



**XUAN HOA VIET NAM JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS**

***QUARTER 3/2025***  
***(01/7/2025 to 30/9/2025)***



**BALANCE SHEET**

As at 30/09/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

ASSETS	Code	Expla nation	Closing	Opening
1	2	3	4	5
<b>A. SHORT-TERM ASSETS</b>	<b>100</b>		<b>457,520,627,898</b>	<b>473,367,689,438</b>
<b>I. CASH AND CASH EQUIVALENT VALUE</b>	<b>110</b>	<b>V.1</b>	<b>46,584,003,143</b>	<b>32,823,739,526</b>
1. Cash	111		46,584,003,143	15,400,549,526
2. Cash equivalents	112			17,423,190,000
<b>III. SHORT-TERM RECEIVABLES</b>	<b>130</b>		<b>254,241,806,804</b>	<b>265,871,957,975</b>
1. Trade accounts receivables	131	V.2a	66,887,786,836	80,481,717,630
2. Advances to supplies	132	V.4	162,610,189,673	187,113,654,076
3. Short-term inter-company receivables	133			
4. Receivables by the Scheduled Progress of	134			
5. Receivables of short-term loans	135			
6. Other receivables	136	V.3	31,377,858,904	4,643,424,127
7. Provisions for short-term bad debts (*)	137	V.2c	(6,634,028,609)	(6,779,926,310)
8. Pending assets (loss under pendency)	139			413,088,452
<b>IV. INVENTORIES</b>	<b>140</b>	<b>V.5</b>	<b>150,409,128,241</b>	<b>168,797,146,805</b>
1. Inventories	141		152,854,219,127	171,242,237,691
2. Provisions for devaluation of inventories (*)	149		-2,445,090,886	(2,445,090,886)
<b>V. OTHER SHORT-TERM ASSETS</b>	<b>150</b>		<b>6,285,689,710</b>	<b>5,874,845,132</b>
1. Short-term prepaid expenses	151	V.6a	227,834,295	396,082,648
2. Deductible VAT	152		5,747,738,594	5,047,990,746
3. Taxes and other receivables from State Budget	153	V.7b	310,116,821	430,771,738
4. Exchange traded transaction of government bonds	154			
5. Other short-term assets	155			
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>188,672,261,438</b>	<b>202,706,064,674</b>
<b>I. LONG-TERM RECEIVABLE</b>	<b>210</b>		<b>16,490,046,751</b>	<b>16,490,046,751</b>
1. Long-term receivables from customers	211	V.2a	15,623,247,251	15,623,247,251
2. Long-term advances to supplies	212			
3. Working capital in subsidiaries	213			
4. Long-term inter-company receivables	214			
5. Receivables of long-term loans	215			
6. Other long-term receivables	216		2,366,799,500	2,366,799,500
7. Provisions for long-term bad debts (*)	219	V.2c	(1,500,000,000)	(1,500,000,000)



**BALANCE SHEET**

As at 30/09/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

<b>I. FIXED ASSETS</b>	<b>220</b>		<b>138,142,191,576</b>	<b>151,511,420,179</b>
1. Tangible fixed assets	221		137,437,028,234	150,613,942,675
- Historical Cost	222	V.8	414,287,283,478	412,629,366,368
- Accumulated depreciation (*)	223		(276,850,255,244)	(262,015,423,693)
2. Financial lease assets	224			
- Historical Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible assets	227	V.9	705,163,342	897,477,504
- Historical Cost	228		4,639,933,998	4,639,933,998
- Accumulated amortization (*)	229		(3,934,770,656)	(3,742,456,494)
<b>III. INVESTMENT PROPERTIES</b>	<b>230</b>			
- Historical Cost	231			
- Accumulated amortization (*)	232			
<b>IV . UNFINISHED LONG-TERM ASSETS</b>	<b>240</b>		<b>456,467,675</b>	<b>456,467,675</b>
1. Long-term work in progress	241			
2. Capital construction in progress	242	V.10b	456,467,675	456,467,675
<b>V. LONG-TERM FINANCIAL INVESTMENTS</b>	<b>250</b>		<b>29,036,701,068</b>	<b>27,336,701,068</b>
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252	V.11	29,036,701,068	27,336,701,068
<b>II. OTHER NON-CURRENT ASSETS</b>	<b>260</b>		<b>4,546,854,368</b>	<b>6,911,429,001</b>
1. Long-term prepayment	261	V.6b	4,546,854,368	6,911,429,001
2. Deferred tax assets	262			
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>646,192,889,336</b>	<b>676,073,754,112</b>

RESOURCES	Code	Explan ation	Closing	Opening
1	2	3	4	5
<b>C. LIABILITIES</b>	<b>300</b>		<b>241,060,616,467</b>	<b>310,856,852,732</b>
<b>I. CURRENT LIABILITIES</b>	<b>310</b>		<b>214,740,358,772</b>	<b>280,156,595,037</b>
1. Short-term trade accounts payable	311		48,087,288,997	72,494,919,869
2. Short-term advances from customers	312		15,223,762,240	20,357,332,653
3. Tax and other payables to State budget	313 2	V.7a	844,588,443	336,142,793



**BALANCE SHEET**

As at 30/09/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

4. Payables to employees	314		5,084,082,031	10,342,791,924
5. Short-term accrued expenses	315	V.10	1,000,000,000	952,791,083
6. Short-term inter-company payables	316			
7. Payables by Scheduled Progress of Construction	317			
8. Short-term Unearned Revenue	318			
9. Other short-term payables	319	V.12	4,062,899,240	4,032,880,323
10. Short-term borrowings and debts	320	V.14a	138,432,474,204	171,540,932,351
11. Provision for short-term payables	321			
12. Bonus and welfare fund	322		2,005,263,617	98,804,041
13. Price Stabilization Fund	323			
14. Exchange traded transactions of government bonds	324			
<b>II. LONG-TERM LIABILITIES</b>	<b>330</b>	<b>V14.b</b>	<b>26,320,257,695</b>	<b>30,700,257,695</b>
1. Long-term trade accounts payable	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term inter-company payables of business	334			
5. Other Long-term inter-company payables.	335			
8. Long-term loans and borrowings	338		26,320,257,695	30,700,257,695
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>405,132,272,869</b>	<b>365,216,901,380</b>
<b>I. OWNER'S EQUITY</b>	<b>410</b>	<b>V.13</b>	<b>405,132,272,869</b>	<b>365,216,901,380</b>
1. Working capital	411		210,965,000,000	210,965,000,000
- Ordinary shares with voting rights	411a			210,965,000,000
- Preferred shares	411b			
4. Other owner's funds	414			
5. Share in fund	415		(100,000,000)	(100,000,000)
6. Differences from Asset Revaluation	416			
9. Support fund and arrangements business	419			
10. Other owner's funds	420			
11. Undistributed profits after tax	421		194,267,272,869	154,351,901,380
- Accumulated Undistributed Profit by The End of	421a		129,265,401,380	101,450,828,627
- Undistributed Profit of the Current Period	421b		65,001,871,489	52,901,072,753
12. Capital construction sources	422			
<b>II. ADMINISTRATIVE FUNDS &amp; OTHERS</b>	<b>430</b>			
1. Administrative funds	431			
2. Fixed assets invested form administrative fund	432			
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>646,192,889,336</b>	<b>676,073,754,112</b>



XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B01-DN

Issued by No. 200/2014/TT-BTC of the Minister of  
Finance on 22/12/2014

## BALANCE SHEET

As at 30/09/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Phu Tho, October 20th, 2025

General Director



Nguyen Anh Tuan



**Profit and Loss Statement interim**

(Full form)

Quarter 3 of 2025

Unit: VND

Description	Code	Note	Quarter 3/2025		Accumulation	
			Current period	Previous period	Current year	Previous year
1	2	3	4	5	6	7
<b>1. Gross sales of merchandise</b>	<b>01</b>	<b>V.15</b>	<b>129,310,506,740</b>	<b>115,352,933,148</b>	<b>366,559,481,726</b>	<b>402,213,081,190</b>
2. Deductions	02	V.16	2,694,196,419	2,067,094,000	7,326,377,672	6,288,440,774
<b>3. Net sales of merchandise (10 = 01 - 02)</b>	<b>10</b>		<b>126,616,310,321</b>	<b>113,285,839,148</b>	<b>359,233,104,054</b>	<b>395,924,640,416</b>
4. Cost of goods sold	11	V.17	110,354,069,864	95,365,409,903	305,670,562,536	335,858,683,250
<b>5. Gross profit from sales of merchandise (20 = 10 - 11)</b>	<b>20</b>		<b>16,262,240,457</b>	<b>17,920,429,245</b>	<b>53,562,541,518</b>	<b>60,065,957,166</b>
6. Financial income	21	V.18	84,561,165	112,575,597	64,235,029,978	51,681,866,933
7. Financial expenses	22	V.19	2,486,195,561	3,488,267,436	7,906,848,479	14,401,775,129
- In which: Interest expense	23		2,152,729,306	3,358,784,189	7,327,483,245	14,069,768,681
8. Selling expenses	25		6,316,114,853	5,692,110,198	16,513,967,824	16,404,225,691
9. General and administration expenses	26		7,346,368,174	9,288,339,212	28,149,739,039	29,719,269,481
<b>10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}</b>	<b>30</b>		<b>198,123,034</b>	<b>-435,712,004</b>	<b>65,227,016,154</b>	<b>51,222,553,798</b>
11. Other income	31		9,530,014	217,394,380	13,199,163	467,302,907
12. Other expenses	32			106,510,013	2,670,316	108,481,088
<b>13. Other profit (40 = 31 - 32)</b>	<b>40</b>		<b>9,530,014</b>	<b>110,884,367</b>	<b>10,528,847</b>	<b>358,821,819</b>
<b>14. Net profit before tax (50 = 30 + 40)</b>	<b>50</b>		<b>207,653,048</b>	<b>-324,827,637</b>	<b>65,237,545,001</b>	<b>51,581,375,617</b>
15. Current tax expense	51	V.20			235,673,512	111,015,189
16. Deferred tax expense	52					
<b>17. Net profit after tax (60 = 50 - 51 - 52)</b>	<b>60</b>		<b>207,653,048</b>	<b>-324,827,637</b>	<b>65,001,871,489</b>	<b>51,470,360,428</b>
18. Profit from basic shares (*)	70	V.21	10	-15	3,083	2,441
19. Diluted earnings per shares (*)	71					



XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B02a-DN

Issued by No.200/2014/TT-BTC of the Ministry of Finance on 22/12/2014

## Profit and Loss Statement interim

(Full form)

Quarter 3 of 2025

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu



Phu Tho, October 20th, 2025

General Director



Nguyen Anh Tuan



**STATEMENT OF CASH FLOWS INTERIM**(Full form)  
Quarter 3 of 2025

Unit: VND

Description	Code	Explanat ion	Accumulated from opening to the end of this quarter	
			This year	Prior year
1	2	3	4	5
<b>I. Cash flows from operating activities</b>				
1. Sales receipts	01		399,157,267,277	437,573,498,822
2. Cash paid to suppliers	02		-288,244,544,361	-240,954,700,559
3. Cash paid to employees	03		-59,381,501,677	-53,664,294,242
4. Interest paid	04		-7,567,599,897	-14,384,235,235
5. Corporation income tax paid	05		-124,400,000	-420,450,626
6. Receipts from other items	06		4,572,669,918	309,167,928
7. Expenses on other items	07		-9,366,449,893	891,572,222
Net cash flows from operating activities	20		39,045,441,367	129,350,558,310
<b>II. Cash flows from investing activities</b>				
1. Acquisition of fixed assets and other long-term	21		-3,352,033,236	-10,163,473,873
2. Proceeds from sale of fixed assets	22			
3. Payments for borrowings	23			-16,905,000,000
4. Recovery from borrowings	24			
5. Payments for investment in other entities	25		-700,000,000	
6. Recovery of investment in other entities	26			
7. Proceeds from investments	27		62,967,056,759	50,520,495,187
Net cash flows from investing activities	30		58,915,023,523	23,452,021,314
<b>III. Cash flows from financing activities</b>				
1. Receipts from capital contribution	31			
2. Fund returned to equity owners	32			
3. Proceeds from borrowings	33		293,160,231,810	325,378,476,294
4. Debt payments	34		-357,048,689,957	-475,880,789,660
5. Payments for debt from finance leasing	35			
6. Share income paid to investors	36		-21,086,500,000	
Net cash flows from financing activities	40		-84,974,958,147	-150,502,313,366
Net cash flows in the period (50=20+30+40)	50		12,985,506,743	2,300,266,258
Cash at the beginning of the period	60		32,823,739,526	24,443,523,576
Effect of foreign exchange difference on cash	61		774,756,874	1,496,528,032
Cash at the end of the period (70=50+60+61)	70		46,584,003,143	28,240,317,866



**XUAN HOA VIETNAM JSC**

**Form B03a-DN**

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Province, Vietnam *(Issued by No. 200/2014/TT-BTC of the Minister of Finance on 22/12/2014)*

## **STATEMENT OF CASH FLOWS INTERIM**

(Full form)

Quarter 3 of 2025

*Preparer*



**Dang Thi Hoa**

*Chief Accountant*



**Nguyen Thi Hieu**

*Phu Tho, October 20th, 2025*

*General Director*



**Nguyen Anh Tuan**



## NOTES TO THE FINANCIAL STATEMENT

### Quarter 3 of 2025

#### I. Particular of operate enterprise

1. Form of capital ownership: Joint stock company
2. Business field: Industrial production and commercial business
3. Business lines: + Manufacturing and trading tables, chairs and interior furniture  
+ Manufacturing and trading bicycles, motorbikes and bicycle and motorbike spare parts, auto spare parts.  
+ Joint ventures, association in production and trading of related products
4. Characteristics of business operations during the fiscal year that affect financial statements:

Xuan Hoa Company conducts production and business in difficult conditions due to the impact of economic recession, the Russia-Ukraine war, declining export and domestic markets, many small orders; reduced consumption prices, increased costs for new products put into production due to new product technology, etc.

#### II. Financial year, unit of currency using

1. Financial year (the first date 1/01 the last date 31/12)
2. Unit of currency used the year: VND dong

#### III. Accounting standard and system using

1. Accounting system using: Enterprise accounting regime (according to Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Minister of Finance)
2. Proclaim obeying accounting standard system: The company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.
3. Applicable accounting form: Apply computerized accounting form.

#### IV . The accounting policies applied ( in the case of continuous business operations )

1. The principle of converting financial statements prepared in foreign currencies into Vietnam dong ( School of bookkeeping currency other than Vietnam Dong ) ; The impact ( if any) resulting from the conversion of financial statements of foreign curren
2. The type of exchange rate applied in accounting .
  - Principle of inventory recording: According to original cost method
  - Method of calculating inventory value: According to the weighted average method
  - Inventory accounting method: According to the perpetual inventory method
  - Method of setting up inventory price reduction
  - Provision for inventory devaluation is established based on the larger difference between the original price and the net realizable value of the inventory.
  - The amount of additional provision (or reversal) this year is calculated as the difference between the amount required to be set aside this year and the unused balance of provision made last year.



**NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2025

+ Other owner's capital: Recorded according to the remaining value of assets given, donated, gifted... After deducting taxes payable related to these assets.

Principles for recording asset revaluation differences:

- Principle of recording exchange rate differences: Recorded according to the difference (if any) of the exchange rate arising or the end-of-period revaluation of foreign currency items of unfinished construction investment activities.

- Principle of recording undistributed profits: Undistributed profits after tax reflected on the balance sheet are profits from the business's operations minus current year's corporate income tax expenses and adjustments due to retroactive application (due to changes in accounting policies or retroactive material errors of previous years).

11. Accounting Principles upfront costs .

D. Sales revenue: Comply with 5 conditions for recording sales revenue according to Accounting Standard No. 14.

- Revenue from providing services: Comply with 4 conditions for recognizing revenue from services according to Accounting Standard No. 14.

- D. Financial revenue: Comply with 2 conditions for recognizing Financial Revenue according to Accounting Standard No. 14.

- D. Construction contract collection:

12. Principles and methods of recording financial expenses: Total financial expenses incurred during the period.

13. Principles and methods of recording current corporate income tax expenses and deferred income tax expenses:

14. Foreign exchange risk hedging transactions: Monetary items with foreign currency at the end of the period are revalued at the average interbank exchange rate announced by the State Bank of Vietnam at the end of the accounting period.

15. Other accounting principles and methods

**V. Supplementary informations of categories posted in the balance sheet**

	(Unit: VND)	
	Ending balance	Beginning balance
<b>01- Cash and cash equivalent:</b>		
<b>Cash</b>		
- Cash on hand	311,471,394	473,581,963
- Cash and short-term bank deposits	46,272,531,749	14,926,967,563
- Money in transit		17,423,190,000
<b>Total</b>	<b>46,584,003,143</b>	<b>32,823,739,526</b>
<b>2. Receivables from customers</b>	<b>Ending balance</b>	<b>Beginning balance</b>
a) Customer receivables short - term		
Hung Phat DT Company Limited	3,692,573,806	3,992,573,806
FIREWIND INDUSTRIAL JOINT STOCK COMPANY	2,707,214,620	2,707,214,620
KSH Consulting and Investment Company Limited	858,775,277	3,691,299,808
Amber equipment ltd	3,691,916,919	5,927,674,359
CÔNG TY TNHH GREAT STAR VIỆT NAM	3,786,390,519	4,266,449,358
Receivables from other customers	52,150,915,695	59,896,505,679
<b>Total</b>	<b>66,887,786,836</b>	<b>80,481,717,630</b>
b) Customer receivables long - term		
Hanoi Furniture and Technical Equipment Joint Stock Company	15,623,247,251	15,623,247,251



**XUAN HOA VIETNAM JSC****Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam**

For the accounting period of Quarter 2/2025 (From July 1, 2025 to September 30, 2025)

**Form No. B09-DN***Issued by No. 200/2014/TT-BTC of the  
Minister of Finance on 22/12/2014***NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2025

<b>Total</b>	<b>15,623,247,251</b>	<b>15,623,247,251</b>
c) Provisions for short-term bad debts		
<b>Sort term</b>		
Nguyen Duc Cultural & Commercial One-Member Limited Liability Company	1,367,032,288	1,367,032,288
Mr Phạm Hoàng Hiệp	693,200,000	693,200,000
Contrexim Hồng Hà JSC	584,991,799	584,991,799
Receivables from other customers	3,988,804,522	4,134,702,223
<b>Total</b>	<b>6,634,028,609</b>	<b>6,779,926,310</b>
<b>Long term</b>		
Công ty cổ phần nội thất và thiết bị kỹ thuật Hà Nội	1,500,000,000	1,500,000,000
<b>Total</b>	<b>1,500,000,000</b>	<b>1,500,000,000</b>
d) Receivables from customers are related parties		
TOYOTA BOSHOKU HA NOI Limited liability	1,907,492,479	2,297,150,124
Xuan Hoa Elevator Joint Stock Company	572,009,905	572,009,905
Xuan Hoa Power Joint Stock Company	140,940,000	140,940,000
<b>Total</b>	<b>2,620,442,384</b>	<b>3,010,100,029</b>
<b>3. Other receipts</b>		
a) Sort term	<b>Ending balance</b>	<b>Beginning balance</b>
- Receipt of employees;	153,360,000	4,015,601,870
- Collateral ,collateral;	30,966,186,769	51,359,303
- Other receivables.	258,312,135	576,462,954
<b>Total</b>	<b>31,377,858,904</b>	<b>4,643,424,127</b>
b) Long term		
- Collateral , collateral ;	2,366,799,500	2,366,799,500
<b>Total</b>	<b>2,366,799,500</b>	<b>2,366,799,500</b>
<b>4. Payable</b>		
	<b>Ending balance</b>	<b>Beginning balance</b>
<b>Advance payments to sellers- short term</b>		
Thang Long International Trade and Construction Investment JSC	30,508,748,000	29,768,640,920
Hoang Thanh Construction Investment Joint Stock Company	23,500,000,000	24,000,000,000
Đông Nam Á Investment and Construction Consulting JSC	31,500,000,000	40,000,000,000
Viet SAFE Safety Joint Stock Company	37,530,000,000	38,125,000,000
Tuyen Quang Pharmaceutical Joint Stock Company	26,500,000,000	27,000,000,000
Bhutan Joint Stock Company	15,531,422,051	10,991,138,144
Others	20,038,986,257	17,228,875,012
<b>Total</b>	<b>185,109,156,308</b>	<b>187,113,654,076</b>
<b>5. Inventories:</b>	<b>Ending balance</b>	<b>Beginning balance</b>
<b>Original price</b>		
Materials and supplies	85,172,473,641	91,453,811,392
Tools and instruments ;	948,802,666	534,871,250
Production costs of unfinished business	21,670,759,605	26,339,997,666



**XUAN HOA VIETNAM JSC**

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

For the accounting period of Quarter 2/2025 (From July 1, 2025 to September 30, 2025)

**Form No. B09-DN***Issued by No. 200/2014/TT-BTC of the  
Minister of Finance on 22/12/2014***NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2025

Finished products	40,175,856,043	33,128,277,882
Merchandise	4,886,327,172	19,785,279,501
<b>Provision for devaluation of</b>	-2,445,090,886	-2,445,090,886
Finished products	-2,160,700,327	-2,160,700,327
Materials and supplies	-284,390,559	-284,390,559
<b>Total</b>	<b>150,409,128,241</b>	<b>168,797,146,805</b>

**6. Prepaid expenses****a) Short - term**

Tools, instruments and consumables ;

Others ;

**Total****b ) Long-term**

Tools, instruments and consumables ;

Others ;

**Total****Ending balance****Beginning balance**

91,944,267

129,545,885

21,977,710

266,536,763

**113,921,977****396,082,648**

4,562,949,289

6,745,083,083

97,817,397

166,345,918

**4,660,766,686****6,911,429,001****7. Taxes and other amounts payable to the State**

	<b>Opening</b>	<b>Total payable in</b>	<b>The number was actually paid</b>	<b>Closing</b>
<b>a, Payable</b>				
VAT on local sales		8,092,619,189	8,092,619,189	
VAT on imports		302,286,084	302,286,084	
- Import, export tax		49,748,182	49,748,182	
- Income tax from enterprise	-309,623,830			-309,623,830
- Personal income tax	125,247,067	1,394,830,795	1,342,733,084	177,344,778
- Environmental protection and other				
- Land and house tax, land lease	386,986,962	280,256,703		667,243,665
<b>Total</b>	<b>202,610,199</b>	<b>10,119,740,953</b>	<b>7,375,977,725</b>	<b>534,964,613</b>
<b>b, Receivable</b>				
VAT on imports				
- Income tax from enterprise				
<b>Total</b>				



**NOTES TO THE FINANCIAL STATEMENT**

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**8. Increase or decrease in tangible fixed assets :**

Description	Buildings and Architecture	Machinery and equipment	Transportation and transmit instrument	Instruments, tools for management	Total
<b>Cost of fixed assets</b>					
Opening	127,400,602,344	250,309,829,561	18,300,888,939	16,763,445,524	412,774,766,368
Increases in year		1,512,517,110			1,512,517,110
- New purchase		1,512,517,110			1,512,517,110
- Finished construction					
- Others					
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	127,400,602,344	251,822,346,671	18,300,888,939	16,763,445,524	414,287,283,478
<b>Accumulated depreciation</b>					
Opening	72,912,441,592	176,417,000,779	13,689,870,350	8,929,358,172	271,948,670,893
- Charge for the year	915,526,379	3,461,021,363	186,805,440	338,231,169	4,901,584,351
- Accumulated depreciation increased					
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	73,827,967,971	179,878,022,142	13,876,675,790	9,267,589,341	276,850,255,244
<b>Net book value</b>					
- Opening	54,488,160,752	73,892,828,782	4,611,018,589	7,834,087,352	140,826,095,475
- Closing	53,572,634,373	71,944,324,529	4,424,213,149	7,495,856,183	137,437,028,234

- Original cost of fixed assets at end of year and still in use: 154.804.580.999 VND



**NOTES TO THE FINANCIAL STATEMENT**

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**9. Increase or decrease in intangible fixed assets :**

Description	Computer software	Other intangible fixed assets	Copyrights, patents	Trademarks	Total
<b>Cost of fixed assets</b>					
Opening	4,505,881,498	134,052,500			4,639,933,998
- New purchase					
- Others					
- Liquidation					
- Others					
Closing	4,505,881,498	134,052,500			4,639,933,998
<b>Accumulated depreciation</b>					
Opening	3,739,242,885	134,052,500			3,873,295,385
- Charge for the year	61,475,271				61,475,271
- Accumulated depreciation increased					
- Liquidation					
- Others					
Closing	3,800,718,156	134,052,500			3,934,770,656
<b>Net book value</b>					
- Opening	766,638,613				766,638,613
- Closing	705,163,342				705,163,342

**10. Investments in joint ventures, associates**

TOYOTA BOSHOKU HA NOI Limited liability

Xuan Hoa Elevator Joint Stock Company

Demy furniture joint stock company

Xuan Hoa Power Joint Stock Company

**Total**

<u>Ending balance</u>	<u>Beginning balance</u>
16,336,701,068	16,336,701,068
3,800,000,000	3,800,000,000
3,800,000,000	3,800,000,000
3,400,000,000	3,400,000,000
<b>27,336,701,068</b>	<b>27,336,701,068</b>

**11. Other payables**

a) Short - term

- Redundant assets pending ;

- Funding for the union ;

- Social Insurance ;

- Discount sales

- Annual target bonus

- Dividends and profits to pay ;

- Accounts payable , other payable .

**Total**

<u>Ending balance</u>	<u>Beginning balance</u>
104,085,000	
68,701,824	68,701,824
2,600,124,423	1,447,324,344
197,655,825	1,066,343,607
121,926,000	228,611,000
970,406,168	1,221,438,548
<b>4,062,899,240</b>	<b>4,032,419,323</b>



**NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2025

**12. Equity**

## a) The table of comparison volatility of equity

Note	The item under equity			
	Invested by owners	Profit after tax distribution	Treasury shares	Total
<b>Date 1/1/ 2024</b>	<b>210,965,000,000</b>	<b>103,450,828,627</b>	<b>- 100,000,000</b>	<b>314,315,828,627</b>
- Profits of the year		51,470,360,428		51,470,360,428
- Setting aside reward and welfare funds	-	2,000,000,000	-	2,000,000,000
<b>Date 30/09/ 2024</b>	<b>210,965,000,000</b>	<b>152,921,189,055</b>	<b>- 100,000,000</b>	<b>363,786,189,055</b>
<b>Date 1/1/ 2025</b>	<b>210,965,000,000</b>	<b>154,351,901,380</b>	<b>- 100,000,000</b>	<b>365,216,901,380</b>
- Profits of the year		65,001,871,489		65,001,871,489
- Setting aside reward and welfare funds	-	4,000,000,000	-	4,000,000,000
Dividends payable to shareholders according to the Resolution of the General Meeting (*)	-	21,086,500,000	-	21,086,500,000
<b>Date 30/09/ 2025</b>	<b>210,965,000,000</b>	<b>194,267,272,869</b>	<b>- 100,000,000</b>	<b>405,132,272,869</b>

## b) Details of the owner's investment capital

	Proportion (%)	1/1/ 2025	Proportion (%)	30/9/ 2025
VAC Viet Nam JSC	25.73	54,270,000,000	25.73	54,270,000,000
Bao Viet Fund Managerment LLC	11.37	24,000,000,000	11.37	24,000,000,000
Mr Nguyễn Việt Anh	8.36	17,630,430,000	8.36	17,630,430,000
Mr Nguyễn Hoàng Hải	11.33	23,902,820,000	11.33	23,902,820,000
Mr Lê Tú Anh	6.21	13,100,110,000	6.21	13,100,110,000
Mrs Trần Thị Thu Hà	8.13	17,153,960,000	8.13	17,153,960,000
Mrs Nguyễn Thị Minh Hiền	5.89	12,430,230,000	5.89	12,430,230,000
Other shareholders	22.93	48,377,450,000	22.93	48,377,450,000
Treasury shares	0.05	100,000,000	0.05	100,000,000
<b>Total</b>	<b>100.00</b>	<b>210,965,000,000</b>	<b>100.00</b>	<b>210,965,000,000</b>

## c) Shares

Ending balance      Beginning balance



**XUAN HOA VIETNAM JSC**

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

For the accounting period of Quarter 2/2025 (From July 1, 2025 to September 30, 2025)

Form No. B09-DN

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Quarter 3 of 2025

- The number of registered shares issued	21,096,500	21,096,500
- Number of shares sold to the public	21,096,500	21,096,500
+ Common Stock	21,096,500	21,096,500
+ Preferred stock ( type classified as equity )		
- Number of shares acquired ( treasury shares )	10,000	10,000
+ Common Stock	10,000	10,000
+ Preferred stock ( type classified as equity )		
- Number of shares in issue	21,086,500	21,086,500
+ Common Stock	21,086,500	21,086,500
+ Preferred stock ( type classified as equity )		
* <i>Par value of shares outstanding : (VND/shares)</i>	10,000	10,000

**13. Loans**

	<u>Ending balance</u>	<u>Beginning balance</u>
<b>a) Short-term loans</b>	<b>138,432,474,204</b>	<b>166,760,430,631</b>
Shinhan Bank	24,737,445,046	33,559,983,416
Viettinbank	51,730,481,506	69,044,462,964
Vietcombank		29,680,221,964
Agri bank	47,506,321,283	34,475,762,287
BIDV bank	14,458,226,369	
<b>b) Current portion of long-</b>	<b>2,190,000,000</b>	<b>4,780,501,720</b>
Viettinbank	2,190,000,000	4,780,501,720
<b>b) Long-term loans</b>	<b>24,130,257,695</b>	<b>30,700,257,695</b>
Viettinbank	24,130,257,695	30,700,257,695
<b>Total</b>	<b>164,752,731,899</b>	<b>202,241,190,046</b>

**VII . Additional information for items presented in the report on results of operations**

<b>14. Total revenue from sales and services</b>	<u><b>Ending balance</b></u>	<u><b>Beginning balance</b></u>
a) Revenue		
- Sales of goods ;	366,559,481,726	402,213,081,190
<b>Total</b>	<b>366,559,481,726</b>	<b>402,213,081,190</b>

<b>15. The deduction from revenue</b>	<u><b>Ending balance</b></u>	<u><b>Beginning balance</b></u>
Among them :		
- Commercial discounts ;	7,326,377,672	6,288,440,774
- Goods sold are returned ;		



**NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2025

<b>Total</b>	<b>7,326,377,672</b>	<b>6,288,440,774</b>
<b>16. Cost of goods sold</b>	<b><u>Ending balance</u></b>	<b><u>Beginning balance</u></b>
- Cost of products, goods sold ;	305,670,562,536	335,858,683,250
<b>Total</b>	<b>305,670,562,536</b>	<b>335,858,683,250</b>
<b>17. Revenue from financing activities</b>	<b><u>Ending balance</u></b>	<b><u>Beginning balance</u></b>
- Interest on deposits , loans	68,270,131	6,754,472
- Dividends and profits are distributed	62,898,786,628	50,513,740,715
- Interest, exchange rate differences	1,267,973,219	1,161,371,746
<b>Total</b>	<b>64,235,029,978</b>	<b>51,681,866,933</b>
<b>18. Financial expenses</b>	<b><u>Ending balance</u></b>	<b><u>Beginning balance</u></b>
- Loan interest ;	7,327,483,245	14,084,843,416
- Payment discount , deferred sales rate ;	271,317,848	285,231,442
- Loss from disposal of financial investments ;	308,047,386	31,700,271
- Loss of exchange rate differences ;		
- Other financial expenses .		
<b>Total</b>	<b>7,906,848,479</b>	<b>14,401,775,129</b>
<b>19. Income tax expense Current</b>	<b><u>Ending balance</u></b>	<b><u>Beginning balance</u></b>
- The cost of corporate income tax calculated on the taxable income of the current year	235,673,512	111,015,189
- Total income tax expense Current	235,673,512	111,015,189
<b>20. Basic earnings per share</b>	<b><u>Ending balance</u></b>	<b><u>Beginning balance</u></b>
Net profit after tax	65,001,871,489	51,470,360,428
Number of shares sold to the public	21,086,500	21,086,500
Profit from basic shares	3,083	2,441
<b>21. Comparative data</b>		

Comparative figures of the Balance Table sheet are figures on the financial statements for the end in 31st-Dec-2024, comparative figures of the Income Statement and Cash Flow Statement are figures on the financial statements for the same period of the previous year. Some comparative figures on the financial statements have been restated to ensure comparability with figures of this period, in accordance with the provisions on preparing financial statements in Circular No. 200/2014/TT-BTC dated 22nd-Dec-2014 of the Ministry of Finance guiding the Enterprise Accounting Regime



XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

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Form No. B09-DN

Issued by No. 200/2014/TT-BTC of the  
Minister of Finance on 22/12/2014

**NOTES TO THE FINANCIAL STATEMENT**

Quarter 3 of 2025

Phu Tho, October 20th, 2025

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

General Director



Nguyen Anh Tuan