GARMENT 10 CORPORATION - JSC

No: 970 /Tcty

Retroactive disclosure of separate and consolidaded financial statements for 2025

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, day 28 month year 2026

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

1. Name of organization: **GARMENT 10 CORPORATION - JSC**
- Stock code: M10
- Address: 765A Nguyen Van Linh street, Phuc Loi Ward, Hanoi City, Vietnam
- Tel.: 024.38276923 Fax: 024.38276925

2. Contents of disclosure:
- Retrospective adjustment of the audited separate and consolidated financial statements of Garment 10 corporation – Jsc for the year 2025, in accordance with the findings of the State Audit Office as stated in the State Audit Report for the financial year ended December 31,2025.
- The restated figures are presented as follos:

a. Separate financial statements:

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
BALANCE SHEET				
ASSETS				
A - SHORT-TERM ASSETS	**100**	**2,092,652,953,100**	**2,144,244,908,090**	**51,591,954,990**
III. Short-term receivables	**130**	**551,667,967,896**	**605,396,149,718**	**53,728,181,822**
5. Other receivalbe	135	15,221,528,153	18,766,004,970	3,544,476,817
6. Provision for bad short-term receivables (*)	136	(91,914,186,742)	(41,730,481,737)	50,183,705,005
IV. Inventories	**140**	**894,603,666,204**	**892,359,365,182**	**(2,244,301,022)**
1. Inventory	141	898,712,472,673	896,468,171,651	(2,244,301,022)
VI. Other short-term assets	**160**	**110,244,865,791**	**110,352,939,981**	**108,074,190**
3. Taxes and Receivables from State Budget	163	11,464,000	119,538,190	108,074,190
B - LONG-TERM ASSETS	**200**	**656,045,432,850**	**663,854,880,152**	**7,809,447,302**
II. Fixed assets	**220**	**577,753,803,837**	**585,281,122,747**	**7,527,318,910**
1. Tangible fixed assets	221	576,053,576,897	583,580,895,807	7,527,318,910
- The original price	222	1,924,185,830,176	1,931,821,153,389	7,635,323,213
- Accumulated depreciation (*)	223	(1,348,132,253,279)	(1,348,240,257,582)	(108,004,303)
VII. Other long term assets	**270**	**57,080,475,009**	**57,362,603,401**	**282,128,392**
1. Long-term prepaid expenses	271	57,080,475,009	57,362,603,401	282,128,392
TOTAL ASSSETS (280 = 100 + 200)	**280**	**2,748,698,385,950**	**2,808,099,788,242**	**59,401,402,292**
-				
RESOURCES				
C - LIABILITIES	**300**	**2,062,211,385,636**	**2,064,158,313,783**	**1,946,928,147**
I. Current liabilities	**310**	**1,864,872,956,732**	**1,866,819,884,879**	**1,946,928,147**

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
4. Short-term taxes and amounts payable to the State	314	37,721,471,845	40,576,445,810	2,854,973,965
10. Other short-term payables	320	6,334,675,695	5,426,629,877	(908,045,818)
D - OWNER'S EQUITY	**400**	**686,487,000,314**	**743,941,474,459**	**57,454,474,145**
10. Undistributed Profit	420	182,623,198,993	240,077,673,138	57,454,474,145
- Undistributed Profit of the Current Period	420b	179,863,709,228	237,318,183,373	57,454,474,145
TOTAL RESOURCES (440 = 300 + 400)	**440**	**2,748,698,385,950**	**2,808,099,788,242**	**59,401,402,292**
STATEMENT OF PROFIT OR LOSS				
1. Revenues from sales and services rendered	**01**	**5,003,197,518,480**	**5,006,133,860,215**	**2,936,341,735**
3. Net sales from goods and services sold (10 = 01- 02)	**10**	**5,003,167,673,019**	**5,006,104,014,754**	**2,936,341,735**
4. Costs of goods sold	11	4,468,543,230,537	4,470,505,403,167	1,962,172,630
5. Gross profit from goods and services sold (20 = 10 - 11)	**20**	**534,624,442,482**	**535,598,611,587**	**974,169,105**
7. Revenue from financing activity	22	114,980,776,604	115,058,490,951	77,714,347
9. Selling expenses	25	248,708,207,959	248,345,579,318	(362,628,641)
10. General & administration expenses	26	114,008,020,311	64,185,531,272	(49,822,489,039)
12. Net profit from operating activity {30 = 20 + 21 + 22 - (23+ 25 + 26) + 27}	**30**	**212,745,306,450**	**263,982,307,582**	**51,237,001,132**
13. Other incomes	31	6,979,742,065	15,336,111,096	8,356,369,031
15. Other profits (40 = 31 - 32)	**40**	**601,004,719**	**8,957,373,750**	**8,356,369,031**
16. Total accounting profit before tax (50 = 30 + 40)	**50**	**213,346,311,169**	**272,939,681,332**	**59,593,370,163**
17. Current profit tax expense	51	33,482,601,941	35,621,497,959	2,138,896,018
19. Profit after profit tax (60 = 50 - 51 - 52)	**60**	**179,863,709,228**	**237,318,183,373**	**57,454,474,145**

b. Consolidated financial statements:

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
BALANCE SHEET				
ASSETS				
A - SHORT-TERM ASSETS	**100**	**2,094,088,030,559**	**2,145,679,985,549**	**51,591,954,990**
III. Short-term receivables	**130**	**548,296,121,473**	**602,024,303,295**	**53,728,181,822**
5. Other receivalbe	135	15,221,528,153	18,766,004,970	3,544,476,817
6. Provision for bad short-term receivables (*)	136	(91,914,186,742)	(41,730,481,737)	50,183,705,005
IV. Inventories	**140**	**898,040,587,496**	**895,796,286,474**	**(2,244,301,022)**
1. Inventory	141	902,149,393,965	899,905,092,943	(2,244,301,022)
VI. Other short-term assets	**160**	**110,318,108,939**	**110,426,183,129**	**108,074,190**
3. Taxes and Receivables from State Budget	163	11,464,000	119,538,190	108,074,190
B - LONG-TERM ASSETS	**200**	**652,670,498,869**	**660,479,946,171**	**7,809,447,302**
II. Fixed assets	**220**	**577,753,803,837**	**585,281,122,747**	**7,527,318,910**
1. Tangible fixed assets	221	576,053,576,897	583,580,895,807	7,527,318,910
- The original price	222	1,925,049,138,196	1,932,684,461,409	7,635,323,213

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
- Accumulated depreciation (*)	223	(1,348,995,561,299)	(1,349,103,565,602)	(108,004,303)
VII. Other long term assets	**270**	**57,108,771,283**	**57,390,899,675**	**282,128,392**
1. Long-term prepaid expenses	271	57,108,771,283	57,390,899,675	282,128,392
TOTAL ASSSETS (280 = 100 + 200)	**280**	**2,746,758,529,428**	**2,806,159,931,720**	**59,401,402,292**
RESOURCES				
C - LIABILITIES	**300**	**2,061,806,178,742**	**2,063,753,106,889**	**1,946,928,147**
I. Current liabilities	**310**	**1,864,467,749,838**	**1,866,414,677,985**	**1,946,928,147**
4. Short-term taxes and amounts payable to the State	314	38,002,425,600	40,857,399,565	2,854,973,965
10. Other short-term payables	320	6,334,675,696	5,426,629,878	(908,045,818)
D - OWNER'S EQUITY	**400**	**684,952,350,686**	**742,406,824,831**	**57,454,474,145**
10. Undistributed Profit	420	181,088,549,365	238,543,023,510	57,454,474,145
- Undistributed Profit of the Current Period	420b	178,970,000,887	236,424,475,032	57,454,474,145
TOTAL RESOURCES (440 = 300 + 400)	**440**	**2,746,758,529,428**	**2,806,159,931,720**	**59,401,402,292**
STATEMENT OF PROFIT OR LOSS				
1. Revenues from sales and services rendered	**01**	**5,010,690,065,872**	**5,013,626,407,607**	**2,936,341,735**
3. Net sales from goods and services sold (10 = 01- 02)	**10**	**5,010,660,220,411**	**5,013,596,562,146**	**2,936,341,735**
4. Costs of goods sold	11	4,471,544,904,408	4,473,507,077,038	1,962,172,630
5. Gross profit from goods and services sold (20 = 10 - 11)	**20**	**539,115,316,003**	**540,089,485,108**	**974,169,105**
7. Revenue from financing activity	22	114,982,448,025	115,060,162,372	77,714,347
9. Selling expenses	25	254,132,614,731	253,769,986,090	(362,628,641)
10. General & administration expenses	26	113,974,649,201	64,152,160,162	(49,822,489,039)
12. Net profit from operating activity {30 = 20 + 21 + 22 - (23+ 25 + 26) + 27}	**30**	**211,846,815,730**	**263,083,816,862**	**51,237,001,132**
13. Other incomes	31	6,989,295,070	15,345,664,101	8,356,369,031
15. Other profits (40 = 31 - 32)	**40**	**605,787,098**	**8,962,156,129**	**8,356,369,031**
16. Total accounting profit before tax (50 = 30 + 40)	**50**	**212,452,602,828**	**272,045,972,991**	**59,593,370,163**
17. Current profit tax expense	51	33,482,601,941	35,621,497,959	2,138,896,018
19. Profit after profit tax (60 = 50 - 51 - 52)	**60**	**178,970,000,887**	**236,424,475,032**	**57,454,474,145**

This information was published on the company's website on 28/10/2026 (date), as in the link www.garco10.com.vn

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

GARCO 10

Digitally signed by TỔNG CÔNG TY MAY 10 - CÔNG TY CỔ PHẦN
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Date: 2026-10-28 10:08:25

Organization representative

TỔNG CÔNG TY MAY 10 CÔNG TY CỔ PHẦN

TỔNG GIÁM ĐỐC

Chân Đức Việt