443.802.017**

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STATEMENT OF FINANCIAL POSITION

(continued)

Unit: VND

RESOURCES	Code	Explanation	30/09/2026	01/01/2026
C LIABILITIES	**300**		**3.343.162.417.952**	**2.857.193.334.008**
I CURRENT LIABILITIES	**310**		**2.953.990.478.430**	**2.616.609.528.755**
1 Payable to short-term sellers	311	V.10.	290.761.737.689	226.645.352.917
2 Short-term upfront buyers	312	V.11.	50.357.745.652	57.716.322.499
4 Taxes and short-term State payables	314	V.12.	31.244.414.878	29.097.026.838
5 Payable to employees	315	V.13.	14.704.097.016	19.687.262.774
6 Short-term expenses	316	V.	10.873.680.571	6.000.412.692
7 Other short-term payables	320	V.14.	2.654.333.712	1.691.299.511
11 Short-term financial loans and leases	321	V.	2.553.394.468.912	2.275.771.851.524
II Long-term debt	**330**		**389.171.939.522**	**240.583.805.253**
8 Other long-term payables	338	V.14.	1.164.518.304	1.005.672.280
9 Long-term financial loans and leases	339	V.2	388.007.421.218	239.578.132.973
D OWNER'S EQUITY	**400**		**1.262.010.029.346**	**1.104.250.468.009**
I OWNER'S EQUITY	**410**	**V.15.**	**1.262.010.029.346**	**1.104.250.468.009**
1 Working capital	411		936.995.740.000	882.222.500.000
2 Equity surplus	412		50.358.325.889	22.990.305.889
3 Investment and development funds	418		16.200.000.000	16.200.000.000
4 Undistributed profits after tax	420		258.455.963.457	182.837.662.120
- *Accumulated Undistributed Profit by The End of The Previous Period*	*420a*		182.837.662.120	88.001.897.019
- *Undistributed Profit of the Current Period*	*420b*		75.618.301.337	94.835.765.101
TOTAL RESOURCES (440=300+400)	**440**		**4.605.172.447.298**	**3.961.443.802.017**

Hung Yen, October 27, 2026

THUAN DUC JOINT STOCK COMPANY

Prepared by	Chief accountant	General Director
Nguyen Thi Bao Linh	Dao Thi Nga	Bui Quang Sy

Denominator B02a - DN

PROFIT AND LOST STATEMENT

Quarter III/2026

Unit: VND

Description	Code	Explanation	Quarter III/2026	Quarter III/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1. Gross sales of merchandise	**01**	**VI.1.**	**1.249.605.552.903**	**1.166.087.493.951**	**3.741.245.192.390**	**2.984.296.705.503**
2. Deductions	02	VI.1.	-	-	-	-
3. Net sales of merchandise (10=01-02)	**10**		**1.249.605.552.903**	**1.166.087.493.951**	**3.741.245.192.390**	**2.984.296.705.503**
4. Cost of goods sold	11	VI.2.	1.154.499.274.291	1.078.203.028.807	3.464.916.917.642	2.747.327.580.441
5. Gross profit from sales of merchandise	**20**		**95.106.278.612**	**87.884.465.144**	**276.328.274.748**	**236.969.125.062**
6. Profit/loss of sale and liquidation of investment real	21	VI.3.	-	-	-	-
7. Financial income	22	VI.3.	25.801.338.786	22.581.862.931	72.097.109.996	48.558.684.127
8. Financial expenses	23	VI.4.	67.834.136.825	42.365.149.276	169.324.129.990	124.171.639.542
In which: Interest expense	*24*		65.282.458.005	36.831.192.443	167.877.833.882	116.527.255.905
9. Selling expenses	25	VI.6.	18.539.473.520	12.240.428.709	45.786.935.683	34.869.178.930
10. General and administration expenses	26	VI.6.	13.803.719.136	14.237.616.822	51.066.364.390	38.258.029.545
11. Operating profit {30=20+(21-22)-(25+26)}	**30**		**20.730.287.917**	**41.623.133.268**	**82.247.954.681**	**88.228.961.172**
12. Other income	31	VI.5.	906.673.027	314.039.336	28.758.568.501	1.458.505.409
13. Other expenses	32	VI.5.	1.474.015.054	423.908.969	4.352.701.438	2.023.141.729
14. Other profit	**40**		**(567.342.027)**	**(109.869.633)**	**24.405.867.063**	**(564.636.320)**
15. Net profit before tax	**50**		**20.162.945.890**	**41.513.263.635**	**106.653.821.744**	**87.664.324.852**
16. Current tax expense	51	VI.8.	8.506.270.643	7.523.115.915	31.035.520.407	21.097.006.875
17. Deferred tax expense	52		-	-	-	-
18. Net profit after tax	**60**		**11.656.675.247**	**33.990.147.720**	**75.618.301.337**	**66.567.317.977**

Hung Yen, October 27, 2026

Prepared by	Chief accountant	THUAN DUC JOINT STOCK COMPANY General Director
Nguyen Thi Bao Linh	Dao Thi Nga	Bui Quang Sy

Denominator B02a - DN

CASH FLOW STATEMENT

(Under indirect method)

Quarter III/2026

Unit: VND

Description	Code	Explanation	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. Cash flows from operating activities				
1. Profit before tax	***01***		***106.653.821.744***	***87.664.324.852***
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		31.948.844.168	32.634.565.734
- Provisions	03		5.257.340.322	(391.402.498)
- Unrelised gains (losses) from revaluation of foreign currencies items	04		(1.404.037.974)	3.226.007.882
- Gains, loss from investment in other entities	05		(64.417.910.794)	(45.232.840.482)
- Loan Interest	06		168.949.402.457	117.598.824.480
3. Operating profit before movements in working capital	08		***246.987.459.923***	***195.499.479.968***
- Increase/decrease in receivables	09		(27.501.380.710)	(20.045.897.690)
- Increase/decrease in inventories	10		(139.063.815.962)	19.733.402.090
- Increase/decrease in payables (excluding interest and income tax payable)	11		10.326.945.085	(102.478.579.886)
- Increase/decrease in prepaid expenses	12		(12.305.461.358)	(1.064.312.643)
- Interest paid	14		(161.481.298.346)	(118.031.446.423)
- Corporation income tax paid	15		(28.611.391.118)	(31.610.314.938)
Net cash flows from operating activities	***20***		***(111.648.942.486)***	***(57.997.669.522)***
II. Cash flows from investment activities				
1. Acquisition of fixed assets and other long-term assets	21		(43.011.761.544)	(12.514.005.414)
2. Proceeds from sale of fixed assets	22		-	-
3. Payments for lending, purchasing debt instruments	23		(194.849.795.484)	(310.000.000.000)
4. Recovery from lending, re-sell debt instruments of other entities	24		82.699.171.094	265.640.400.000
5. Payments for investment in other entities	25		(23.550.000.000)	(60.000.000.000)
7. Interest, dividend, profit derives from investments	27		40.366.308.774	31.829.853.593
Net cash flows from investment activities	***30***		***(114.512.656.480)***	***(85.043.751.821)***

III Cash flows from financial activities

1.	Receipts from capital contribution	31		82.141.260.000	-
3.	Proceeds from borrowings	33		3.568.375.365.432	2.912.971.360.982
4.	Payments of loan principal	34		(3.145.877.659.095)	(2.657.924.788.089)
5.	Payments for debt from finance leasing	35		(5.732.371.348)	(5.289.161.605)
	Net cash flows from financial activities	***40***		***498.906.594.989***	***249.757.411.288***
	Net cash flows in the period (50=20+30+40)	**50**		**272.744.996.023**	**106.715.989.945**
	Cash at the beginning of the period	**60**		**1.017.619.653.258**	**621.263.301.304**
	Effect of foreign exchange difference on cash	61		(15.956.799)	(12.180.848)
	Cash at the end of the period (70 = 50+60+61)	**70**	**V.01**	**1.290.348.692.482**	**727.967.110.401**

Hung Yen, October 27, 2026

THUAN DUC JOINT STOCK COMPANY

Prepared by	Chief accountant	General Director
Nguyen Thi Bao Linh	Dao Thi Nga	Bui Quang Sy

EXPLANATORY NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

(These disclosures are a constituent part and should be read simultaneously with the accompanying financial statements)

I. Company Information

1. Forms of capital ownership

Thuan Duc Joint Stock Company (the "Company") is a joint stock company established under the Enterprise Law of Vietnam under the Joint Stock Company Enterprise Registration Certificate No. 0503000198 issued by the Department of Planning and Investment of Hung Yen Province for the first time on January 22, 2007 and the subsequent amended Enterprise Registration Certificates, with the latest adjustment No. 0900264799 being the 18th issued on March 13, 2026.

2. Business fields and lines

The Company's main activities are the production of high-quality PP plastic resins, PP woven packaging for domestic and export purposes; production and export of environmentally friendly supermarket handbags and other activities under the Investment Certificate.

3. Normal production and business cycle

The Company's normal production and business cycle is carried out for a period of no more than 12 months.

II. Accounting periods, monetary units used in accounting

1. Accounting period

The Company's annual accounting period follows the calendar year, starting from 01/01 and ending on 31/12

2. Currency used in accounting

The currency used in accounting is Vietnam dong ("VND"), accounting on the principle of cost price, in accordance with accounting standards, Vietnamese corporate accounting regimes and legal regulations related to the preparation and presentation of financial statements

III. Accounting Standards and Applicable Regimes

1. Accounting Standards and Applicable Regimes

The Company applies Vietnam Accounting Standards, Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance guiding the Corporate Accounting Regime and relevant legal documents.

2. Statement on Compliance with Accounting Standards and Accounting Regimes

The Company's financial statements are prepared and presented to ensure compliance with the requirements of the Vietnam Accounting Standards and the current Vietnamese Corporate Accounting Regime and legal regulations related to the preparation and presentation of financial statements

IV. Summary of major accounting policies

1. Basis for making financial statements

The Company's own financial statements are the financial statements of the parent company Users of the financial statements should read this statement together with the consolidated financial statements to obtain complete information about the consolidated financial position, consolidated business results and consolidated cash flows of the Company and its subsidiaries

2. Principles of recognition of monetary amounts and cash equivalents

Money including cash at the fund and bank deposits

3. Financial Investments

Investments held to maturity

Investments held to maturity are recognized at cost After initial receipt, these investments are recognized at recoverable value Impairment of the value of the investment if incurred is accounted for in financial expenses in the statement of income of business operations and directly deducted the value of the investment

Loans

Loans are determined by cost minus bad debt provisions

Provisions for bad debts of loans shall be made based on the expected level of possible losses

Investments in subsidiaries, investments in associated companies

Investing in a subsidiary

Subsidiaries are companies controlled by the Company Control Control is achieved when the Company has the ability to control the financial policies and operations of the investee companies in order to gain benefits from the operations of these companies

Provision for reduction in the value of capital contribution investments

Provision is made for the decrease in the value of capital contribution investments on the end of the accounting period under the guidance of Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on August 8, 2019 Increase or decrease of the provision balance to be accounted in financial expenses in the report on business results

4. Receivables

Receivables are presented on the financial statements according to the book value of receivables from customers and other receivables after deducting provisions made for bad debts

5. Inventory

Inventory is recorded at a price lower than the cost to bring each product to its current location and condition and its net realizable value

Net realizable value is the estimated selling price of inventory during the normal production and business period minus the estimated cost of completion and the estimated cost necessary for their consumption

6. Recognition and method of depreciation of fixed assets

6.1 Principles of recognition and method of depreciation of tangible fixed assets

Tangible fixed assets are recorded at historical cost, reflected on the balance sheet according to the indicators of historical cost, accumulated depreciation and residual value

Historical cost of tangible fixed assets includes the purchase price and expenses directly related to putting the asset into readiness for operation as planned

7. Recognition and method of depreciation of financial lease fixed assets

Asset lease is classified as a financial lease if most of the risks and benefits associated with asset ownership belong to the lessee Financial leased fixed assets are expressed at historical cost minus accumulated wear and tear. The historical cost of a financial leased fixed asset is the lower price between the fair value of the leased asset at the time of commencement the beginning of the lease contract and the present value of the minimum rent payment In case it is not possible to determine the implicit interest rate in the lease contract, the loan interest rate at the time of commencement of the lease of the property shall be used

8. Upfront Costs

Prepaid expenses include actual expenses incurred but related to the results of production and business activities of many accounting periods The following types of expenses shall be accounted into long-term prepaid expenses for gradual allocation in the report on business results

9. Accounts payable and expense deducted in advance

Liabilities are amounts payable to suppliers and other entities Liabilities include accounts payable to sellers, internal payables, and other payables Non-realized liabilities that are lower than payable obligations

10. Borrowing costs

Borrowing costs include loan interest and other costs incurred directly related to the Company's loans

Borrowing expenses are accounted as expenses incurred during the year except for capitalized amounts

Borrowing costs directly related to the procurement, construction, or formation of a particular asset require a sufficiently long period of time to be put into use for a predetermined purpose or to be sold at the historical cost of that asset

11. Principles of recognition of payable expenses

The Company's payable expenses include sewing and processing costs, electricity and water bills, and interest expenses which are actual expenses incurred in the reporting period but have not yet been paid due to lack of invoices or insufficient accounting records and documents, etc are recorded in production and business expenses of the reporting period and payables that have not yet arisen because goods and services have not been recorded but are calculated in advance in production and business expenses in this period to ensure that when they actually arise, there is no spike in production costs. business reflected as payable provisions

12. Equity

The owner's contributed capital is recorded according to the actual capital contributed by shareholders

Undistributed profit after tax is the amount of profit (profit or loss) from the operation of the enterprise after deducting the CIT expense of this year and adjustments due to retroactive application due to changes in accounting policies and retrospective adjustments due to material errors of previous years

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

The distribution of profits to owners/shareholders/members under consideration to non-monetary items included in undistributed after-tax profits may affect cash flow and ability to pay dividends/profits such as interest on revaluation of assets taken to contribute capital, interest due to revaluation of monetary items, financial instruments that are other non-monetary items

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

13. Record revenue and income

Revenue is recognized when the Company is likely to receive determinably identifiable economic benefits Revenue is determined by the fair value of the amounts collected or to be obtained after deducting trade discounts, discounts on sales and returned goods The following specific recognition conditions must also be met when recognizing revenue:

14. Taxes

14.1 Tax obligations

Value Added Tax (VAT)

The Company applies the VAT declaration and calculation under the guidance of the current tax law with the VAT rate of 0% for export shipments and 10% for other goods shipments

Applicable Corporate Income Tax

Corporate income tax represents the total value of the current payable tax amount and the deferred tax amount

The company applies a corporate income tax rate of 20% on taxable profits

Other Taxes

Other taxes and fees shall be declared and paid to local tax authorities in accordance with current tax laws in Vietnam

15. Stakeholders

Parties are considered to be related parties of the Company if one party has the ability, directly or indirectly, to control the other party or exert significant influence over the other party in making financial and operational decisions, or when the Company and the other party are jointly under common control or substantial influence Related Parties may be companies or individuals, including close family members of individuals deemed to be related

V. Additional Information for Items Presented in the Financial Position Statement

1. Cash and cash equivalents

	30/09/2026 VND	01/01/2026 VND
Cash		
Cash	**70.348.692.482**	**34.647.324.493**
Cash in bank	*5.251.942.429*	*5.104.055.658*
	65.096.750.053	*29.543.268.835*
Cash equivalents	**1.220.000.000.000**	**982.972.328.765**
Bank deposits with a principal term of not more than 3 months	1.220.000.000.000	982.972.328.765
Total	**1.290.348.692.482**	**1.017.619.653.258**

2. Financial Investments

a) Investments held to maturity

	30/09/2026 VND		01/01/2026 VND	
	Original price	**Book Value**	**Original price**	**Book Value**
Short Term	*431.977.977.811*	*431.977.977.811*	*389.955.442.558*	*389.955.442.558*
Term Deposits (*)	431.977.977.811	431.977.977.811	389.955.442.558	389.955.442.558
Long-term	*222.972.646.579*	*222.972.646.579*	*162.675.769.864*	*162.675.769.864*
Bonds (**)	55.078.767.125	55.078.767.125	*5.000.000.000*	5.000.000.000
Term Deposit (***)	30.000.000	30.000.000	-	-
Loans (****)	167.863.879.454	167.863.879.454	*157.675.769.864*	157.675.769.864
Thuan Duc Bim Son Joint Stock Company	*22.416.328.770*	*22.416.328.770*	*21.159.780.822*	*21.159.780.822*
Thuan Duc JB Joint Stock Company	*42.257.698.628*	*42.257.698.628*	*41.304.438.357*	*41.304.438.357*
Thuan Duc Eco Joint Stock Company	*103.189.852.057*	*103.189.852.057*	*95.211.550.685*	*95.211.550.685*
Total	***654.950.624.390***	***654.950.624.390***	***552.631.212.422***	***552.631.212.422***

(*) Term deposits from 9 to 12 at banks, interest paid at the end of each period

(**) Bonds issued by the Vietnam Bank for Agriculture and Rural Development are issued with a term of 7 years, the bond interest rate is equal to the reference interest rate of +1.2%/year.

(***) Loans to partners who are related parties according to Explanation VIII. The term and interest rate under the loan contracts are approved for the purpose of supplementing capital sources at member units for use in the investment period that need to be paid off medium-term debts and new investments.

b) Investing in capital contribution to other units	**30/09/2026** VND		**01/01/2026** VND	
	Cost	**Provision**	**Cost**	**Provision**
Investing in a subsidiary	***270.000.000.000***	-	***270.000.000.000***	-
Thuan Duc Hung Yen Co., Ltd.	270.000.000.000	-	270.000.000.000	-
Investment in joint venture and associate companies	***330.550.000.000***	***1.451.012.912***	***307.000.000.000***	***4.605.547.063***
Thuan Duc Eco Joint Stock Company	330.550.000.000	1.451.012.912	307.000.000.000	4.605.547.063
Total	***121.000.000.000***	-	***144.833.420.680***	-
Thuan Duc Bim Son Joint Stock Company	15.000.000.000	-	15.000.000.000	-
Thuan Duc JB Joint Investment in production	36.000.000.000	-	36.000.000.000	-
	70.000.000.000	-	93.833.420.680	-
Total	**721.550.000.000**	**1.451.012.912**	**721.833.420.680**	**4.605.547.063**

(*) Thuan Duc Hung Yen Co., Ltd. became a subsidiary from 01/10/2019 operating in the field of PP textile packaging. On 09/06/2025, the Board of Directors approved Resolution No. 09061/2025/NQ-HĐQT-TDP on contributing additional capital and increasing charter capital of Thuan Duc Hung Yen Co., Ltd.

(*) On 30/09/2026, Thuan Duc Eco Joint Stock Company completed the investment phase. The total charter capital of Thuan Duc ECO Joint Stock Company is 425,000,000,000 VND, of which the ownership rate of Thuan Duc Joint Stock Company is 48.94%, as of 30/09/2026, Thuan Duc ECO Joint Stock Company is an associate company

(*) As of 30/09/2026, Thuan Duc Bim Son Joint Stock Company in the pre-operation investment period The total charter capital of Thuan Duc Bim Son Joint Stock Company is 100,000,000,000 VND, of which the ownership rate of Thuan Duc Joint Stock Company is 15%, as of 30/09/2026, this is an investment activity in another unit

(*) As of 30/09/2026, Thuan Duc JB Joint Stock Company in the pre-operation investment period The total charter capital of Thuan Duc JB Joint Stock Company is 200,000,000,000 VND, of which the ownership rate of Thuan Duc Joint Stock Company is 15%, as of 30/09/2026, this is an investment activity in another unit. The company has operated,

The Company does not present the fair value of its investment in its subsidiaries because the shares of these companies are not listed and there is no fair value information on the market

(*) Investment in production projects:

- The investment in BCC of the Thai Yen packaging factory expansion project is represented from another long-term receivables item to the item of investment in capital contribution to another unit according to the guidance in Circular 99/2025/TT-BTC.
- During the period, the Company transferred the contributed capital in the investment project of the Packaging and Handbag Factory for Export in Bim Son with a value of VND 23.8 billion to Thuan Duc Bim Son Joint Stock Company. The Company transferred the capital in the contributed cash and the value of the lease of land-attached infrastructure at the project paid in a lump sum to HUD 4 Investment and Construction Joint Stock Company; the total transfer value was 57.2 billion VND. The project has started to implement the basic construction phase, Thuan Duc Bim Son Joint Stock Company will directly be the investor and own the land at the project.

3. Customers receivables

	30/09/2026 VND		01/01/2026 VND	
	Cost	Provision	Cost	Provision
a) Short-term	*508.419.815.765*	*11.200.543.223*	*330.978.760.182*	*2.788.668.750*
Quoc Dat Investment and Trade Development Co., Ltd.	32.542.511.400	-	6.982.530.480	-
PETROVIETNAM CHEMICAL AND SERVICES CORPORATION - JOINT STOCK COMPANY - PETROLEUM CHEMICAL SERVICES BRANCH	19.622.839.140	-	30.456.874.800	-
MST INVESTMENT JOINT STOCK COMPANY	17.648.105.725	-	-	-
CRYSTAL PLASTIC PRODUCTION AND TECHNOLOGY JSC	30.382.616.800	-	4.973.110.830	-
Other Customers	242.138.574.006	11.200.543.223	135.195.808.560	2.788.668.750
Receivables from related parties (Details are presented in TM VIII.2)	166.085.168.694	-	153.370.435.512	-
Total	**508.419.815.765**	**11.200.543.223**	**330.978.760.182**	**2.788.668.750**

4. Short-term prepayment to suppliers

	30/09/2026 VND	01/01/2026 VND
a) Short-term	*129.006.807.081*	*277.398.546.688*
Thai Thuan Hung Joint Stock Company	4.783.168.000	25.947.934.455
TD IP Joint Stock Company	9.124.187.614	19.580.000.000
Other Customers	20.401.424.947	44.053.672.581
Advance payment to sellers who are related parties (TM VIII.2)	94.698.026.520	187.816.939.652
Total	**129.006.807.081**	**277.398.546.688**

5. Other receivables

	30/09/2026 VND		01/01/2026 VND	
	Cost	**Provision**	**Cost**	**Provision**
a) Short-term	***67.312.415.530***	-	***29.835.677.011***	-
Advance of jobs	186.190.441	-	7.725.251.922	-
Other receivables	1.280.340.089	-	1.810.425.089	-
Escrow, escrow	648.300.000	-	300.000.000	-
ABC	10.000.000.000	-	20.000.000.000	-
b) Long-term	***3.769.989.310***	-	***4.507.001.840***	-
Escrow, escrow	2.665.471.000	-	3.561.329.560	-
Business Cooperation	-	-	-	-
VAT on financial leasing assets	1.104.518.310	-	945.672.280	-
Total	**71.082.404.840**	-	**34.342.678.851**	-

6. Inventory

Unit: VND

	30/09/2026 VND		01/01/2026 VND	
	Cost	**Provision**	**Cost**	**Provision**
Purchases are on the way	-	-	3.560.768.564	-
Raw materials, materials	438.308.075.867	-	394.330.280.578	-
Tools, tools	24.445.763.067	-	32.924.339.059	-
Finished Products	145.167.565.916	-	133.762.740.974	-
Semi-finished products	228.902.451.676	-	133.181.911.389	-
Total	**836.823.856.526**	-	**697.760.040.564**	-

As of 30/09/2026, some of the Company's inventories are used as collateral and collateral for the Company's bank loans.

EXPLANATORY NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)
(These disclosures are a constituent part and should be read simultaneously with the accompanying financial statements)

8. Increase and decrease of tangible fixed assets

Unit: VND

Criteria	Houses, Architectural	Machinery, Equipment	Means of transport	Equipment, Management	Assets other fixtures	Total
Historical cost						
Balance as of 01/01/2026	**154.426.517.788**	**325.187.543.331**	**72.392.722.016**	**6.934.373.306**	**811.200.000**	**559.752.356.441**
New Purchases of the Year	-	44.362.947.474	-	-	**34.500.000**	44.397.447.474
Construction Completed	-	-	-	-	-	-
Upgrade Repair	-	-	-	-	-	-
Acquisition of fixed assets lease finance	-	11.794.307.908	-	-	-	11.794.307.908
Liquidation and sale	-	(30.086.846.669)	-	-	-	(30.086.846.669)
Asset classification	-	-	-	-	-	-
Balance as of 30/09/2026	**154.426.517.788**	**351.257.952.044**	**72.392.722.016**	**6.934.373.306**	**845.700.000**	**585.857.265.154**
Cumulative wear value						
Balance as of 01/01/2026	**55.897.424.134**	**208.269.156.824**	**48.460.881.106**	**4.806.161.736**	**499.204.172**	**317.932.827.972**
Depreciation in the year	5.895.009.244	18.114.503.442	4.023.402.978	574.816.861	86.179.234	28.693.911.759
Acquisition of fixed assets lease finance	-	4.575.261.396	-	-	-	4.575.261.396
Liquidation and sale	-	(18.926.218.577)	-	-	-	(18.926.218.577)
Other Discounts	-	-	-	-	-	-
Balance as of 30/09/2026	**61.792.433.378**	**212.032.703.085**	**52.484.284.084**	**5.380.978.597**	**585.383.406**	**332.275.782.550**
Residual value						
As of 01/01/2026	**98.529.093.654**	**116.918.386.507**	**23.931.840.910**	**2.128.211.570**	**311.995.828**	**241.819.528.469**
As of 30/09/2026	**92.634.084.410**	**139.225.248.959**	**19.908.437.932**	**1.553.394.709**	**260.316.594**	**253.581.482.604**

As of 30/09/2026, some of the Company's fixed assets have been used as collateral for the Company's bank loans.

8. Increase and decrease of fixed assets lease finance

Unit: VND

Historical cost	Houses, architectural objects	Machinery and equipment	Means of transport	Total
Balance as of 01/01/2026	-	**35.749.705.077**	**4.271.571.325**	**40.021.276.402**
Financial lease in the period	-	7.359.947.983	-	7.359.947.983
Acquisition of financial lease fixed assets	-	(11.794.307.908)	-	(11.794.307.908)
Balance as of 30/09/2026	-	31.315.345.152	4.271.571.325	35.586.916.477
Cumulative wear value				
Balance as of 01/01/2026	-	11.451.845.861	1.631.715.264	**13.083.561.125**
Depreciation in the year	-	2.454.524.038	364.986.180	2.819.510.218
Acquisition of financial lease fixed assets	-	(4.575.261.396)	-	(4.575.261.396)
Balance as of 30/09/2026	-	**9.331.108.503**	**1.996.701.444**	**11.327.809.947**
Residual value				
As of 01/01/2026	-	**24.297.859.216**	**2.639.856.061**	**26.937.715.277**
As of 30/09/2026	-	**21.984.236.649**	**2.274.869.881**	**24.259.106.530**

9. Prepaid expenses

	30/09/2026	01/01/2026
	VND	VND
a) Short-term	***14.488.960.044***	***5.450.511.242***
Tool Tools	7.463.799.174	3.632.115.987
Upfront Costs	7.025.160.870	1.818.395.255
b) Long-term	***10.396.463.194***	***7.129.450.638***
Tool Tools	8.156.883.664	5.006.022.306
Upfront Costs	1.779.925.144	1.938.649.872
Long-term upfront costs that don't allocate	459.654.386	184.778.460
Total	**24.885.423.238**	**12.579.961.880**

10. Trade accounts payable

	30/09/2026 VND		01/01/2026 VND	
	Amount	**Afford to pay**	**Amount**	**Afford to pay**
a) Short-term	**290.761.737.689**	**290.761.737.689**	**226.645.352.917**	**226.645.352.917**
STAVIAN Chemical Joint Stock Company	98.832.822.603	98.832.822.603	50.923.994.400	50.923.994.400
Machinery and Spare Parts Import and Export Joint Stock Company	41.261.019.560	41.261.019.560	41.324.477.292	41.324.477.292
Branch 3 - Tan Viet Sinh Trading Production Joint	9.691.431.300	9.691.431.300	9.944.520.700	9.944.520.700
Other Customers	134.245.918.273	134.245.918.273	110.380.030.225	110.380.030.225
Payable to the seller of related parties (Presented at VIII.2)	6.730.545.953	6.730.545.953	14.072.330.300	14.072.330.300
Total	**290.761.737.689**	**290.761.737.689**	**226.645.352.917**	**226.645.352.917**

11. Advances from customers

	30/09/2026 VND	01/01/2026 VND
a) Short-term	*50.357.745.652*	*57.716.322.499*
METROPAK	319.224.793	2.972.562.753
MARIO CO., LTD	3.363.375.170	8.249.373.813
ATRIUM CO	88.070.909	138.028.903
Other Customers	39.937.860.380	32.284.026.730
Advances from customers are stakeholders (Presented in VIII.2)	6.649.214.400	14.072.330.300
Total	**50.357.745.652**	**57.716.322.499**

12. Taxes and payables to the state

Unit: VND

	01/01/2026	Payable amount in the year	Actual amount paid in the year	30/09/2026
a) Payable				
VAT on imported goods	-	11.000.878.084	11.000.878.084	-
Import and export taxes	-	9.289.645	9.289.645	-
CIT	28.569.130.115	31.035.520.407	28.611.391.118	30.993.259.404
Personal Income Tax	505.432.328	1.106.574.010	1.360.850.864	251.155.474
Housing tax, land rent	-	84.225.475	84.225.475	-
Other taxes	22.464.395	-	22.464.395	-
Total	**29.097.026.838**	**43.236.487.621**	**41.089.099.581**	**31.244.414.878**

13. Expenses payable

	30/09/2026	01/01/2026
	VND	VND
a) Short-term	***10.873.680.571***	***6.000.412.692***
- Interest on bank loans, bonds	8.876.699.390	4.536.986.162
- Payable to other parties	1.996.981.181	1.463.426.530
Total	**10.873.680.571**	**6.000.412.692**

EXPLANATORY NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)
(These disclosures are a constituent part and should be read simultaneously with the accompanying financial statements)

14. Loans and financial leases

	30/09/2026		During the year		01/01/2026	
	VND		VND		VND	
	Values	Likely number Debt repayment	Increase	Reduced	Values	Likely number Debt repayment
a) Short-term	***2.553.394.468.912***	***2.553.394.468.912***	***3.416.500.813.085***	***3.138.878.195.697***	***2.275.771.851.524***	***2.275.771.851.524***
Short-term loans (15.1)	2.310.931.676.855	2.310.931.676.855	3.173.620.071.439	3.128.639.198.073	2.265.950.803.489	2.265.950.803.489
Long-term loans due (15.2)	7.881.151.828	7.881.151.828	7.881.151.828	4.506.626.276	4.506.626.276	4.506.626.276
Financial lease debt due	6.961.640.229	6.961.640.229	7.379.589.818	5.732.371.348	5.314.421.759	5.314.421.759
Bond Issue (15.3)	227.620.000.000	227.620.000.000	227.620.000.000	-	-	-
b) Long-term	***388.007.421.218***	***388.007.421.218***	***387.778.569.419***	***239.349.281.174***	***239.578.132.973***	***239.578.132.973***
Long-term loans (15.2)	35.397.615.218	35.397.615.218	31.698.542.172	5.043.796.246	8.742.869.292	8.742.869.292
Long-term financial lease debt	5.836.623.536	5.836.623.536	6.080.027.247	5.244.615.003	5.001.211.292	5.001.211.292
Bond Issue (15.3)	346.773.182.464	346.773.182.464	350.000.000.000	229.060.869.925	225.834.052.389	225.834.052.389
Total	**2.941.401.890.130**	**2.941.401.890.130**	**3.804.279.382.504**	**3.378.227.476.871**	**2.515.349.984.497**	**2.515.349.984.497**

14.1 Short-term loans

Borrowers	30/09/2026	Principal and interest repayment term	Applicable Interest Rates	Guarantee form
Vietnam Bank for Agriculture and Rural Development	298.321.464.976	8-month debt escrow	Interest rate according to each contract	- A number of machinery and equipment, means of transport, houses and architectural objects and deposit contracts at the bank; bonds opened at Agribank.
BIDV Bank - Branch of Transaction Office 1	601.143.863.048	8.5 months debt escrow	Interest rate according to each contract	- A number of machinery and equipment, means of transport, personal real estate and deposit contracts at the Company's lending banks, TDP shares held by individual shareholders.
Hongleong Bank Vietnam - Hanoi Branch	73.021.675.004	120-day escrow	Interest rate according to each contract	- A number of deposit contracts at the Company's lending bank.

EXPLANATORY NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)

(These disclosures are a constituent part and should be read simultaneously with the accompanying financial statements)

Vietnam Military Commercial Joint Stock Bank – Thanh Xuan Branch	250.000.000.000	9-month debt escrow	Interest rate according to each contract	- Some inventories and revolving receivables, machinery and equipment, means of transport, deposit contracts at the Company's lending banks.
Tien Phong Bank - Bac Tu Liem Branch	50.804.004.670	9-month debt escrow	Interest rate according to each contract	- Some means of transport and deposit contracts at banks
Vp Bank - Thang Long Branch	22.547.971.550	6-month debt escrow	Interest rate according to each contract	- The right to collect debts formed in the future with goods.
Woori Bank Vietnam Limited - Hoan Kiem Branch	67.416.263.452	6-month debt escrow	Interest rate according to each contract	- Some of the Company's circulating inventory - Some deposit contracts at banks and credit institutions
KASIKORNBANK PUBLIC BANK CO., LTD. - HO CHI MINH CITY BRANCH	76.670.426.587	150-day escrow	Interest rate according to each contract	- Some deposit contracts at lending banks.
BangKok Bank - Hanoi Branch	110.605.935.089	180-day escrow	Interest rate according to each contract	- Some deposit contracts at lending banks
United Overseas Bank (Vietnam) Hanoi Branch Limited	116.258.219.033	150-day escrow	Interest rate according to each contract	- Some deposit contracts at banks
VietinBank - Hai Ba Trung Branch	432.476.834.628	240-day escrow	Interest rate according to each contract	- Personal real estate; some deposit contracts opened at lending banks, revolving inventory and receivables
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Chuong Duong Branch	31.044.445.027	150-day escrow	Interest rate according to each contract	- Some deposit contracts at the Company's lending bank
Vietnam-Russia Joint Venture Bank - Branch Transaction Office	80.874.866.349	240-day escrow	Interest rate according to each contract	- Deposit contract at the Company's lending bank. - Some individual stocks
PHUONG DONG COMMERCIAL JOINT STOCK BANK - THANG LONG BRANCH	99.745.707.442	240-day escrow	Interest rate according to each contract	- Deposit contract at the Company's lending bank.
Total	**2.310.931.676.855**			

EXPLANATORY NOTES TO SEPARATE FINANCIAL STATEMENTS (continued)
(These disclosures are a constituent part and should be read simultaneously with the accompanying financial statements)

14.2 Long-term loans

Borrowers	30/09/2026	Principal and interest repayment term	Interest Rate	Guarantee form
BangKok Bank - Hanoi Branch	43.278.767.046	The final loan principal is paid on June 11, 2030; The loan principal is grace period for 12 months, from the date of the first loan; interest is paid monthly.	Interest rate according to each contract	Assets form loans.
In which: Long-term debts due	*7.881.151.828*			
Total	**43.278.767.046**			
Long-term loans due	*7.881.151.828*			
Long-term loans	*35.397.615.218*			

14.3 Bonds

Bonds issued to the public	30/09/2026 VND			01/01/2026 VND		
	Values	Interest Rate	Term	Values	Interest Rate	Term
Bond Code/Custodian Agent						
TDPH2316001/MB Securities Joint Stock Company (1)	227.620.000.000	11.2% in the first year, 11% in the next 2 years	3 years	227.620.000.000	11.2% in the first year.	3 years
Unallocated loan issuance costs	(714.379.036)			(1.785.947.611)	-	-
TDPH262901/MB Securities Joint Stock Company (2)	350.000.000.000	11% in the first year, 10% in the next 2	3 years from 9/2026	-		
Unallocated loan issuance costs (2)	(2.512.438.500)			-		
Total Total	**574.393.182.464**			**225.834.052.389**	-	-

(1) Bonds issued to the public on March 29, 2024. The total volume is 2,276,200 bonds, par value of 100,000 VND/1 bond. The bonds have a term of 3 years, interest is paid in 3-month periods and the fixed interest rate for the first 4 periods is 11.2%/year, the following periods have a floating interest rate of at least 11%. Bonds with collateral.

(2) Bonds issued to the public on September 10, 2026. The total volume is 3,500,000 bonds, par value of 100,000 VND/1 bond. The bonds have a term of 3 years, pay interest in 3-month periods and a fixed interest rate of 11%/year for the first 4 periods, with a floating interest rate of at least 10% in subsequent periods. Bonds with collateral.

15. Equity

a) Comparison table of fluctuations in equity

Unit: VND

Criteria	Contributed capital	Equity surplus	Profit	Total
Balance as of 01/01/2025	**882.222.500.000**	**23.172.833.889**	**88.001.897.019**	**993.397.230.908**
Profit in the previous year	-	-	94.835.765.100	**94.835.765.100**
Cost of share issuance (**)	-	(182.528.000)	-	**(182.528.000)**
Balance as of 31/12/2025	**882.222.500.000**	**22.990.305.889**	**182.837.662.119**	**1.088.050.468.008**
Profit in this period	-	-	75.618.301.337	**75.618.301.337**
Issuance of existing shares (**)	54.773.240.000	27.385.520.000	-	**82.158.760.000**
Cost of share issuance (**)	-	(17.500.000)	-	**(17.500.000)**
Balance as of 30/09/2026	**936.995.740.000**	**50.358.325.889**	**258.455.963.456**	**1.245.810.029.345**

On February 11, 2026, the Resolution of the Board of Directors approved the results of the distribution of shares to the public, of which 5,477,324 shares were successfully offered for sale and paid. Subsequently, the Company received the Certificate of Business Registration No. 0900264799, changed for the 18th time, issued by the Department of Finance of Hung Yen Province on March 13, 2026, to increase the Company's charter capital from VND 882,222,500,000 to VND 936,995,740,000, divided into 93,699,574 ordinary shares with a par value of VND 10,000/share.

VI. Additional information for items presented in the Income Statement

1. Total sales and service revenue

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
a) Total revenue	***3.741.245.192.390***	***2.984.296.705.503***
Sales Revenue	3.738.557.133.003	2.979.832.325.503
Revenue from provision of services, other	2.688.059.387	4.464.380.000
Net Revenue	**3.741.245.192.390**	**2.984.296.705.503**

Revenue for related parties: Details are presented in Explanation No. VIII.2

2. Cost of goods sold

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of goods sold	3.463.708.243.301	2.745.108.564.000
Cost of services provided	1.208.674.341	2.219.016.441
Total	**3.464.916.917.642**	**2.747.327.580.441**

3. Revenue from financial activities

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Interest on deposits and loans	60.411.263.485	35.763.027.502
Dividends and profits are distributed	-	-
Other financial revenues	9.309.267.191	12.795.656.625
Profit on sale and liquidation of investment	2.376.579.320	-
Total	**72.097.109.996**	**48.558.684.127**

4. Financing Costs

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Loan interest	165.281.921.075	117.713.797.517
Financial lease interest	780.343.267	890.500.979
Loss of exchange rate	3.521.542.741	3.479.011.848
Investment provisions	(3.154.534.151)	(391.402.498)
Bond issuance costs	1.079.287.518	1.071.568.575
Deferred purchase interest	1.815.569.540	1.408.163.121
	-	-
Total	**169.324.129.990**	**124.171.639.542**

5. Other income and other expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Other income		
- Revenue to sign the sale of investment assets of the project	27.173.185.764	-
- Income from sale and liquidation of fixed assets, financial lease	1.585.376.208	1.350.446.197
- Other income	6.529	108.059.212
Total	**28.758.568.501**	**1.458.505.409**
Other expenses		
Other expenses	-	1.166.422.266
- Administrative fines, arrears, expenses for exclusion and liquidation of assets, etc.	4.352.701.438	856.719.463
- Expenses without valid documents, car depreciation over 1.6 billion VND	-	-
Total	**4.352.701.438**	**2.023.141.729**
Other Profits	**24.405.867.063**	**(564.636.320)**

6. Selling expenses and business management expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Selling expenses incurred in the period		
- Employee Expenses	10.231.929.816	9.547.467.487
- Depreciation expenses of fixed assets	2.981.267.033	2.482.126.584
- Outsourced service costs	26.210.461.246	20.563.826.926
- Expenses in other currencies	6.363.277.588	2.275.757.933
Total	**45.786.935.683**	**34.869.178.930**
Business management expenses incurred in the period		
- Management staff expenses	19.191.647.981	17.365.751.690
- Fixed Asset Depreciation Expense	4.328.443.944	2.590.670.999
- Taxes, fees and charges	2.354.025.525	623.805.299
- Provision for bad debts	8.411.874.473	-
- Outsourced service costs	11.976.022.433	5.455.726.193
- Expenses in other currencies	4.804.350.034	12.222.075.364
Total	**51.066.364.390**	**38.258.029.545**

7. Production and business expenses according to factors

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of raw materials, materials and cost of goods	2.016.025.793.376	1.395.145.190.299
Labor costs	78.685.768.719	78.466.610.317
Fixed asset depreciation expense	31.513.421.977	21.812.027.363
Cost of outsourced services	146.845.721.054	113.188.616.388
Other expenses in cash	38.543.457.148	30.258.363.905
Total	**2.311.614.162.274**	**1.638.870.808.272**

8. Current corporate income tax expenses

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Total accounting profit before corporate income tax	106.653.821.744	87.664.324.852
Incomes exempt from corporate income tax	-	-
Excluded interest when calculating CIT	40.967.559.623	20.275.901.810
Expenses that are not deductible when calculating corporate income tax	7.556.220.669	2.693.697.785
Income subject to corporate income tax	155.177.602.036	105.485.034.375
Current corporate income tax rates	20%	20%
Corporate income tax expenses calculated on taxable income in the current period	31.035.520.407	21.097.006.875
Total current corporate income tax expenses	31.035.520.407	21.097.006.875

VIII. Other Information

1. Events arising after the end of the accounting period

The Board of Directors of the Company affirms that, according to the Board of Directors, in material aspects, there are no abnormal events that occur after the closing date of the accounting books that affect the financial situation and operations of the Company that need to be adjusted or presented in the Financial Statements 30/09/2026

2. Operations and balances with stakeholders

Stakeholders with the Company include: Key management members, individuals related to key management members and other stakeholders

List of Related parties

Related party	Relationship
Thuan Duc Hung Yen Co., Ltd.	Subsidiary
Thuan Duc Eco Joint Stock Company	Associate
Thuan Duc Bim Son Joint Stock Company	Common-chairman company
Thai Yen Packaging Manufacturing Joint Stock Company	Common-chairman company
Thuan Duc JB Joint Stock Company	Common-chairman company
Nguyen Duc Cuong	Chairman of the Board of Directors
Ngo Kim Dung	Member of the Board of Directors, Deputy General Director
Nguyen Kim Anh	Member of the Board of Directors
Bui Quang Sy	Member of the Board of Directors, General Director
Nguyen Van Truong	Member of the Board of Directors
Tran Dang Duy	Member of the Board of Directors; Deputy General Director
Tran Van Thanh	Member of the Board of Directors, appointed on August 22, 2025
Dao Thi Nga	Chief Accountant

			VND	VND
Thuan Duc Hung Yen Co., Ltd.	Subsidiary	Sale of supplies and goods	122.862.148.980	39.750.327.074
		Car and machinery rental	160.000.000	734.400.000
		Purchase of goods and supplies	66.530.122.000	30.375.602.450
		Hire a service	810.000.000	810.000.000
		Revenue from subsidiaries	10.000.000.000	5.000.000.000
		Capital contribution to subsidiaries	-	60.000.000.000
Thuan Duc ECO Joint Stock Company	Associate	Sale of goods, supplies, finished	32.271.628.085	21.379.750.000
		Car Rental	197.000.000	-
		Purchase of	49.556.980.775	42.177.593.307
		Renting factories and services	31.706.393.820	11.486.492.791
		Outsourcing	7.742.537.935	6.892.253.764
		Loan interest	5.978.301.372	-
		Renting machinery,	-	5.886.080.982
		Other receivables	-	69.500.000.000
		Loans	6.000.000.000	-
		Other receivables	23.550.000.000	-
Thai Yen Packaging Manufacturing Joint Stock Company	Common-chairman company	Sale of goods, supplies, finished products	8.276.566.151	42.279.515.803
		Purchase of goods and supplies	25.035.814.733	15.393.070.530
		Revenue from car rental, machinery and equipment,	1.562.303.000	3.348.754.000
		Profit sharing of	-	148.890.072
		Other receivables	-	50.000.000.000
Thuan Duc JB Joint Stock Company	Common-chairman company	Sale of goods and raw materials	9.465.627.500	-
		Car Rentals &	74.500.000	-
		Purchase of NVL,	66.904.683.975	132.000.000
		Loan interest	2.453.260.271	-
		Loans	-	26.000.000.000
Thuan Duc Bim Son Joint Stock Company	Common-chairman company	Loan interest	1.256.547.948	-

	Sale of project capital contribution	53.374.350.000	-
	Loans	-	14.000.000.000

Balance with related parties

		30/09/2026	01/01/2026
		VND	VND
Customer receivables		***166.085.168.694***	***153.370.435.512***
Thuan Duc Hung Yen Co., Ltd.	Subsidiary	74.268.001.918	47.979.481.020
Thai Yen Packaging Manufacturing Joint Stock	Common-chairman company	91.817.166.776	101.889.508.092
Thuan Duc Bim Son Joint	Common-chairman company	-	-
Thuan Duc JB Joint Stock	Common-chairman company	-	3.501.446.400
Accounts payable to the seller		***6.730.545.953***	-
Thuan Duc JB Joint Stock	Common-chairman company	6.730.545.953	-
Merchant Upfront Payments		***94.698.026.520***	***187.816.939.652***
Thuan Duc Hung Yen Co., Ltd.	Subsidiary	22.132.104.929	56.700.284.429
Thai Yen Packaging Manufacturing Joint Stock Company	Common-chairman company	11.084.655.289	16.099.243.585
Thuan Duc ECO Joint Stock Company	Associate	61.481.266.302	102.699.471.189
Thuan Duc JB Joint Stock Company	Common-chairman company	-	12.317.940.449
Prepaid buyer payments		***6.649.214.400***	***14.072.330.300***
Thuan Duc ECO Joint Stock Company		6.649.214.400	14.072.330.300
Other short-term receivables		***65.197.585.000***	***21.675.769.864***
Thuan Duc Hung Yen Co., Ltd.		10.000.000.000	20.000.000.000
Thuan Duc ECO Joint Stock Company		-	1.211.550.685
Thuan Duc Bim Son Joint Stock Company		55.197.585.000	159.780.822
Thuan Duc JB Joint Stock Company		-	304.438.357

Income of key management members

Incomes of key members are entitled to in the year as follows:

Member Name	Position	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
		VND	VND
Board remuneration		**3.644.794.850**	**3.161.321.259**
Nguyen Duc Cuong	Chairman of the Board of Directors	917.250.000	741.757.554
Nguyen Kim Anh	Member of the Board of Directors	135.000.000	135.000.000
Ngo Kim Dung	Deputy General Director, Member of the Board of Directors	782.144.174	694.581.554
Bui Quang Sy	General Director, member of the Board of Directors	805.400.676	676.199.598
Nguyen Van Truong	Member of the Board of Directors	135.000.000	135.000.000
Pham Van Chi	Member of the Board of Directors, dismissed on August 22, 2025	-	105.000.000
Tran Dang Duy	Member of the Board of Directors; Deputy General Director	735.000.000	643.782.554
Tran Van Thanh	Member of the Board of Directors from August 22, 2025	135.000.000	30.000.000
Salaries of the Board of General Directors and Chief Accountants		**387.322.725**	**342.483.151**
Remuneration of the Supervisory Board		**180.000.000**	**192.000.000**
Total		**4.212.117.575**	**3.695.804.410**

3. Comparison Information

This is data taken from the 2025 Separate Financial Statements reviewed by Granthorton Vietnam Auditing Co., Ltd.

Hung Yen, October 27, 2026

THUAN DUC JOINT STOCK COMPANY

Founder	Chief Accountant	General Director
Nguyen Thi Bao Linh	Dao Thi Nga	Bui Quang Sy