

THANH LE CORPORATION

No.: 3.0.2.../CV-TL

Form No. 01-A
SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, May 04, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market, Thanh Le Corporation hereby discloses Quarter 1/2026 financial statements to the Hanoi Stock Exchange as follows:

1. Organization name: Thanh Le Corporation.

- Stock code: TLP

- Address: No. 63, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City.

- Tel: 0274 3829534

Fax: 0274 3824112

- Email: contact@thalexim.vn

Website: thalexim.vn

2. Contents of disclosure:

- Quarter 1/2026 financial statements:

☒ Separate financial statements (for listed companies without subsidiaries or with dependent accounting units under a superior accounting entity);

☒ Consolidated financial statements (for listed companies with subsidiaries);

☐ Combined financial statements (for listed companies with dependent accounting units operating under a separate accounting system)

- Cases requiring explanation:

+ The auditing firm issued a qualified, or disclaimer opinion on the financial statements (for reviewed/audited financial statements...):

☐ Yes

☐ No

Explanation document required if applicable:

☐ Yes

☐ No

+ Net profit after tax in the reporting period differs by 5% or more before and after the audit, shifts from loss to profit or vice versa (for audited financial statements):

☐ Yes

☐ No

Explanation document required if applicable:

☐ Yes

☐ No

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

☒ Yes

☐ No

Explanation document required if applicable:

☒ Yes

☐ No



+ Net profit after tax in the reporting period records a loss, changing from profit in the same period of the previous year to a loss in the current period or vice versa:

☐ Yes

☒ No

Explanation document required if applicable:

☐ Yes

☐ No

This information has been published on the company's website on May 04, 2026, at the following link: thalexim.vn

Attachments:

- Quarter 1/2026 financial statements;
- Explanation documents.

Organization Representative

Legal representative/ Authorized disclosure officer

(Signature, full name, title, seal) 

GENERAL DIRECTOR



Pham Thi Bang Trang



Nội dung dịch sang tiếng Anh chỉ sử dụng cho mục đích thông tin và không dùng thay thế cho nội dung tiếng Việt. Trong trường hợp có sự mâu thuẫn giữa nội dung tiếng Việt và nội dung tiếng Anh, nội dung tiếng Việt sẽ được ưu tiên áp dụng.

The English translation is for informational purposes only and is not a substitute for the Vietnamese version. In case of any discrepancy between the Vietnamese and English version, the Vietnamese version shall prevail.

THANH LE CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: **3.0.3**.../CV-TL

Ho Chi Minh City, May 04, 2026

Re: Explanation of the fluctuations
in profit after corporate income tax
in the separate financial statements
for Quarter 1 2026 compared to
Quarter 1 2025.

To:

- State Securities Commission;
- Hanoi Stock Exchange.

1. Organization name: Thanh Le Corporation.
 - Stock code: TLP
 - Head office address: No. 63, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City.
 - Tel: (0274) 3829 535 Fax: (0274) 3829 533
 - Person in charge of information disclosure: Ms. Pham Thi Bang Trang.
 - Position: General Director.

2. Contents of disclosure: Explanation of the fluctuations in net profit after corporate income tax in the separate financial statements for Quarter 1 2026 compared to Quarter 1 2025: profit after corporate income tax in the reporting period was 30,97 billion VND, an increase of 455,35% compared to Quarter 1 2025, primarily due to the following reasons: selling prices of petroleum increased in line with global oil price fluctuations compared to Quarter 1 2025, leading to a 15,27% increase in net revenue; the cost of goods sold increased by 14,55%, which was lower than the growth rate of revenue, resulting in a 38,81% increase in gross profit and making the profit after corporate income tax increase by 455,35% compared to the same period.

3. Type of information disclosure: ☐ Periodic ☒ Irregular ☐ Upon request

4. This information has been published on the official website www.thalexim.vn of Thanh Le Corporation.

We hereby affirm that the information disclosed above is accurate and we assume full legal responsibility for the content of the disclosed information.

Sincerely.

Recipients:

- As stated above;
- Archived:
Administration,
Accounting.

ORGANIZATION REPRESENTATIVE
AUTHORIZED DISCLOSURE OFFICER  **GENERAL DIRECTOR**

Pham Thi Bang Trang

Nội dung dịch sang tiếng Anh chỉ sử dụng cho mục đích thông tin và không dùng thay thế cho nội dung tiếng Việt. Trong trường hợp có sự mâu thuẫn giữa nội dung tiếng Việt và nội dung tiếng Anh, nội dung tiếng Việt sẽ được ưu tiên áp dụng.

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SOCIALIST REPUBLIC OF VIETNAM
INDEPENDENCE – FREEDOM – HAPPINESS

THANH LE CORPORATION
THALEXIM

FINANCIAL STATEMENTS

Quarter 01/2026

— 80 03 —

Recipient:
Date received:



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CHIEF ACCOUNTANT



Nguyen Ngoc Quynh Giao

May 04, 2026
GENERAL DIRECTOR



Pham Thi Bang Trang

STATEMENT OF FINANCIAL POSITION

As of March 31, 2026

Unit: Vietnamese Dong

Items	Codes	Notes	End of quarter	Beginning of the year
ASSETS				
A- CURRENT ASSETS	100		7.120.120.542.336	6.662.167.115.953
I. Cash and cash equivalents	110	V.1	1.435.725.556.735	1.737.714.139.612
1. Cash	111		387.220.556.735	704.209.139.612
2. Cash equivalents	112		1.048.505.000.000	1.033.505.000.000
II. Short-term financial investments	120		-	-
1. Investment in securities	121		-	-
2. Provisions for impairment of securities	122		-	-
3. Held-to-maturity investment	123	V.2.1	-	-
III. Short-term receivables	130		1.851.631.826.842	2.280.381.110.160
1. Short-term receivables from customers	131	V.3.1	1.418.562.688.220	2.056.126.586.415
2. Advances to suppliers	132	V.4.1	226.681.889.230	10.915.276.753
3. Short-term internal receivables	133			-
4. Receivables according to progress of construction contracts	134			-
5. Other short-term receivables	135	V.4.1	212.035.949.770	218.987.947.370
6. Provision for doubtful receivables (*)	136	V.4.1	(5.648.700.378)	(5.648.700.378)
7. Pending assets awaiting resolution	137		-	-
IV. Inventories	140	V.5	3.774.486.430.242	2.624.259.735.912
1. Inventories	141		3.774.486.430.242	2.624.259.735.912
2. Provision for decline in value of inventories (*)	142		-	-
V. Other current assets	160		58.276.728.517	19.812.130.269
1. Short-term deferred expenses	161	V.11.1	5.092.456.053	6.241.252.745
2. Deductible VAT	162	V.6.1	38.939.685.810	176.566.149
3. Taxes and other receivables from the State	163	V.6.2	14.244.586.654	13.394.311.375
4. Government bond repurchase agreements	164		-	-
5. Other current assets	165			
B. NON-CURRENT ASSETS	200		2.366.008.797.173	2.331.641.006.142
I. Long-term receivables	210		21.020.000.000	20.000.000.000
1. Long-term receivables from customers	211	V.3.2	-	-
2. Long-term advances to suppliers	212	V.4.2	-	-
3. Capital allocated to subsidiaries	213		-	-
4. Long-term internal receivables	214		-	-
5. Other long-term receivables	215	V.4.2	21.020.000.000	20.000.000.000
6. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		754.074.291.654	759.088.616.519
1. Tangible fixed assets	221	V.7	566.189.685.456	569.416.222.130
- Original cost	222		1.593.512.785.499	1.579.854.155.238
- Accumulated depreciation (*)	223		(1.027.323.100.043)	(1.010.437.933.108)
2. Finance lease fixed assets	224		-	-
- Original cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.8	187.884.606.198	189.672.394.389
- Original cost	228		297.320.315.399	297.320.315.399
- Accumulated depreciation (*)	229		(109.435.709.201)	(107.647.921.010)
III. Investment real estate	240	V.9	291.228.677.764	291.798.594.250
- Original cost	241		337.862.578.075	337.862.578.075
- Accumulated depreciation (*)	242		(46.633.900.311)	(46.063.983.825)
IV. Long-term unfinished assets	250		383.016.874.375	344.591.807.081

Items	Codes	Notes	End of quarter	Beginning of the year
1. Unfinished production and business costs	251	V.10.1	68.481.743.817	47.131.030.447
2. Unfinished basic construction costs	252	V.10.2	314.535.130.558	297.460.776.634
V. Long-term financial investments	260		910.625.707.872	910.625.707.872
1. Investment in subsidiaries	261	V.2.2	616.229.963.381	616.229.963.381
2. Investment in associates and joint ventures	262	V.2.3	294.395.744.491	294.395.744.491
VI. Other long-term assets	270		6.043.245.508	5.536.280.420
1. Long-term deferred expenses	271	V.11.2	6.043.245.508	5.536.280.420
TOTAL ASSETS (280=100+200)	280		9.486.129.339.509	8.993.808.122.095
C. LIABILITIES	300		7.066.866.967.655	6.605.519.362.725
I. Current liabilities	310		6.774.437.127.415	6.319.926.224.655
1. Short-term payables to suppliers	311	V.14.1	1.826.360.619.033	469.558.363.829
2. Short-term advances from customers	312	V.16.1	205.236.009.298	43.226.436.155
3. Dividends and profits payable	313	V.16.2	151.162.290	151.363.120
4. Short-term taxes and other payables to the State Budget	314	V.13	157.684.243.156	268.199.007.226
5. Payables to employees	315	V.16.3	5.910.351.830	5.947.465.445
6. Short-term accrued expenses	316	V.15.1	1.932.220.569	8.513.698.137
7. Short-term internal payables	317		-	-
8. Payables according to the progress of construction contract schedules	318		-	-
9. Short-term unearned revenue	319	V.18.1	104.500.431	-
10. Other short-term payables	320	V.16.5	9.033.704.015	8.411.082.275
11. Short-term borrowings and finance lease liabilities	321	V.12	4.334.036.120.908	5.119.326.002.538
12. Provision for short-term payables	322		-	-
13. Bonus and welfare funds	323	V.16.4	4.952.177.313	4.952.177.313
14. Price stabilization fund	324	V.17	229.036.018.572	391.640.628.617
15. Government bond repurchase agreements	325		-	-
II. Non-current liabilities	330		292.429.840.240	285.593.138.070
1. Long-term payables to suppliers	331	V.14.2	22.024.200.000	22.024.200.000
2. Long-term advances from customers	332	V.16.6		-
3. Long-term taxes and other payables to the State Budget	333			
4. Long-term accrued expenses	334	V.15.2	-	-
5. Internal payables on capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term unearned revenue	337	V.18.2	229.747.677.083	219.352.501.016
8. Other long-term payables	338	V.16.7	20.331.750.157	20.411.654.054
9. Long-term borrowings and finance lease liabilities	339	V.19	20.326.213.000	23.804.783.000
D-OWNER'S EQUITY	400	V.20	2.419.262.371.854	2.388.288.759.370
1. Owner's equity	411		2.366.000.000.000	2.366.000.000.000
- Ordinary shares with voting rights	411a		2.366.000.000.000	2.366.000.000.000
- Preferred shares	411b		-	-
2. Treasury shares (*)	415		(243.800.000)	(243.800.000)
3. Development investment fund	418		34.930.566.439	34.930.566.439
4. Undistributed profit after tax	420		18.575.605.415	(12.398.007.069)
- Accumulated undistributed post-tax profits from prior periods	420a		(12.398.007.069)	(105.479.443.111)
- Undistributed post-tax profits for the current period	420b		30.973.612.484	93.081.436.042
TOTAL EQUITY AND LIABILITIES (440=300+400)	440		9.486.129.339.509	8.993.808.122.095

Preparer

Chief Accountant

May 04, 2026

General Director

Tran Ngoc Dan Thao

Nguyen Ngoc Quynh Giao

General Director

Pham Thi Bang Trang

Company Name: THANH LE CORPORATION
Address: 63, Yersin Street, Thu Dau Mot Ward, Ho Chi Minh City

Form No. B02 - DN
(Issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance)

INCOME STATEMENT
Quarter 1/2026

Items	Codes	Notes	This Quarter (Current Year)	This Quarter (Previous Year)
1. Sales and service revenue	01		5.949.527.805.519	5.161.573.809.421
2. Deductions from revenue	02			
3. Net revenue from sales and service provision (10 = 01 - 02)	10	VI.21	5.949.527.805.519	5.161.573.809.421
4. Cost of goods sold	11	VI.22	5.738.542.982.516	5.009.578.048.369
5. Gross profit from sales and service provision (20=10-11)	20		210.984.823.003	151.995.761.052
6. Gains/losses from sales and disposal of investment properties	21			
7. Financial income	22	VI.23	12.527.307.028	9.654.340.361
8. Financial expenses	23	VI.24	70.043.717.529	64.708.660.926
- Including: Interest expense	24		63.851.645.578	50.966.356.631
9. Selling expenses	25	VI.25	94.715.471.595	67.869.681.270
10. General and administrative expenses	26	VI.26	21.296.132.044	21.834.085.040
11. Net profit from business activities {30=20+21+22-(23+25+26)}	30		37.456.808.863	7.237.674.177
12. Other income	31	VI.27	1.853.173.875	956.798.746
13. Other expenses	32	VI.28	592.967.133	2.617.186.899
14. Other profits (40=31-32)	40		1.260.206.742	(1.660.388.153)
15. Total accounting profit before tax (50=30+40)	50		38.717.015.605	5.577.286.024
16. Current corporate income tax expense	51	VI.29	7.743.403.121	-
17. Deferred corporate income tax expense	52	VI.30		-
18. Profit after corporate income tax (60=50-51-52)	60		30.973.612.484	5.577.286.024

Preparer

Chief Accountant

May 04, 2026
General Director



Tran Ngoc Dan Thao

Nguyen Ngoc Quynh Giao

Pham Thi Bang Trang

CASH FLOW STATEMENT

(By direct method)

Quarter 1/2026

Unit: Vietnamese Dong

Items	Code	Notes	Quarter 1/2026	Quarter 1/2025
1	2	3	4	5
I. Cash flow from operating activities				
1. Cash received from sales of goods, services, and other revenues	01		7.035.957.688.843	6.227.275.126.376
2. Cash paid to suppliers of goods and services	02		(5.510.678.460.484)	(5.604.210.405.165)
3. Cash paid to employees	03		(33.056.037.171)	(26.880.650.114)
4. Cash paid for loan interest	04		(70.063.535.712)	(55.002.390.505)
5. Corporate income tax paid	05		(8.593.678.400)	
6. Other cash receipts from operating activities	06		209.454.524.212	26.005.172.369
7. Other cash payments for operating activities	07		(1.227.429.915.539)	(807.320.524.735)
Net cash flow from operating activities	20		395.590.585.749	(240.133.671.774)
II. Cash flow from investing activities				
1. Cash paid for the purchase and construction of fixed assets and other long-term assets	21		(56.543.968.217)	(7.931.523.081)
2. Cash received from the sale and disposal of fixed assets and other long-term assets	22		115.636.423.720	46.675.796.500
3. Cash paid for loans, and purchase of debt instruments of other entities	23			
4. Cash received from loan repayments, and sale of debt instruments of other entities	24			
5. Cash paid for investments in other entities	25			
6. Cash received from divestment in other entities	26			
7. Interest, dividends, and profits received	27		27.120.749.389	22.062.558.199
Net cash flow from investing activities	30		86.213.204.892	60.806.831.618
III. Cash flows from financing activities				
1. Cash received from share issuance and capital contributions from owners	31			-
2. Cash paid for capital withdrawal, and purchase of treasury shares	32			-
3. Cash received from borrowings	33		5.822.458.174.116	5.968.420.471.165
4. Cash paid for principal loan repayments	34		(6.606.250.346.804)	(5.279.532.340.681)
5. Cash paid for finance lease liabilities	35			
6. Dividends and profits paid to owners	36		(200.830)	(7.281.845)
Net cash flow from financing activities	40		(783.792.373.518)	688.880.848.639
Net cash flow during the period (50 = 20+30+40)	50		(301.988.582.877)	509.554.008.483
Cash and cash equivalents at the beginning of the period	60		1.737.714.139.612	1.263.099.099.951
Effect of foreign exchange rate changes	61			-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	VII.34	1.435.725.556.735	1.772.653.108.434

Preparer

Chief Accountant

May 04, 2026
General Director

Nguyen Huyen Phuong

Nguyen Ngoc Quynh Giao

Pham Thi Bang Trang



NOTES TO FINANCIAL STATEMENTS

Quarter 1/2026

I. Characteristics of the company's operations

1. **Ownership structure:** Joint-stock company

2. **Business sector, industry**

Import and export of petroleum products; trading of petroleum raw materials and fuels; refining and processing of petroleum; real estate business, leasing office spaces, conference rooms, meeting rooms, organizing conferences and seminars, warehouse and factory leasing; entertainment and leisure business; trading of construction materials, stones, sand, and gravel; investment, construction, and operation of infrastructure for industrial zones, residential areas, and urban areas, including worker housing; food and beverage service business.

3. **Normal business cycle:** 12 months

4. Business operations during the fiscal year affecting the financial statements

5. **Company structure**

- List of subsidiaries

	Company's ownership percentage
Binh Duong Urban Works One Member LLC	100,00%
61-05D Vehicle Inspection LLC	100,00%
Binh Duong Petroleum LLC	80,00%
An Son Binh Duong Logistics LLC	60,00%
Binh Duong Water and Land Transport LLC	57,97%
Thanh Le Production and Business JSC	56,84%

- List of joint venture and associate companies

	Company's ownership percentage
Binh Duong Agriculture and Forestry JSC	35,02%
Binh Duong Materials and Construction JSC	25,00%

- List of dependent units without legal entity status

Ho Chi Minh City Branch of Thanh Le Corporation	No. 102, Nguyen Du Street, Sai Gon Ward, HCMC.
An Giang Province Branch of Thanh Le Corporation	No. 493/43, Tran Hung Dao Street, Binh Duc Ward, An Giang Province.
Thua Thien Hue Branch of Thanh Le Corporation	Hamlet 1B, Phu Bai Ward, Hue City.

Binh Phuoc Province Branch of Thanh Le Corporation	Nation Road 14, Nha Bich Ward, Dong Nai.
Dak Lak Province Branch of Thanh Le Corporation	No. 463 Nguyen Van Cu Street, Tan Lap Ward, Dak Lak.
Hai Phong City Branch of Thanh Le Corporation	Dam Mam, Ha Doan 2 Area, Dong Hai Ward, Hai Phong City.
Thanh Le Water Park	Thu Dau Mot Ward, HCMC.
Gold Star Conference, Restaurant, and Hotel Center	Thu Dau Mot Ward, HCMC.
Chanh My Petroleum Depot	Thu Dau Mot Ward, HCMC.
VK 102-Thanh Le Petroleum Depot	Hamlet 6, Nha Be Ward, HCMC.
Song Than I-Binh Duong Industrial Park Management Board	Di An Ward, HCMC.
Petroleum retail station network (17 stations)	HCMC, Dong Nai Province.
Concrete Manufacturing Plant	Thuan An Ward, HCMC.
Binh Thang Petroleum Depot	Di An Ward, HCMC.
Thanh Le Conference and Event Organization Center	Phu Giao Hamlet, HCMC.

II. Accounting period and currency used in accounting

1. **Accounting period:** From January 1, 2026, to December 31, 2026
2. **Currency used in accounting:** Vietnamese Dong (VND)

III. Applicable accounting standards and system

1. Applicable accounting system: The company applies the Corporate accounting system issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.
2. The financial statements are presented on a historical cost basis and in accordance with Vietnamese Accounting Standards (VAS), the Vietnamese Accounting System, and other current accounting regulations in Vietnam.

IV. Accounting policies applied (in the case of a going concern)

1. Cash and cash equivalents:

Cash and cash equivalents include cash on hand, demand deposits, short-term investments with high liquidity, ease of conversion into cash, and low risk of value fluctuation.

2. Receivables and allowance for doubtful debts:

An allowance for doubtful debts is made for overdue receivables or receivables where the debtor is unlikely to repay due to liquidation, bankruptcy, or similar difficulties.

3. Inventory

- Inventory is determined based on the original cost. The original cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to obtain the inventory at its current location and condition.

Inventory valuation method : Weighted average, distinguishing between imported and domestically sourced goods.

Inventory accounting method : Perpetual inventory system.

4. Principles for recognition and depreciation of fixed assets and investment real estate

- Principles for recognition of fixed assets and investment real estate: Original cost.

In the balance sheet, fixed assets and investment real estate are reflected under three criteria: Original Cost, Accumulated Depreciation, and residual value.

➤ Depreciation of fixed assets and investment real estate:

Fixed assets are depreciated using the straight-line method over their estimated useful lives, in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance. Based on asset usage and business conditions, the Corporation determined the depreciation periods for groups of fixed assets in 2019 as follows:

Tangible fixed assets:

- | | |
|---|---------|
| - Permanent buildings | 25 - 50 |
| - Factories, warehouses, and other architectural structures | 5 - 20 |
| - Machinery, information equipment, electronics, IT devices, and management tools | 3 - 15 |
| - Transportation vehicles | 6 - 15 |
| - Other fixed assets | 3 - 10 |

Intangible fixed assets and investment properties:

Both are initially recognized at historical cost. During the period of holding for capital appreciation or operating lease, investment properties are recognized at cost, accumulated depreciation, and net book value. Depreciation of investment properties is calculated and charged in the same manner as other fixed assets of the Company.

Land use rights: The depreciation period corresponds to the duration of land use rights granted to the enterprise.

5. Principles for recognition of financial investments

Financial investments, including securities, short-term investments, and long-term investments, are recognized at their original cost.

6. Principles for recognition and capitalization of borrowing costs

Borrowing costs are recognized and allocated to production, business, or asset construction costs, including interest expenses and other costs incurred during the borrowing process.

Principles for recognition and capitalization of other costs

- Prepaid expenses (short-term and long-term): Include expenses for rent, insurance, tools, packaging, and repair costs.
- Prepaid expenses are recognized as business production costs whose utility extends over multiple accounting periods and are gradually allocated to production costs.
- Allocation method: Straight-line method based on the estimated useful life.

7. Principles for recognition of accrued expenses

- Accrued expenses, including major repair costs, are recognized based on reasonable estimates of amounts payable for goods and services consumed during the period.

8. Construction in progress costs

- Assets under construction for production, rental, management, or other purposes are recognized at their historical cost. These costs include service fees and borrowing costs in accordance with the Corporation's accounting policies. Depreciation for such assets begins once they are ready for use and is applied in the same manner as other assets.

9. Principles and methods for recognizing revenue

Sales revenue:

- Revenue from sales of goods is recognized when the majority of the risks and benefits associated with ownership of the goods have been transferred to the buyer; the company no longer retains control or managerial involvement over the goods; the revenue can be reliably measured; the company has collected or is likely to collect economic benefits from the sales transaction; and the costs related to the sales transaction can be determined.

Service revenue:

- Revenue from service transactions is recognized when the outcome of the transaction can be reliably estimated; it is probable that economic benefits from the service transaction will be collected; the portion of work completed by the balance sheet date can be determined; and the costs incurred and those necessary to complete the service transaction can be identified.
- For service transactions spanning multiple periods, revenue is recognized in each period based on the portion of work completed by the balance sheet date of that period. When the transaction outcome cannot be reliably determined, revenue is recognized only to the extent of the costs incurred that are recoverable.
- Revenue and expenses related to the same transaction must be recognized simultaneously based on the matching principle.

Revenue from financial activities:

- Revenue from financial activities is recognized when it is probable that economic benefits will be collected and the revenue can be reliably measured.

Principles and methods for recognizing corporate income tax (CIT) expenses

- Current CIT expense represents the total value of current taxes payable and deferred taxes, determined based on taxable income and the applicable CIT rate for the current year.
- Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatment, as well as adjustments for income and expenses that are non-taxable or non-deductible.

V. Additional information for items presented in the Statement of Financial Position:

	End of quarter	Beginning of year
1. Cash and cash equivalents		
- Cash	387.220.556.735	704.209.139.612
- Cash equivalents	1.048.505.000.000	1.033.505.000.000
Total	1.435.725.556.735	1.737.714.139.612
2. Financial investments		
2.1 Short-term financial investments	-	-
2.2 Investment in subsidiaries	616.229.963.381	616.229.963.381
2.3 Investment in associates	294.395.744.491	294.395.744.491
3. Receivables from customers		
3.1 Short-term trade receivables	1.418.562.688.220	2.056.126.586.415
3.2 Long-term trade receivables	-	-
Other receivables		

4.			
4.1	Short-term other receivables	433.069.138.622	224.249.898.745
4.2	Long-term other receivables	21.020.000.000	20.000.000.000

5. Inventory

- Goods in transit	-	750.915.360.368
- Raw materials	265.952.017.453	65.721.196.350
- Tools and supplies:	11.750.000	11.750.000
- Work-in-progress costs	-	-
- Finished goods:	465.678.375.245	478.046.035.929
- Merchandise:	3.042.844.287.544	1.329.220.345.505
- Goods sent for sale:	-	-

Total	3.774.486.430.242	2.623.914.688.152
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6. Taxes and receivables from the State

6.1	Deductible VAT	38.939.685.810	176.566.149
6.2	Taxes and other state receivables	14.244.586.654	13.394.311.375

7. Increase and decrease of tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Transportation and transmission equipment	Tools and devices	Other tangible fixed assets	Total
Original cost of tangible fixed assets						
Beginning balance	1.145.419.328.059	210.276.585.859	215.574.291.919	7.022.597.780	1.561.351.621	1.579.854.155.238
- Purchased during period	-	261.000.000	83.333.333	-	-	344.333.333
- Completed construction investments	6.746.453.175	5.305.991.011	1.261.852.742	-	-	13.314.296.928
- Other increases	-	-	-	-	-	-
- Transferred to investment properties	-	-	-	-	-	-
- Liquidation, sale	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	1.152.165.781.234	215.843.576.870	215.919.477.994	7.022.597.780	1.561.351.621	1.593.512.785.499
Accumulated depreciation						
Beginning balance	721.887.958.137	135.778.529.430	146.217.304.768	5.212.083.488	1.342.057.285	1.010.437.933.108
- Depreciation during period	9.303.454.252	3.964.797.093	3.486.937.530	122.017.344	7.960.716	16.885.166.935
- Other increases	-	-	-	-	-	-
- Transferred to investment properties	-	-	-	-	-	-
- Liquidation, sale	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Ending balance	731.191.412.389	139.743.326.523	149.704.242.298	5.334.100.832	1.350.018.001	1.027.323.100.043
Remaining value of tangible fixed assets						
- At the beginning of the period	423.531.369.922	74.498.056.429	69.356.987.151	1.810.514.292	219.294.336	569.416.222.130
- At the end of the period	420.974.368.845	76.100.250.347	67.215.235.696	1.688.496.948	211.333.620	566.189.685.456

- Original cost of fully depreciated tangible fixed assets still in use at the end of the period: 101.143.914.766

8. Increase and decrease of intangible fixed assets

Items	Land use rights	Licenses and franchise rights	Copyrights, patents	Other intangible fixed assets	Total
Original cost of intangible fixed assets					
Beginning balance	294.514.208.399	-	2.806.107.000	-	297.320.315.399
- Purchases during the period	-	-	-	-	-
- Increase due to business consolidation					
- Other increases	-	-	-	-	-
- Liquidation, sale	-	-			-
- Other decreases	-	-			-
Ending balance	294.514.208.399	-	2.806.107.000	-	297.320.315.399
Accumulated Depreciation					
Beginning balance	107.519.223.641	-	128.697.369	-	107.647.921.010
- Depreciation during the period	1.711.935.516	-	75.852.675	-	1.787.788.191
- Other increases	-				
- Liquidation, sale	-	-			-
- Other decreases	-	-			
Ending balance	109.231.159.157	-	204.550.044	-	109.435.709.201
Remaining value of intangible fixed assets					
- At the beginning of the period	186.994.984.758	-	2.677.409.631	-	189.672.394.389
- At the end of the period	185.283.049.242	-	2.601.556.956	-	187.884.606.198

9. Increase and decrease of investment properties

Items	Beginning balance	Increases during the period	Decreases during the period	Ending balance
Original cost of investment properties				
	337.862.578.075	-	-	337.862.578.075
- Land use rights	281.104.376.155	-	-	281.104.376.155
- Buildings	56.758.201.920			56.758.201.920
- Buildings and land use rights				
- Infrastructure				
Cumulative depreciation value				
	46.063.983.825	569.916.486	-	46.633.900.311
- Land use rights	26.850.367.487	130.755.369	-	26.981.122.856
- Buildings	19.213.616.338	439.161.117		19.652.777.455
- Buildings and land use rights				
- Infrastructure				
Remaining value of investment properties				
	291.798.594.250	-	-	291.228.677.764
- Land use rights	254.254.008.668	-	-	254.123.253.299
- Buildings	37.544.585.582			37.105.424.465
- Buildings and land use rights				

10. Long-term unfinished assets		
Long-term unfinished production and business		
10.1 expenses	68.481.743.817	47.131.030.447
10.2 Long-term unfinished construction expenses	6.043.245.508	5.536.280.420
11. Prepaid expenses		
11.1 Short-term prepaid expenses	5.092.456.053	6.241.252.745
11.2 Long-term prepaid expenses	174.737.479.258	234.387.203.936
12. Short-term loans and debts		
- Short-term loans	4.334.036.120.908	5.119.326.002.538
- Long-term debts due	-	-
13. Taxes and state payables		
- Value-added tax	4.255.667.979	27.238.291.076
- Import value-added tax	46.187.024.511	38.533.799.847
- Special consumption tax	-	21.808.282.583
- Corporate income tax	-	-
- Personal income tax	28.467.732	148.335.896
- Import and export tax	-	6.675.101
- Land use tax and rent	-	-
- Environmental protection tax	107.213.082.934	180.463.622.723
- Business license tax	-	-
- Profits remitted to the budget and privatization	-	-
Total	157.684.243.156	268.199.007.226
14. Accounts payable to suppliers		
14.1 - Short-term payables to suppliers	1.826.360.619.033	469.558.363.829
14.2 - Long-term payables to suppliers	22.024.200.000	22.024.200.000
15. Accrued expenses		
15.1 - Other short-term accrued expenses	1.932.220.569	8.513.698.137
15.2 - Other long-term accrued expenses	-	-
16. Other payables and dues		
16.1 Short-term advances from customers	205.236.009.298	43.226.436.155
16.2 Dividends and profits payable	151.162.290	151.363.120
16.3 Payables to employees	5.910.351.830	5.947.465.445
16.4 Welfare reward fund	4.952.177.313	4.952.177.313
16.5 Other short-term payables		
- Trade union funds	-	-
- Social insurance	-	-
- Health insurance	-	-
- Unemployment insurance	-	-
- Other payables	9.033.704.015	8.411.082.275
16.6 Long-term advance payments from customers	-	-

16.7	Other long-term payables	20.331.750.157	20.411.654.054
	Total	245.615.154.903	83.100.178.362
17.	Gasoline price stabilization fund	229.036.018.572	391.640.628.617
18.	Unrealized revenue		
18.1	Short-term unrealized revenue	104.500.431	-
18.2	Long-term unrealized revenue	229.747.677.083	219.352.501.016
	Total	229.852.177.514	219.352.501.016
19.	Long-term loans and debts		
	- Bank loans	20.326.213.000	23.804.783.000
	- Bonds	-	-
	Total	20.326.213.000	23.804.783.000

20. Equity

Statement of changes in equity

No.	Criteria	Owner's investment	Other capital sources	Undistributed profit	Total
I	Beginning balance	2.366.000.000.000	34.686.766.439	(12.398.007.069)	2.388.288.759.370
1	- Capital increase during the period	-	-	-	-
2	- Profit during the period	-	-	30.973.612.484	30.973.612.484
3	- Other increases	-	-	-	-
4	- Capital decrease during the period	-	-	-	-
5	- Loss during the period	-	-	-	-
6	- Other decreases	-	-	-	-
II	Ending balance	2.366.000.000.000	34.686.766.439	18.575.605.415	2.419.262.371.854

Details of owner's investment

	End of quarter	Beginning of year
- Owner's equity	2.366.000.000.000	2.366.000.000.000
Total	2.366.000.000.000	2.366.000.000.000

Enterprise funds:

- Development investment fund	34.930.566.439	34.930.566.439
- Other equity funds	-	-
Total	34.930.566.439	34.930.566.439

VI | Supplementary information for the items presented in the Income statement

	This quarter this year	This quarter last year
21. Total sales revenue and service provision	5.949.527.805.519	5.161.573.809.421
22. Cost of goods sold	5.738.542.982.516	5.009.578.048.369

23. Financial activity revenue		
- Interest on deposits and loans	4.612.144.364	2.256.128.999
- Investment income from bonds, treasury bills, and promissory notes		
- Dividends and profit sharing	-	-
- Foreign exchange gains	7.915.162.664	7.398.211.362
- Other financial activities revenue	-	-
Total	12.527.307.028	9.654.340.361
24. Financial expenses		
- Loans interest	63.851.645.578	50.966.356.631
- Foreign exchange losses	6.192.071.951	13.742.304.295
- Other financial expenses	-	-
Total	70.043.717.529	64.708.660.926
25. Selling expenses		
- Employee expenses	28.561.186.529	23.663.564.461
- Material and packaging costs	402.388.687	309.122.225
- Equipment and supplies costs	303.848.067	364.895.513
- Depreciation of fixed assets	9.891.843.521	9.899.420.314
- Provision expenses	-	-
- Outsourced service costs	19.191.359.372	16.705.603.289
- Other expenses	36.364.845.419	16.927.075.468
Total	94.715.471.595	67.869.681.270
26. Administrative expenses		
- Employee expenses	11.534.826.014	9.088.234.696
- Material and packaging costs	215.770.840	170.628.191
- Equipment and supplies costs	59.313.778	360.201.408
- Depreciation of fixed assets	1.420.449.020	1.441.554.228
- Provision expenses	-	-
- Outsourced service costs	3.057.457.713	2.455.414.425
- Other expenses	5.008.314.679	8.318.052.092
Total	21.296.132.044	21.834.085.040
27. Other income		
- Income from electricity and water supply	558.649.915	386.104.803
- Other income	1.294.523.960	570.693.943
Total	1.853.173.875	956.798.746
28. Other expenses		
- Costs of electricity and water for tenants	509.811.488	285.782.892
- Other expenses	83.155.645	2.331.404.007
Total	592.967.133	2.617.186.899
29. Current corporate income tax expenses		
- Corporate income tax expenses based on taxable income for the current year	7.743.403.121	-

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- Adjustments for corporate income tax expenses
from previous years to current year tax expenses

Total **7.743.403.121**

30. Deferred corporate income tax expenses

- Deferred corporate income tax expenses arising
from temporary differences subject to tax

31. Production and business expenses by category

- Raw material and material costs	356.787.680.169	211.952.584.769
- Labor costs	-	-
- Depreciation of fixed assets	662.929.338	688.615.737
- Outsourced service costs	21.350.713.370	3.857.929.020
- Other expenses	-	-
Total	378.801.322.877	216.499.129.526

Preparer



Tran Ngoc Dan Thao

Chief Accountant



Nguyen Ngoc Quynh Giao

May 04, 2026
General Director



Pham Thi Bang Trang



Nội dung dịch sang tiếng Anh chỉ sử dụng cho mục đích thông tin và không dùng thay thế cho nội dung tiếng Việt. Trong trường hợp có sự mâu thuẫn giữa nội dung tiếng Việt và nội dung tiếng Anh, nội dung tiếng Việt sẽ được ưu tiên áp dụng.

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