

No. : 1704/2026/CV-SGI

Ho Chi Minh City, April 29, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: **Hanoi Stock Exchange**

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, SGI Holdings Investment JSC discloses financial statements for Quarter 1 of 2026 to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code : SGI
- Address : 47 Street 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City.
- Phone : (028) 3727 1140 Fax: (028) 3727 1143
- Email : info@saigon3group.com.vn Website: <https://saigon3group.com.vn>

2. Information disclosure content:

- Financial statements for Quarter 1 of 2026
 - ☐ Separate financial statements (for listed companies without or subsidiaries superior accounting units with dependent units);
 - ☒ Financial statements (for the listed company has subsidiaries);
 - ☐ General financial statements (for the listed company with dependent accounting units operating their own accounting systems)

- Cases that require explanation:

+ The auditing organization gave an opinion that was not an unqualified opinion on the financial statements (for the financial statements reviewed/audited in 2025):

☐ Yes ☐ No

Explanatory document is required in case “Yes” is selected:

☐ Yes ☐ No

+ Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa (for the financial statements reviewed /audited in 2025):

☐ Yes ☐ No

Explanatory document is required in case “Yes” is selected:

☐ Yes ☐ No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period of the previous year:

☒

Yes

☐

No

Explanatory document is required in case “Yes” is selected:

☒

Yes

☐

No

+ Profit after tax in the reporting period is lost, changing from profit in the same period last year to loss in this period or vice versa:

☐

Yes

☒

No

Explanatory document is required in case “Yes” is selected:

☐

Yes

☐

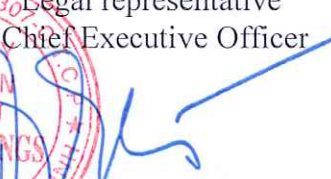

No

This information was published on the Company's website on April 29, 2026 at the link:
[https://saigon3group.com.vn/Quan hệ cổ đông/Báo cáo tài chính/](https://saigon3group.com.vn/Quan%20h%E1%BB%87%20c%E1%BB%99%20%C3%A0ng/B%C3%A0o%20c%C3%A0o%20t%C3%A0i%20ch%C3%ACnh/).

Attached documents:

- Financial statements for Quarter 1 of 2026.
- Explanatory document.

Organization representative
Legal representative
Chief Executive Officer



Nguyen Quoc Viet

FINANCIAL STATEMENTS

QUARTER 1 OF 2026

SGI HOLDINGS INVESTMENT JSC

SGI HOLDINGS INVESTMENT JSC

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SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first quarter of the financial year ending 31 December 2026

STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Items	Code	Note	Ending balance	Beginning balance
A- CURRENT ASSETS	100		1.341.331.482	1.620.613.492
I. Cash and cash equivalents	110		1.043.283.469	1.431.766.324
1. Cash	111		1.043.283.469	631.766.324
2. Cash equivalents	112		-	800.000.000
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123		-	-
4. Provision for held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments (*)	126		-	-
III. Short-term receivables	130		57.850.000	51.580.822
1. Short-term trade receivables	131		-	-
2. Short-term advances to suppliers	132		54.000.000	48.600.000
3. Short-term intercompany receivables	133		-	-
4. Receivables based on construction contract progress	134		-	-
5. Other short-term receivables	135		3.850.000	2.980.822
6. Provision for doubtful short-term receivables (*)	136		-	-
7. Shortages of assets pending resolution	137		-	-
IV. Inventories	140		-	-
1. Inventories	141		-	-
2. Provision for inventory obsolescence (*)	142		-	-
V. Short-term biological assets	150		-	-
1. Livestock for one-time harvest (short-term)	151		-	-
2. Seasonal crops or crops for one-time harvest (short-term)	152		-	-
3. Provision for impairment of short-term biological assets (*)	153		-	-
VI. Other short-term assets	160		240.198.013	137.266.346
1. Short-term deferred expenses	161		1.637.500	412.500
2. Deductible value-added tax (VAT)	162		238.560.513	136.853.846
3. Taxes and other receivables from the State	163		-	-
4. Repurchase transactions of Government bonds	164		-	-
5. Other short-term assets	165		-	-

SGI HOLDINGS INVESTMENT JSC

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INTERIM FINANCIAL STATEMENTS

For the first quarter of the financial year ending 31 December 2026

STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Items	Code	Note	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	200		1.217.066.353.078	1.216.458.724.175
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Investment in dependent units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		312.422.743	-
1. Tangible fixed assets	221		312.422.743	-
- Historical cost	222		322.600.000	-
- Accumulated depreciation (*)	223		(10.177.257)	-
2. Finance lease assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227		-	-
- Historical cost	228		-	-
- Accumulated amortisation (*)	229		-	-
III. Long-term biological assets	230		-	-
1. Livestock for recurring yield	231		-	-
a) Immature livestock for recurring yield	232		-	-
b) Mature livestock for recurring yield	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Livestock for one-time harvest (long-term)	236		-	-
3. Seasonal crops or crops for one-time harvest (long-term)	237		-	-
4. Provision for impairment of long-term biological assets (*)	238		-	-
IV. Investment property	240		-	-
- Historical cost	241		-	-
- Accumulated depreciation (*)	242		-	-
V. Long-term work in progress	250		-	-
1. Long-term work in progress of production and business	251		-	-
2. Construction in progress	252		-	-
VI. Long-term financial investments	260		1.216.456.373.485	1.216.456.373.485
1. Investments in subsidiaries	261		1.207.268.687.308	1.207.268.687.308
2. Investments in joint ventures and associates	262		71.500.989.000	71.500.989.000
3. Equity investments in other entities	263		-	-

SGI HOLDINGS INVESTMENT JSC

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INTERIM FINANCIAL STATEMENTS

For the first quarter of the financial year ending 31 December 2026

STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Items	Code	Note	Ending balance	Beginning balance
4. Provision for impairment of long-term investments in other entities (*)	264		(62.313.302.823)	(62.313.302.823)
5. Long-term held-to-maturity investments	265		-	-
6. Provision for held-to-maturity investments (*)	266		-	-
VII. Other non-current assets	270		297.556.850	2.350.690
1. Long-term prepaid expenses	271		297.556.850	2.350.690
2. Deferred income tax assets	272		-	-
3. Long-term equipment, materials and spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		1.218.407.684.560	1.218.079.337.667

C - LIABILITIES	300		278.234.140.117	271.984.043.834
I. Current liabilities	310		278.234.140.117	271.984.043.834
1. Short-term trade payables	311		348.850.000	9.600.000
2. Short-term advances from customers	312		-	-
3. Dividends and profit payable	313		29.826.400	7.810.400
4. Taxes and other payables to the State (short-term)	314		5.160.714	15.400.000
5. Payables to employees	315		-	-
6. Short-term accrued expenses	316		60.300.000	120.000.000
7. Short-term intercompany payables	317		-	-
8. Payables based on construction contract progress (short-term)	318		-	-
9. Short-term unearned revenue	319		-	-
10. Other short-term payables	320		16.190.003.003	11.331.233.434
11. Short-term borrowings and finance lease liabilities	321		261.600.000.000	260.500.000.000
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		-	-
14. Price stabilisation fund	324		-	-
15. Government bond repurchase transactions (repos)	325		-	-
II. Non-current liabilities	330		-	-
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Taxes and other payables to the State (long-term)	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intercompany payables relating to business capital	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338		-	-

SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first quarter of the financial year ending 31 December 2026

STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Items	Code	Note	Ending balance	Beginning balance
9. Long-term borrowings and finance lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-

D - OWNER'S EQUITY	400		940.173.544.443	946.095.293.833
1. Owner's Capital	411		754.647.000.000	754.647.000.000
- Ordinary shares with voting rights	411a		754.647.000.000	754.647.000.000
- Preference shares	411b		-	-
2. Share premium	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of owner's capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Revaluation surplus	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		-	-
9. Other owner's funds	419		-	-
10. Retained earnings	420		185.526.544.443	191.448.293.833
- Accumulated retained earnings up to the end of the previous period	420a		153.715.943.833	191.448.293.833
- Retained earnings for the current period	420b		31.810.600.610	-
TOTAL EQUITY AND LIABILITIES (440 = 300 + 400)	440		1.218.407.684.560	1.218.079.337.667

Ho Chi Minh City, 28 April 2026



Nguyen Hoang Tan
Prepared by



Nguyen Hoang Tan
Chief Accountant



Nguyen Quoc Viet
Chief Executive Officer (CEO)

SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first quarter of the financial year ending 31 December 2026

QUARTER I STATEMENT OF PROFIT OR LOSS FOR 2026

ITEMS	Code	Note	Current quarter	Corresponding quarter last year	Accumulated from the beginning of the year (Current year)	Accumulated from the beginning of the year (Previous year)
1. Revenue from sales and rendering of services	1				-	-
2. Deductions from revenue	2				-	-
3. Net revenue from sales and rendering of services (10 = 01 - 02)	10				-	-
4. Cost of goods sold	11	VL1			-	-
5. Gross profit from sales and rendering of services (20 = 10 - 11)	20	VL2			-	-
6. Gain/(loss) from sale and disposal of investment property	21				-	-
7. Financial income	22		39.108.946.603	76.783.722.642	39.108.946.603	76.783.722.642
8. Financial expenses	23	VL3	5.477.376.712	22.713.084.683	5.477.376.712	22.713.084.683
- Including: Interest expense	24		5.477.376.712	825.163.287	5.477.376.712	825.163.287
9. Selling expenses	25		-	-	-	-
10. General and administrative expenses	26		1.820.969.281	308.772.451	1.820.969.281	308.772.451
11. Operating profit (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		31.810.600.610	53.761.865.508	31.810.600.610	53.761.865.508
12. Other income	31				-	-
13. Other expenses	32				-	-
14. Other profit (40 = 31 - 32)	40				-	-
15. Accounting profit before tax (50 = 30 + 40)	50		31.810.600.610	53.761.865.508	31.810.600.610	53.761.865.508
16. Current corporate income tax expense	51				-	-
17. Deferred corporate income tax expense	52				-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		31.810.600.610	53.761.865.508	31.810.600.610	53.761.865.508
19. Basic earnings per share (*)	70				-	-
20. Diluted earnings per share (*)	71				-	-

Ho Chi Minh City, 28 April 2026

Nguyễn Hoàng Tân
Prepared byNguyễn Hoàng Tân
Chief AccountantNguyễn Quốc Việt
Chief Executive Officer (CEO)

SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first quarter of the financial year ending 31 December 2026

CASH FLOW STATEMENT Q1 OF THE YEAR 2026


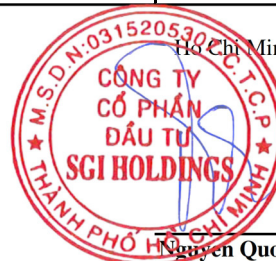
(Direct method)

ITEMS	Code	Note	Accumulated from the beginning of the year (Current year)	Accumulated from the beginning of the year (Previous year)
I. Cash flow from operating activities				
1. Receipt from sales, supplying services and other revenue	01		39.108.946.603	76.501.467.847
2. Payment for suppliers	02		(1.297.591.723)	(3.500.000)
3. Payment for employees	03		-	(45.900.000)
4. Payment for loan interest	04		-	-
5. Payment for income tax	05		-	(1.460.294.031)
6. Other receipt from operating activities	06		2.980.822	-
7. Other payment for operating activities	07		(39.302.818.557)	(76.564.946.292)
Net cash flow from operating activities	20		(1.488.482.855)	(1.573.172.476)
II. Cash flow from investment activities				
1. Payment for buying, building FAs and other assets	21		-	-
2. Receipt from liquidating, selling FAs and others	22		-	-
3. Payment for loaning, buying securities from other entities	23		-	(110.200.000.000)
4. Receipt from loaning, selling securities	24		800.000.000	110.200.000.000
5. Payment for investing in the other entities	25		-	-
6. Receipt from investment in other entities	26		-	-
7. Receipt from loan interest, dividend, divided profits	27		-	-
Net cash flow from investment activities	30		800.000.000	-
III. Cash flow from financial activities				
1. Receipt from issuing stocks, receiving owner's equity	31		-	-
2. Payment for owners' equities, buying back issued stocks	32		-	-
3. Receipt from short-term, long-term loans	33		1.100.000.000	221.900.000.000
4. Payment for original debt	34		-	(110.200.000.000)
5. Payment for debt (financial leasing)	35		-	-
6. Paid dividends, profits	36		-	-
Net cash flow from financial activities	40		1.100.000.000	111.700.000.000
Net cash flow in the period (50 = 20+30+40)	50		411.517.145	110.126.827.524
Cash on hand and beginning amount	60		631.766.324	1.099.478.520
The effect of changes in exchange rate	61		-	-
Cash on hand and closing amount (70 = 50+60+61)	70		1.043.283.469	111.226.306.044

Ho Chi Minh City, 28 April 2026


 Nguyen Hoang Tan
Preparer


 Nguyen Hoang Tan
Chief Accountant


 Nguyen Quoc Viet
Chief Executive Officer (CEO)


SGI HOLDINGS INVESTMENT JSC

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ending 31 December 2026

NOTES TO THE FINANCIAL STATEMENTS**For the first quarter of the financial year ended 31 December 2026****I. GENERAL INFORMATION****1. Ownership form**

SGI Holdings Investment JSC (hereinafter referred to as “the Company”) is a joint stock company.

2. Operating field

Operating field of the Company is servicing.

3. Principal business activities

Principal business activity of the Company is financial service support.

4. Normal operating cycle

The normal operating cycle of the Company is within 12 months.

5. Structure of the Company***Subsidiaries***

Subsidiaries	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Saigon 3 Capital Investment Company Limited	No. 06 Ho Tung Mau Street, Sai Gon Ward, Ho Chi Minh City	Financial service support	100,00%	100,00%	100,00%
Saigon Leather Joint Stock Company	No. 71/1 Quang Trung Street, An Hoi Tay Ward, Go Vap District, Ho Chi Minh City	Trading leather garments	99,99%	99,99%	99,99%
Saigon 3 Garment Joint Stock Company	No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City	Producing and trading garments; leasing offices and investing	99,76%	99,76%	99,76%
Ho Chi Minh City Medical Import Export Joint Stock Company	181 Nguyen Dinh Chieu, Xuan Hoa Ward, Ho Chi Minh City	Trading and import-export of pharmaceuticals, pharmaceutical ingredients, medical equipment, vaccines, biological products, testing chemicals, cosmetics, milk, nutritional products, and eyewear; providing import-export and customs declaration services; repairing and maintaining machinery and medical equipment; leasing warehouses and offices.	63,37%	63,37%	63,37%

6. Statement of information comparability on the Financial Statements

The corresponding figures of the previous year can be comparable with figures of the current year.

SGI HOLDINGS INVESTMENT JSC

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ending 31 December 2026

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese dong (VND) because transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance, in the preparation and presentation of the financial statements.

2. Statement of the compliance with the Accounting Standards and System

The Chief Executive Officer confirms that the Company has complied with the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance, in the preparation and presentation of the financial statements. in the preparation and presentation of the Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

3. Financial investments

Trading securities

Investments classified as trading securities are those held by the Company for the trading purpose with the aim of making profit.

Trading securities are recognized at original costs which include fair value of the payments made at the time of the transaction plus other costs attributable to transaction costs.

The time of recognizing trading securities is when the Company acquires the ownership, as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of acquiring official ownership as stipulated by law.

SGI HOLDINGS INVESTMENT JSC

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FINANCIAL STATEMENTS

For the fiscal year ending 31 December 2026

Interest of the periods prior to the acquisition of trading securities are deducted to the costs of such securities. Interest of the periods after the acquisition of such securities are recorded in the Company's financial income.

Provisions for devaluation of trading securities are made for each particular type of securities in the market of which the fair value is lower than original costs. The fair value of trading securities is determined as follows:

- For securities listed on the stock market: the closing price at the most recent trading date by the balance sheet date.
- For shares registered for trading on UPCOM by unlisted public companies and State-owned enterprises which are equitized in the form of public offering: the average reference price in the 30 most preceding trading days prior to the balance sheet date, disclosed by Stock Exchange.
- For shares listed on the stock market or shares registered for trading on Upcom without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: provision is made based on the losses of the investee at the rate equal to the difference between the actual capital invested by the owners and owner's equity as of the balance sheet date multiplying by the ownership rate over the total actual charter capital invested.

Increases/decreases in the provisions for devaluation of trading securities as of the balance sheet date are recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. The costs are determined in accordance with the mobile weighted average method.

Loans

Loans are measured at costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.

Investments in subsidiaries, associate

Subsidiary

Subsidiary is an entity that is controlled by the Company. Control is the Company's power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Associates

An associate is an entity which the Company has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Initial recognition

Investments in subsidiaries and associate are initially recognized at costs, including the costs of purchase or capital contributions plus other directly attributable transaction cost. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Dividends and profit incurred prior to the acquisition of investments are deducted into the investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Company's financial income. Particularly, the dividends paid in form of shares are not recorded as an increase in costs, but the increases in quantity of shares is followed up

Provisions for impairment of investments in subsidiaries

SGI HOLDINGS INVESTMENT JSC

Address: No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ending 31 December 2026

Provisions for impairment of investments in subsidiaries, associate is made when the subsidiaries, associate suffer from losses at the rate equal to the difference between the actual capital invested by investors in subsidiaries, associate and the actual owner's equity multiplying (x) by the Company's rate of capital contribution over the total actual capital invested by investors in subsidiaries and associate. If the subsidiaries and associate are consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Increases/decreases in the provisions for impairment of investments in subsidiaries as of the balance sheet date are recorded into financial expenses.

4. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue more than 3 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/decreases in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

5. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining terms as of the balance sheet date.

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6. Owner's capital

The owner's capital is recorded according to the actual amounts invested by shareholders.

7. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profit to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

8. Recognition of income

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit shared

Dividends and profit shared are recognized when the Company has the right to receive dividends or profit from the capital contribution. Particularly, the dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity of shares is followed up.

9. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing. Borrowing costs are recorded as an expense when they are incurred.

10. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

11. Prepaid expenses

Prepaid expenses represent actual costs incurred that relate to the results of operations of multiple accounting periods. The Company's prepaid expenses mainly comprise prepaid land rental and tools and equipment expenses. These prepaid expenses are allocated over the prepaid period or over the period in which the related economic benefits are generated.

12. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all costs incurred by the Company to acquire the asset up to the time it is ready for use. Expenditures incurred after initial recognition are capitalised as part of the cost of the asset only when it is probable that they will result in future economic benefits from the use of such asset. Other expenditures that do not meet these criteria are recognised as production and business expenses in the year.

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When a tangible fixed asset is disposed of or scrapped, its cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised in income or expenses for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The useful lives of categories of tangible fixed assets are as follows:

<u>Category of fixed assets</u>	<u>Years</u>
Buildings and structures	08 – 50
Machinery and equipment	09 – 20
Vehicles and transmission equipment	02 – 10
Other tangible fixed assets	06 – 10

13. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if, and only if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

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14. Related parties

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

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

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET**1. Cash**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	26.127.871	13.503.171
Demand deposits in banks	1.017.155.598	618.263.153
Bank deposits of which the principal maturity is 3 months	-	800.000.000
Total	<u>1.043.283.469</u>	<u>1.431.766.324</u>

2. Doubtful debts

The Company has no overdue or irrecoverable debts.

3. Long-term deferred expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Allocated IT expenses	210.056.850	2.350.690
Other short-term deferred expenses	87.500.000	-
Total	<u>297.556.850</u>	<u>2.350.690</u>

4. Tangible fixed assets

	<u>Office equipment and management tools</u>
Cost of fixed assets	
Opening balance	-
Additions during the year	322.600.000
Completed construction in progress	-
Disposals	-
Closing balance	<u>322.600.000</u>
Accumulated depreciation	
Opening balance	-
Depreciation for the year	10.177.257
Disposals	-
Closing balance	<u>10.177.257</u>
Net book value	
Opening balance	-
Closing balance	<u>312.422.743</u>

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5. Investments in other entities

	Ending balance		Beginning balance	
	Original amount	Provisions	Original amount	Provisions
<i>Investments in subsidiaries</i>	1.207.268.687.308	(66.313.302.823)	1.207.268.687.308	(66.313.302.823)
Saigon 3 Capital Investment Company Limited	646.881.152.869	-	646.881.152.869	-
Saigon 3 Garment Joint Stock Company ⁽ⁱ⁾	233.983.904.465	-	233.983.904.465	-
Saigon Leather Joint Stock Company	62.313.302.823	(66.313.302.823)	62.313.302.823	(66.313.302.823)
Ho Chi Minh City Medical Import Export Joint Stock Company	264.090.327.151	-	264.090.327.151	-
<i>Investments in Associate</i>	71.500.989.000	-	71.500.989.000	-
Bach Tuyet Cotton Corporation	71.500.989.000	-	71.500.989.000	-
Total	1.207.268.687.308	(66.313.302.823)	1.207.268.687.308	(66.313.302.823)

Operation of the subsidiaries and other entities

The subsidiaries and other entities have been in the normal operation and have not experienced any significant change as compared to the previous year.

Provisions for investments in other entities

Changes in provisions for investments in other entities are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	62.313.302.823	57.092.737.892
Extraction of provisions during the year	-	5.220.564.931
Ending balance	62.313.302.823	62.313.302.823

Fair value

The Company has not measured the fair value of investments because there is no specific guidance on measurement of fair value.

Transactions with subsidiary and associate

The significant transactions between the Company and its subsidiaries and associate are as follows:

	<u>Current period</u>	<u>Previous period</u>
<i>Saigon 3 Capital Investment Company Limited</i>		
Profit received	-	76.500.000.000
Loan interest expenses	-	825.163.287
Borrowing	-	221.900.000.000
<i>Saigon 3 Garment Joint Stock Company</i>		
Loan interest expenses	1.100.000.000	-
Borrowing	5.477.376.712	-
Dividends	39.106.123.000	-

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6. Taxes and other obligations to the State Budget

	Beginning balance	Amount payable during the year	Amount paid during the year	Ending balance
VAT on local sales	-	-	-	-
Corporate income tax	-	-	-	-
Personal income tax	15.400.000	1.550.607.245	(1.560.846.531)	5.160.714
Total	15.400.000	1.550.607.245	(1.560.846.531)	5.160.714

Value added tax (VAT)

The Company has to pay VAT in accordance with the deduction method at the rate of 10%.

Corporate income tax

The Company has to pay corporate income tax on taxable income at the rate of 20%.

Estimated corporate income tax payable is as follows:

	Current period	Previous period
Total accounting profit before tax	31.810.600.610	53.761.865.508
Increases/(decreases) of accounting profit to determine profit subject to corporate income tax:		
- Other increases	907.248.104	164.051.519
- Decreases	(120.000.000)	(108.500.000)
Income subject to tax	32.597.848.714	53.817.417.027
Income exempted from tax	(39.106.123.000)	(76.500.000.000)
Loss of previous years brought forward		-
Taxable income	(6.508.274.286)	(22.682.582.973)
Corporate income tax rate	20%	20%
Corporate income tax payable	-	-

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

7. Dividends and profit payable

	Ending balance	Beginning balance
<i>Dividends payable to other shareholders</i>	29.826.400	7.810.400
Total	29.826.400	7.810.400

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8. Other short-term payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>16.190.003.003</i>	<i>11.331.233.434</i>
Sai Gon 3 Garment Joint Stock Company – interest	15.908.856.163	10.431.479.451
Board of Directors' remuneration and bonuses payable	899.753.983	899.753.983
Total	<u>16.190.003.003</u>	<u>11.331.233.434</u>

The Company has no other overdue payables outstanding.

9. Short-term borrowings

The unsecured loan from Saigon 3 Garment Joint Stock Company (a subsidiary) is to make financial investments at the interest rate of 8,5%/year. The loan term is 12 months.

Details of increases/(decreases) of short-term loan are as follows:

	Ending balance	Beginning balance
Beginning balance	260.500.000.000	10.620.000.000
Increase during the year	1.100.000.0000	482.400.000.000
Amount repaid	-	(232.520.000.000)
Ending balance	<u>261.600.000.000</u>	<u>260.500.000.000</u>

The Company has no overdue loans.

10. Owner's equity**10a. Statement of changes in owner's equity**

	Owner's capital	Retained earnings	Total
Beginning balance of the previous year	754.647.000.000	133.630.053.498	888.277.053.498
Profit in the previous year	-	53.761.865.508	53.761.865.508
Bonuses for the Board of Management, the Supervisory Board		-	-
Dividend distribution in the previous year		-	-
Ending balance of the previous year	<u>754.647.000.000</u>	<u>187.391.919.006</u>	<u>942.038.919.006</u>
Beginning balance of the current year	754.647.000.000	191.488.293.833	946.095.293.833
Profit in the current year	-	31.810.600.610	31.810.600.610
Dividend and profit distribution		(37.732.350.000)	(37.732.350.000)
Ending balance of the current year	<u>754.647.000.000</u>	<u>185.526.544.433</u>	<u>940.173.544.443</u>

10b. Details of owner's capital

	Ending balance	Beginning balance
Mr. Nguyen Quoc Viet	152.695.290.000	152.695.290.000
Hung Phuc Investment Joint Stock Company	139.444.290.000	139.444.290.000
Mr. Pham Xuan Hong	39.777.270.000	39.777.270.000
Other shareholders	422.730.150.000	422.730.150.000
Total	<u>754.647.000.000</u>	<u>754.647.000.000</u>

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10c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	75.464.700	75.464.700
Number of shares sold to the public	75.464.700	75.464.700
- <i>Common shares</i>	75.464.700	75.464.700
- <i>Preferred shares</i>	-	-
Number of shares repurchased	-	-
- <i>Common shares</i>	-	-
- <i>Preferred shares</i>	-	-
Number of outstanding shares	75.464.700	75.464.700
- <i>Common shares</i>	75.464.700	75.464.700
- <i>Preferred shares</i>	-	-

Face value per outstanding share: VND 10.000.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**1. Financial income**

	<u>Current period</u>	<u>Previous period</u>
Bank deposit interest	2.823.603	283.722.642
Interest on loan given	39.106.123.000	76.500.000.000
Dividends, profit received	-	-
Gain on transfer of shares	-	-
Profit from the transfer of shares	-	-
Total	<u>39.108.946.603</u>	<u>76.783.722.642</u>

2. Financial expenses

	<u>Current period</u>	<u>Previous period</u>
Loan interest expenses	5.477.376.712	825.163.287
Provision for investments in subsidiaries and associate	-	21.887.921.396
Total	<u>5.477.376.712</u>	<u>22.713.084.683</u>

3. General and administration expenses

	<u>Current period</u>	<u>Previous period</u>
Expenses for employees	-	51.000.000
Depreciation expense	10.177.257	-
Taxes, fees and legal fees	-	3.000.000
Expenses for external services	844.231.307	55.065.759
Other expenses	966.560.717	199.706.692
Total	<u>1.820.969.281</u>	<u>308.772.451</u>

4. Earnings per share

Information of earnings per share is presented in the Consolidated Financial Statements.

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5. Operating costs by factors

	<u>Current period</u>	<u>Previous period</u>
Labor costs	-	51.000.000
Depreciation expense	10.177.257	-
Expenses for external services	884.231.307	55.065.759
Other expenses	966.560.717	202.706.692
Total	<u>1.820.969.281</u>	<u>308.772.451</u>

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Company's related parties include the key managers, their related individuals and other related parties.

1a. Transactions and balances with the key managers and their related individuals

Key management personnel comprise members of the Board of Directors and the Chief Executive Officer. Related parties of key management personnel are close family members of the key management personnel.

Transactions with key management personnel and their related parties

The Company did not have any transactions for the sale of goods and provision of services with key management personnel and their related parties, nor any other transactions with key management personnel and their related parties.

Balances of receivables and payables with key management personnel and their related parties.

The balances of receivables and payables with key management personnel and their related parties are presented in Note V.5.

Income of key management personnel and the Supervisory Board

	Year-to-date up to the end of this period	
	<u>Current year</u>	<u>Previous year</u>
<i>Board of Management</i>	<i>122.607.143</i>	<i>742.000.000</i>
Mr. Pham Xuan Hong	13.750.000	159.666.667
Mr. Nguyen Khanh Linh	36.000.000	162.333.333
Ms. Nguyen Ngoc Diep	12.500.000	140.000.000
Mr. Nguyen Quoc Viet	30.000.000	140.000.000
Mr. Nguyen Dang Khoa	12.500.000	140.000.000
Mr. Nguyen Viet Cuong	17.857.143	-
<i>Supervisory Board</i>	<i>33.000.000</i>	<i>154.000.000</i>
Ms. Pham Viet Lan Anh	15.000.000	70.000.000
Mr. Le Ngoc Hung	9.000.000	42.000.000
Mr. Nguyen Hoang Giang	9.000.000	42.000.000
Total	<u>155.607.143</u>	<u>896.000.000</u>

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1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Saigon 3 Garment Joint Stock Company	Subsidiary
Saigon 3 Capital Investment Company Limited	Subsidiary
Saigon Leather Garment Joint Stock Company	Subsidiary
Ho Chi Minh City Medical Import Export Joint Stock Company	Subsidiary
Bach Tuyet Cotton Joint Stock Company	Associate
Saigon 3 Jean Company Limited	Subsidiary of Saigon 3 Garment Joint Stock Company
Thanh Cong Securities Joint Stock Company	Subsidiary of Saigon 3 Capital Investment Company Limited
Bach Tuyet Cotton Company Limited	Subsidiary of Bach Tuyet Cotton Joint Stock Company
Thanh Cong Fund Management Company Limited	Subsidiary of Thanh Cong Securities Joint Stock Company
Thanh Cong Investment Fund	Subsidiary of Thanh Cong Securities Joint Stock Company
Hung Phuc Investment Joint Stock Company	Shareholder holding 18.48% of charter capital
Southern Battery Joint Stock Company	Entity having common members of the Board of Directors
Duc Quan Investment and Development Joint Stock Company	A member of the Company's Supervisory Board is also a member of the Board of Directors of this company

Transactions with other related parties

Apart from the transactions with subsidiaries and associates disclosed in Note V.3, the Company also entered into other transactions with Thanh Cong Securities Joint Stock Company, details are as follows:

	Current period	Previous period
Demand deposit interest		-
Stock purchase fee	4.634.528	
Securities custody fee	375	108

The prices of services supplied to other related parties are mutually agreed prices. The purchases of merchandise and services from other related parties are done at the agreed prices.

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Ho Chi Minh City, 28 April 2026



Nguyen Hoang Tan
Preparer



Nguyen Hoang Tan
Chief Accountant



Nguyen Quoc Viet
Chief Executive Officer (CEO)