PICOMAT HOLDING JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No.: 50/2026/CV-PICOMAT	*Hanoi, 28 October 2026*

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To:

- THE STATE SECURITIES COMMISSION OF VIET NAM

- HANOI STOCK EXCHANGE

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market, Picomat Holding Joint Stock Company hereby discloses its 2026 semi-annual financial statements to the Hanoi Stock Exchange as follows:

1. Organization name: PICOMAT HOLDING JOINT STOCK COMPANY

- Securities code: PCH
- Address: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi City, Vietnam
- Contact telephone: 024.6329.0555
- Email : info@picomat.vn
- Website : https://picomat.com.vn/

2. Contents of information disclosed:

- Financial statements for the third quarter of 2026:

☐ Separate financial statements (the listed organization has no subsidiaries and the superior accounting unit has dependent units);

☑ Consolidated financial statements (the listed organization has subsidiaries);

☐ Combined financial statements (the listed organization has dependent accounting units with separate accounting apparatus).

- Cases requiring an explanation of the reasons:

+ The auditing organization issues an opinion other than an unqualified opinion on the financial statements (for reviewed/audited financial statements):

☐ Yes ☑ No

Explanatory document where "Yes" is selected:

☐ Yes ☑ No

+ Profit after tax for the reporting period differs by 5% or more between the pre-audit and post-audit figures, or changes from a loss to a profit or vice versa (for the audited interim financial statements for the first half of 2026):

☐ Yes ☑ No

Explanatory document where "Yes" is selected:

☐ Yes ☑ No

+ Profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared with the report for the same period of the previous year:

☑ Yes ☐ No

Explanatory document where "Yes" is selected:

☑ Yes ☐ No

+ Profit after tax in the reporting period is negative, changes from profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes ☑ No

Explanatory document where "Yes" is selected:

☐ Yes ☑ No

This information was disclosed on the Company's website on 28 October 2026 at the following links:

Separate financial statements of Picomat for the third quarter of 2026: *https://picomat.com.vn/bao-cao-tai-chinh/bctc-rieng-picomat-quy-iii-nam-2026*

Consolidated financial statements of Picomat for the third quarter of 2026: *https://picomat.com.vn/bao-cao-tai-chinh/bctc-hop-nhat-picomat-quy-iii-nam-2026*

Explanation of profit after corporate income tax in the separate and consolidated financial statements for the third quarter of 2026: *https://picomat.com.vn/bao-cao-tai-chinh/giai-trinh-lnst-thu-nhap-doanh-nghiep-tai-bao-cao-kqhdkd-cua-bctc-rieng-va-hop-nhat-quy-iii-nam-2026*

3. Report on transactions with a value of 35% or more of total assets during 2026.

If the listed company has any such transactions, all of the following information must be provided:

- Transaction details: None
- Transaction value/total assets of the company (%) (based on the most recent annual financial statements): None
- Transaction completion date: None

We hereby undertake that the information disclosed above is true and take full legal responsibility for the contents of the disclosed information.

Representative of the organization
Legal representative / Authorized information disclosure officer
(Signature, full name, title and seal)

CÔNG TY CỔ PHẦN PICOMAT HOLDING

Digitally signed by CÔNG TY CỔ PHẦN PICOMAT HOLDING
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN PICOMAT HOLDING, OID.0.9.2342.19200300.100.1.1=MST:0104518043
Reason: I am the author of this document
Location:
Date: 2026-10-28 17:20:07

TỔNG GIÁM ĐỐC
Đào Thị Kim Oanh

Attachments:-
- *Separate financial statements for the third quarter of 2026;*
- *Consolidated financial statements for the third quarter of 2026;*
- *Explanation of profit after corporate income tax in the separate and consolidated financial statements for the third quarter of 2026.*

SEPARATE FINANCIAL STATEMENTS

For the nine-month period of 2026

PICOMAT HOLDING JOINT STOCK COMPANY

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PICOMAT HOLDING JOINT STOCK COMPANY

REPORT OF GENERAL DIRECTOR

For the nine-month period of 2026

The General Director of Picomat Holding Joint Stock Company present this Report and Separate Financial statement for the nine-month period of 2026.

1. GENERAL INFORMATION ABOUT THE COMPANY

Establishment

Picomat Holding Joint Stock Company (formerly Picomat Plastic Joint Stock Company) (the "Company") was established and operates in Vietnam under Enterprise Registration Certificate No. 0104518043 issued by the Hanoi Department of Planning and Investment on March 9, 2010, as amended for the 18th time on Aug 10, 2026. According to the latest Enterprise Registration Certificate, the Company's charter capital is VND 271,884,770,000.

Form of ownership

Joint Stock Company.

The Company's business sector

Trading in interior board products, plastic goods, PVC resin raw materials, and chemical additives for the plastics industry.

Head Office: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam.

2. Disclosure of Financial statements and Operating results.

The financial statements and operating results of the Company for the period are presented in the accompanying Separate financial statements.

3. Board of Director, Board of General Directors and Board of Superviors:

The Board of Directors, the Board of Supervisors and the Board of Management as at the date of these financial statements comprise:

The Board of Directors:

Mr.	Do Thanh Hai	Chairman of the Board of Directors
Ms.	Dao Thi Kim Oanh	Member
Mr.	Do Hai Dang	Member
Mr.	Nguyen Manh Thang	Independent Member of Board of Directors
Mr.	Nguyen Trung Dung	Member

The Board of Supervisors:

Ms.	Do Thi Huong	Head of the Board of supervisors
Ms.	Nguyen Thi Thao	Member
Ms.	Dam Ngoc Anh	Member

The Board of Management:

Ms.	Dao Thi Kim Oanh	General Director
Ms.	Nguyen Thi Nhu Quynh	Chief Accountant

The legal representative of the Company during the period and at the reporting date is as follows:

Ms.	Dao Thi Kim Oanh	General Director

4. Commitment of the General Director

The General Director is responsible for the preparation of the Separate Financial Statements which give a true and fair view of the financial position of the Company as at September 30, 2026, its results of operations and cash flows for the nine-month period ended September 30, 2026. In order to prepare these Interim Separate Financial Statements, the General Director has considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- The financial statements are prepared on a going concern basis unless that basis is no longer appropriate. Fully disclose the identities of the Company's related parties and all relationships and transactions involving such related parties.

The General Director is responsible for establishing and maintaining an appropriate accounting system to faithfully and reasonably reflect the Company's financial position and to serve as the basis for preparing separate financial statements for the nine-month period ended September 30,2026 in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises. The General Director is also responsible for safeguarding assets and implementing necessary controls to prevent and detect fraud or errors. The General Director confirms that, at the time of preparing the report, there is no information regarding fraud or suspected fraud that would have a material impact on the financial statements involving the General Director, the management of member entities, or individuals holding key roles in the internal control system.

5. Confirmation of financial statements

The General Director hereby confirms that Financial statements for the nine-month period of 2026 give a true and fair view, in all material respects, of the Company's financial position as at September 30, 2026, its results of operations and cash flows for the nine-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations governing the preparation and presentation of financial statements.

Users of the Company's separate financial statements should read them in conjunction with the consolidated financial statements of the Company and its subsidiaries for the nine-month period ended September 30, 2026 in order to obtain comprehensive information on the financial position, results of operations and cash flows of the Company as a whole.

The Interim Separate Financial Statements are prepared in accordance with the Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises.

Ha Noi, October 28 , 2026

M.S.D.N: 0104518043 - C.T.C.P. CÔNG TY CỔ PHẦN PICOMAT HOLDING THÀNH PHỐ HÀ NỘI

Dao Thi Kim Oanh

General Director

SEPARATE STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Unit: VND

	ASSETS	Code	Notes	30/09/2026	01/01/2026
A.	**CURRENT ASSETS**	**100**		**35,586,605,776**	**48,678,374,652**
I.	**Cash and cash equivalents**	**110**	**V.1**	**5,990,208,941**	**42,307,862,487**
1.	Cash	111		5,090,208,941	17,600,516,526
2.	Cash equivalents	112		900,000,000	24,707,345,961
II.	**Short-term financial investments**	**120**		**24,144,089,043**	**3,459,974,977**
1.	Trading Securities	121	V.2a	152,100,000	3,474,747,134
2.	Provision for impairment of trading securities (*)	122		(7,900,000)	(53,876,066)
3.	Short-term held-to-maturity investments	123	V.2b	23,999,889,043	39,103,909
III.	**Short-term receivables**	**130**		**1,013,668,934**	**88,574,690**
1.	Short-term trade receivables	131	V.3	896,903,500	14,494,624
2.	Short-term prepayments to suppliers	132	V.4	77,250,289	68,703,952
3.	Other short-term receivables	135	V.5	39,515,145	5,376,114
IV.	**Inventories**	**140**	**V.6**	**4,353,133,943**	**2,776,563,483**
1.	Inventories	141		4,353,133,943	2,776,563,483
VI.	**Other current assets**	**160**		**85,504,915**	**45,399,015**
1.	Short-term deferred expenses	161	V.8	84,056,378	43,715,057
2.	Taxes and receivables from the State	163	V.11	1,448,537	1,683,958
B.	**LONG-TERM ASSETS**	**200**		**266,025,185,345**	**243,952,602,898**
I.	**Long-term receivables**	**210**		**80,700,000**	**80,700,000**
1.	Other long-term receivables	215	V.5	80,700,000	80,700,000
II.	**Fixed assets**	**220**		**55,493,755,884**	**56,010,661,790**
1.	Tangible fixed assets	221	V.7a	5,768,951,258	6,285,857,164
	- Cost	*222*		*10,561,977,839*	*10,561,977,839*
	- Accumulated depreciation (*)	*223*		*(4,793,026,581)*	*(4,276,120,675)*
2.	Intangible fixed assets	227	V.7b	49,724,804,626	49,724,804,626
	- Cost	*228*		*49,724,804,626*	*49,724,804,626*
VI.	**Long-term financial investments**	**260**		**202,950,000,000**	**180,200,000,000**
1.	Investments in subsidiaries	261	V.2c	98,800,000,000	98,800,000,000
2.	Investment in Joint Ventures and Associates	262	V.2c	73,000,000,000	73,000,000,000
3.	Long-term held-to-maturity Investments	265	V.2b	31,150,000,000	8,400,000,000
VII.	**Other long-term assets**	**270**		**7,500,729,461**	**7,661,241,108**
1.	Long-term deferred expenses	271	V.8	7,500,729,461	7,661,241,108
	TOTAL ASSETS	**280**		**301,611,791,121**	**292,630,977,550**

SEPARATE STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Unit: VND

	LIABILITIES AND EQUITY	Code	Notes	30/09/2026	01/01/2026
C.	**LIABILITIES**	**300**		**9,322,646,323**	**14,990,015,918**
I.	**Current liabilities**	**310**		9,037,646,323	14,990,015,918
1.	Short-term trade payables	311	V.9	7,410,037,864	11,951,177,428
2.	Short-term advances from customers	312	V.10	91,360,545	2,126,259,290
3.	Taxes and amounts payable to the state	314	V.11	955,513,058	287,454,932
4.	Payables to employees	315		217,398,470	419,278,839
5.	Short-term accrued expenses	316	V.12	361,671,646	205,845,429
6.	Other short-term payables	320	V.13	1,664,740	-
II.	**Long-term liabilities**	**330**		**285,000,000**	-
1.	Other long-term payables	338	V.13	285,000,000	-
D.	**EQUITY**	**400**	**V.14**	**292,289,144,798**	**277,640,961,632**
1.	Owners' contributed capital	411		271,884,770,000	254,098,930,000
	- Ordinary shares with voting rights	*411a*		271,884,770,000	254,098,930,000
2.	Share Premium	412		2,197,327,061	2,200,827,061
3.	Retained earnings	420		18,207,047,737	21,341,204,571
	- Retained earnings after tax accumulated to the end of the previous period	*420a*		*3,555,364,571*	*250,207,295*
	- Retained earnings after tax of the current period	*420b*		*14,651,683,166*	*21,090,997,276*
	TOTAL LIABILITIES AND EQUITY	**440**		**301,611,791,121**	**292,630,977,550**

Ha Noi, October 28 , 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE GENERAL DIRECTOR
Nguyen Thi Nhu Quynh	Nguyen Thi Nhu Quynh	Dao Thi Kim Oanh

SEPARATE INCOME STATEMENT

For the nine-month period of 2026

Unit: VND

ITEMS	Code	Notes	QUARTER III		FOR THE NINE-MONTH PERIOD OF	
			2026	2025	2026	2025
1. Revenue from goods sold and services rendered	01	VI.1	20,592,350,042	35,567,201,805	61,925,421,468	91,431,010,462
2. Revenue deductions	02	VI.2	10,015,068	104,735,977	48,304,942	346,177,902
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		20,582,334,974	35,462,465,828	61,877,116,526	91,084,832,560
4. Cost of goods sold	11	VI.4	17,953,193,941	31,450,261,008	54,014,895,994	81,255,725,406
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	**20**		**2,629,141,033**	**4,012,204,820**	**7,862,220,532**	**9,829,107,154**
6. Gain (loss) on disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.5	1,191,438,942	4,855,272,824	15,594,356,045	18,336,050,118
8. Financial expenses	23	VI.6	470,104,139	600,820,597	2,471,996,758	1,602,907,684
In which: Interest expense	*24*		*68,678,266*	*89,795,362*	*243,944,656*	*199,901,405*
9. Selling expenses	25	VI.9	1,066,535,425	998,052,343	3,453,109,813	3,004,229,017
10. General and administrative expenses	26	VI.10	572,679,554	648,068,692	2,071,366,784	1,857,480,646
11. Net profit from operating activities (30 = 20 + 21 + (22 – 23) - (25 + 26) + 27)	**30**		**1,711,210,857**	**6,620,536,012**	**15,460,103,222**	**21,700,539,925**

SEPARATE INCOME STATEMENT

For the nine-month period of 2026

Unit: VND

ITEMS	Code	Notes	QUARTER III		FOR THE NINE-MONTH PERIOD OF	
			2026	2025	2026	2025
12. Other income	31	VI.7	6,615	11,706	7,500,915	3,064,607
13. Other expenses	32	VI.8	23,044	1,042,847	10,318,306	1,089,787
14. Profit from other activities (40 = 31 - 32)	**40**		**(16,429)**	**(1,031,141)**	**(2,817,391)**	**1,974,820**
15. Total profit before tax (50 = 30 + 40)	**50**		**1,711,194,428**	**6,619,504,871**	**15,457,285,831**	**21,702,514,745**
16. Current corporate income tax expense	51	VI.11	330,171,696	1,327,679,444	805,602,665	2,065,658,219
17. Profit after corporate income tax (60 = 50 - 51 - 52)	**60**		**1,381,022,732**	**5,291,825,427**	**14,651,683,166**	**19,636,856,526**

Ha Noi, October 28 , 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE GENERAL DIRECTOR
Nguyen Thi Nhu Quynh	Nguyen Thi Nhu Quynh	Dao Thi Kim Oanh

SEPARATE CASH FLOW STATEMENT

For the nine-month period of 2026

Unit: VND

	ITEMS	Code	Notes	For the nine-month period of 2026	For the nine-month period of 2025
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1.	**Profit before tax**	01		**15,457,285,831**	**21,702,514,745**
	- Depreciation and amortisation of fixed assets and investment properties	02		516,905,906	548,432,226
	- Provisions	03		(45,976,066)	(11,061,195)
	- (Gains)/losses from investing activities	05		(14,089,373,042)	(11,981,842,466)
	- Interest expense	06		243,944,656	199,901,405
3.	**Profit from operating activities before changes in working capital**	**08**		**2,082,787,285**	**10,457,944,715**
	- (Increase)/ decrease in receivables	09		(726,092,175)	(4,395,378,851)
	- (Increase)/ decrease in inventories	10		(1,576,570,460)	(638,019,427)
	- Increase/ (decrease) in payables (excluding accrued loan interest and income taxes payable)	11		(6,132,552,870)	(2,314,048,922)
	- (Increase)/ decrease prepaid expenses	12		120,170,326	249,496,229
	- (Increase)/ decrease trading securities	13		3,322,647,134	(1,670,156,066)
	- Interest expense paid	14		(256,496,389)	(162,112,040)
	- Corporate income tax paid	15		(327,867,657)	(2,226,128,650)
	Net cash flow from operating activities	**20**		**(3,493,974,806)**	**(698,403,012)**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**				
1.	Cash outflow for lending and purchasing debt instruments of other entities	23		(85,405,430,137)	-
2.	Cash recovered from lending, selling debt instruments of other entities	24		40,555,430,137	5,000,000,000
3.	Interest earned, dividends and distributed profits	27		12,029,821,260	11,990,787,671
	Net cash flow from investing activities	**30**		**(32,820,178,740)**	**16,990,787,671**

SEPARATE CASH FLOW STATEMENT

For the nine-month period of 2026

Unit: VND

	ITEMS	Code	Notes	For the nine-month period of 2026	For the nine-month period of 2025
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**				
1.	Payments for return of capital contributions to owners and repurchase of issued shares	32		(3,500,000)	(3,500,000)
2.	Proceeds from borrowings	33		13,679,004,056	43,877,137,293
3.	Repayment of borrowings	34		(13,679,004,056)	(39,053,980,404)
	Net cash flow from financing activities	**40**		**(3,500,000)**	**4,819,656,889**
	Net cash flow during the period (50 = 20+ 30 + 40)	**50**		**(36,317,653,546)**	**21,112,041,548**
	Cash and cash equivalents at the beginning of the period	**60**		**42,307,862,487**	**15,540,246,243**
	Cash and cash equivalents at the end of the period (70 = 50+60+61)	**70**	**V.1**	**5,990,208,941**	**36,652,287,791**

Ha Noi, October 28 , 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE GENERAL DIRECTOR
Nguyen Thi Nhu Quynh	Nguyen Thi Nhu Quynh	Dao Thi Kim Oanh

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period of 2026

Unit: VND

I. BUSINESS HIGHLIGHTS

1. Establishment

Picomat Holding Joint Stock Company (formerly Picomat Plastic Joint Stock Company) (the "Company") was established and operates in Vietnam under Enterprise Registration Certificate No. 0104518043 issued by the Hanoi Department of Planning and Investment on March 9, 2010, as amended for the 18th time on Aug 10, 2026. According to the latest Enterprise Registration Certificate, the Company's charter capital is VND 271,884,770,000.

Form of ownership

Joint Stock Company.

The Company's structure

Dependent branch without legal personality

Branch	Address
Ho Chi Minh City Branch - Picomat Holding Joint Stock Company	No. 413 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City

Subsidiary Company

Subsidiary Company	Address	Voting rights	Ownership interest	Main business activities
Hai Dang Material joint Stock Company	Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam	95%	95%	Plastic material production

List of associates:

Associates	Main business activities	Direct ownership ratio	Voting rights
PCLAND Investment and Asset Management Joint Stock Company	Real estate leasing and short-term accommodation services	28.27%	37.78%

(*) The total voting rights percentage of the parent company in the associate is 37.78%, of which direct voting rights account for 28.27% and indirect voting rights through the subsidiary account for 9.51%.

2. The Company's business sector in period

Trading in interior board products, plastic goods, PVC resin raw materials, and chemical additives for the plastics industry.

Headquarters address: Cau Lieu Hamlet, Tay Phuong Commune, Hanoi, Vietnam.

3. Normal operating cycle

The Company's normal operating cycle is within 12 months.

4. The company's operations characterize during the financial period impacting reports

None

5. Disclosure of comparability of information in the Financial Statements

During the nine-month accounting period ended September 30, 2026, the Company transitioned the preparation and presentation of its financial statements from the accounting regime under Circular 200/2014/TT-BTC to that under Circular 99/2025/TT-BTC (issued on October 27 2025, and effective from January 01, 2026). Due to differences in recognition, measurement, and presentation principles between the two accounting regimes, the Company has retrospectively adjusted comparative figures from the prior period to ensure consistency and comparability across periods. Material impacts of this transition have been reflected in the relevant line items ofthe financial statements and disclosed in the corresponding notes.

II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

1. Accounting period

The Company's annual accounting period begins on 01 January and ends on 31 December.

2. Currency unit

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME

1. Applicable accounting regime

The Company applies the Vietnamese Corporate Accounting System as guided by Circular No. 99/2025/TT-BTC issued by the Minister of Finance on October 27, 2025, and other circulars providing guidance on the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance for the preparation and presentation of Financial Statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and system

The Company applies the Vietnamese Accounting Standards and guiding documents issued by the State. The financial statements are prepared and presented in accordance with all regulations of each standard, circular guiding the implementation of the current corporate accounting standards and regime.

The selection of data and information to be presented in the notes to the financial statements is made based on the materiality principle as stipulated in Vietnamese Accounting Standard No. 21 'Presentation of Financial Statements'.

IV. APPLICABLE ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash comprise cash on hand, demand deposits

Cash equivalents are short-term deposits, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2. Financial investments

(a) Trading Securities

Trading securities are investments held by the Company for short-term trading purposes in accordance with applicable laws and regulations, including shares purchased and held for resale with the objective of earning profit.

Trading securities are initially recognised at fair value at the transaction date. Transaction costs directly attributable to the acquisition of trading securities, if any, are recognised as financial expenses in the period in which they are incurred. Trading securities are recognised when the investor obtains ownership rights, specifically as follows:

- Listed securities are recognised on the trade date (T+0);
- Unlisted securities are recognised when the investor legally obtains ownership rights in accordance with applicable laws and regulations.

Income from trading securities is recognised as financial income, specifically as follows:

- Dividends interest arising after the investment date are recognised as financial income;
- Amounts attributable to periods prior to the investment date are recognised as a reduction in the carrying amount of the investment.

At the end of the accounting period, if the market value of trading securities is lower than their cost, an allowance for diminution in value is recognised in accordance with applicable regulations. During the holding period, trading securities may not be reclassified as held-to-maturity investments, and vice versa.

2. Financial investments (Continued)

(a) Trading Securities (Continued)

Provision for losses of trading securities

Provision for losses of trading securities is recognised for potential losses when there is objective evidence that the market value of securities held by the Company for trading purposes has declined below their carrying amount.

For listed securities or securities for which fair value can be reliably determined, the provision is determined based on their market value as at the end of the accounting period. For securities for which fair value cannot be determined, the allowance is determined based on the losses incurred by the invested company.

At the end of the accounting period, the Company determines the required provision for each investment. Where the required provision exceeds the amount previously recognised, the additional provision is recognised as financial expenses. Where the required provision is lower than the amount previously recognised but not yet utilised, the excess provision is reversed and recognised as a reduction in financial expenses for the period. The provision may be reversed upon the sale or transfer ofthe securities or at the end of the accounting period when the required provision is reassessed. The Company applies its selected method consistently from one accounting period to another.

(b) Held-to-maturity investments

Held-to-maturity investments include term bank deposits (including treasury bills, promissory notes), bonds, preferred shares that the issuer is required to repurchase at a certain time in the future, loans, etc. held to maturity to earn periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recorded at cost, which includes the purchase price and related transaction costs. After initial recognition, if no provision for bad debts has been made according to the law, these investments are assessed at their recoverable value. When there is clear evidence that a part or the entire investment may not be recoverable, the loss is recognized in the financial expenses for the period and the value of the investment is reduced.

(c) Loans receivable

Loans receivable are loans granted under an agreement between parties but not being traded as securities in the market. Allowance for doubtful loans receivable is made for each of the doubtful debt based on overdue days in payment of principals according to initial debt commitment (exclusive of the debt rescheduling between contractors), or based on the estimated possible loss that may arise.

(d) Investments in subsidiaries, joint ventures and associates

Subsidiaries are those entities in which the Company has control over the financial and operating policies, generally evidenced by holding more than 50% of voting rights. In assessing control, exercisable potential voting rights are taken into account. When the Company no longer retains control over the subsidiary, the investment in the subsidiary is reduced.

Associates are those entities in which the Company has significant influence, but not control, over the financial and operating policies. Joint ventures are those entities over whose activities the Company has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions. Associates and joint ventures are entities in which the Company normally holds 20% to 50% of voting rights in these entities.

For the purpose of these separate interim financial statements, investments in subsidiaries and associates, joint venture are initially recognised at cost which includes purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment value if the investee has suffered a loss which may cause the Company to lose its invested capital, unless there is evidence that the value of the investment has not been diminished. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

3. Accounts receivable

Accounts receivable are monitored in detail of receivable terms, receivable parties, original currency and other factors depending on the Company's managerial requirements. Accounts receivable from customers include trade receivables arising from buying-selling transactions. Other receivables include non-trade receivables, not related to buying-selling transactions. Accounts receivable are classified as short-term and long-term in the separate statement of financial position based on the remaining period of these receivables at the reporting date.

Trade and other receivables are stated at cost less allowance for doubtful debts. Allowance for doubtful debts is made for each doubtful debt based on overdue days in payment of principals according to initial debt commitment (exclusive of the debts rescheduling between contracting parties), or based on expected loss that may arise.

Trade and other receivables classified as monetary items denominated in foreign currencies are revaluated at account transfer buying rate at the reporting date.

4. Inventories

Inventories are initially recognized at cost, including purchase cost, processing cost, and other directly attributable costs incurred to bring inventories to their current location and condition. After initial recognition, at the reporting date, if the net realizable value of inventories is lower than their original cost, the inventories are recognized at net realizable value.

The cost of inventories is determined as follows:

- Materials, merchandise consists of purchase costs, transportation costs and other directly attributable costs in bringing the inventories to their present location and condition.

The value of inventories is determined under the weighted average method.

Inventories are recorded under the perpetual method.

Provisions for inventory devaluation are made when the net realizable value of the inventory is lower than the cost. The net realizable value is the estimated selling price minus the estimated costs of completion and estimated selling expenses. The provision for inventory devaluation is the difference between the inventory cost that is higher than their net realizable value. The provision for inventory devaluation is made for each inventory item whose cost is higher than its net realizable value.

5. Accounts for fixed assets, depreciation and amortization

5.1 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use.

Expenditure incurred after tangible fixed assets have been put into operation, such as repair and maintenance and overhaul cost, is charged to the statement of income in the period in which the costs are incurred.

In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalized as an additional cost of tangible fixed assets.

When fixed assets are sold or disposed of, the original cost and accumulated depreciation are written off, and any gain or loss arising from the liquidation is accounted for as income or expense in the period

5.2 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization. The cost of intangible fixed assets includes all expenses incurred by the enterprise to acquire the intangible fixed assets up to the point of bringing them into their intended use.

5. Accounts for fixed assets, depreciation and amortization (Continued)

5.3 Depreciation and amortization

Fixed assets are depreciated under a straight-line basis over their estimated useful lives as follows:

Buildings and structures	*10-30 years*
Machinery and equipment	*7 - 8 years*
Means of transportation	*5- 10 years*
Office equipment	*5-10 years*
Other fixed assets	*8- 10 years*
Land use rights	*10 years-unlimited*

5.4 Disposal and sale

When fixed assets are sold or disposed of, the original cost and accumulated depreciation are written off, and any gain or loss arising from the liquidation is accounted for as income or expense in the period

6. Deferred Expenses

Deferred expenses include expenses incurred for production and business activities over several periods, such as asset rental expenses, insurance, tools and supplies, returnable packaging, repair and maintenance expenses for fixed assets, goodwill and other expenses that do not qualify for recognition as fixed assets.

Deferred expenses are allocated to production and business expenses on a straight-line basis over the estimated period during which the economic benefits of each Deferred expense are expected to be received. The allocation period is determined based on the nature of the expenditure, the contractual term, or the estimated useful life of the related asset, as follows:

Expenses for infrasti ucture rental and operating leases of fixed assets already incurred (land use rights, factories, warehouses, offices, stores and other fixed assets) are allocated over the lease term.

Tools, supplies and returnable packaging are allocated over their estimated useful lives.

7. Trade and other payables

Accounts payable are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's managerial requirements. Accounts payable to suppliers include trade payables arising from transaction of buying-selling transactions and payables for import through entrustees (in import entrustment transactions). Other payables include non-trade payables, not related to buyingselling transactions. Accounts payable are classified as short-term and long-term in the separate statement of financial position based on the remaining period of these payables at the reporting date.

Trade and other payables are stated at their cost. Trade and other payables classified as monetary items denominated in foreign currencies are revaluated at account transfer selling rate at the reporting date.

8. Borrowings and finance lease liabilities

The value of a finance lease liability is the total payables calculated at the present value of the minimum lease payment or the fair value of the leased asset.

Borrowings and finance lease liabilities are recorded based on each lender, each loan agreement, and the repayment schedule of the borrowings and finance lease liabilities. In the case of borrowings and liabilities in foreign currencies, they should be recorded by types of original currencies.

9. Capitalization of borrowing costs

Borrowing cost is recognized as an operating cost in the period when incurred, except costs incurred from the borrowings directly related to the construction investment or production of uncompleted assets are computed in these assets' value (capitalized) when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

10. Accrued expenses

Accrued expenses reflect actual expenses incurred or expenses that are certain to arise related to production and business activities during the period but, as at the date of preparation of the Financial Statements, have not yet been fully supported by sufficient documentation, paid, or become due for payment. Such expenses are recognized based on the matching principle between revenue and expenses, ensuring that expenses are recognized in the appropriate accounting period in which they are incurred. The accrual of expenses must be based on reasonable and reliable estimates and calculated appropriately based on the estimated actual expenses expected to be incurred.

Accrued expenses include accrued interest expenses, employees' annual leave pay, planned production suspension costs, and other accrued expenses related to the Company's production and business activities, excluding provisions for liabilities.

11. Provision

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

12. Owners' equity

Owners' contributed capital

Owners' equity is formed from the initial capital contributions and additional contributions from shareholders.

Share Premium

Share premium reflects the difference between the issue price of shares and their par value when shares are issued for the first time or additional shares are issued, and the increase or decrease in the actual amount received compared to the repurchase price when treasury shares are reissued. In the case of repurchasing shares for immediate cancellation on the purchase date, the value of the shares is reduced from the business capital on the purchase date at the actual repurchase price, and the business capital is also reduced by the par value and the share premium of the repurchased shares.

Retained earnings

Retained earnings are recognized as the profit (or loss) from the Company's business operations after subtracting the corporate income tax expenses of the current period and adjustments due to the retrospective application of changes in accounting policies, as well as retrospective adjustments for significant errors from previous years.

The distribution of profits is based on the Company's charter and the annual decisions of the General Meeting of Shareholders.

13. Revenue and other income

Revenue from goods sold

Revenue from the sale of goods is recognised in the income statement when significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue from sales of goods is recognised at the net amount after deducting sales discounts stated on the invoice.

Revenue from services rendered

Revenue from services rendered is recognised in the separate statement of income in proportion to the stage of completion of the transaction at the end of the accounting period. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

13. Revenue and other income (Continued)

Rental income

Rental income from leased property under operating lease is recognised in the separate statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income over the lease of the term.

Financial investments income

Income arising from interests, royalties, distributed dividends and profit shall be recognized if they simultaneously satisfy the two (2) following conditions:

- It is possible to obtain economic benefits from the concerned transactions;
- Income is determined with relative certainty.

The interest is recognised on the basis of time and actual interest rate for each period.
When it is not possible to recover an amount that was previously recognized as revenue, the amount that is likely to be uncollectible or uncertain to be collected must be accounted for as an expense incurred during the period, without reducing revenue.

14. Revenue deductions

Revenue deductions included sales discounts, sales allowances and sales returns.

In case goods were sold or services were provided during the reporting period but the related sales discounts, sales allowances or sales returns occur in the following period, revenue deductions are recognised in the reporting period only if such payments incur prior to the issuance of the separate financial statements.

15. Cost of goods sold

Cost of goods sold in the period is recognised in accordance with the revenue generated in the period under the prudent principle. Cases of loss of materials and goods above normal levels, expenses above normal levels, loss of inventories after deducting the liability of the concerned collectives and individuals, etc., are fully and promptly recorded in the cost of goods sold in the period.

16. Financial expenses

Financial expenses include: expenses or losses related to financial investment activities, loan and borrowing costs, joint venture and associate contribution costs, losses on short-term securities transfers, and securities trading transaction costs; provisions for financial investment devaluation, losses incurred from foreign currency sales, exchange rate losses, and other financial expenses.

The above amounts are recognised on the total amount incurred during the period, not offset against financial income.

17. Taxation

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

18. Financial instruments

Financial assets

Financial assets are appropriately classified, for disclosure purposes in financial statements, into financial assets at fair value through income statement, loans and receivables, held-to-maturity investments, and available-for-sale financial assets. The company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are measured at cost plus directly attributable transaction costs.

The Company's financial assets include cash, accounts receivable from customers and others, and loans.

Financial liabilities

Financial liabilities are appropriately classified into financial liabilities recognized through the income statement and financial liabilities measured at amortized cost. The company determines the classification of these financial liabilities at the time of initial recognition.

Financial liabilities are initially recognized at cost plus directly attributable transaction costs

The Company's financial liabilities include accounts payable to suppliers, other payables, and loans

Value after initial recognition

Currently, there is no requirement to remeasure the value of financial instruments after initial recognition

Offsetting financial instruments.

Financial assets and financial liabilities are offset and the net value is presented in the financial statements if, and only if, the entity has a legally enforceable right to offset the recognized amounts and intends to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

19. Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control or are controlled by, or under common control with, the Company, including holding companies, subsidiaries and associates are related parties of the Company. Enterprises and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprises, key management personnel, including directors and officers of the Company and close members of the family of these individuals and enterprises associated with these individuals also constitute related parties.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalents

	30/09/2026	01/01/2026
Cash on hand	**2,068,739,746**	**235,749,065**
VND	2,068,739,746	235,749,065
Cash in bank	**3,021,469,195**	**17,364,767,461**
VND	3,021,469,195	17,364,767,461
Cash equivalents	**900,000,000**	**24,707,345,961**
Time deposits with a maturity of no more than 3 months	900,000,000	24,707,345,961
Total cash and cash equivalents	**5,990,208,941**	**42,307,862,487**

(*) As of September 30, 2026 , cash equivalents include time deposits with a maturity of less than 3 months, earning an interest rate of 4.5% to 4.75% per annum at the Bank

2. Financial investments

(a) Trading securities

	30/09/2026			01/01/2026		
	Cost	**Fair value**	**Provision**	**Cost**	**Fair value**	**Provision**
Stock	**152,100,000**	**144,200,000**	**(7,900,000)**	**3,474,747,134**	**3,471,740,000**	**(53,876,066)**
HMD	152,100,000	144,200,000	(7,900,000)	-	-	-
DDV	-	-	-	1,250,375,000	1,295,000,000	-
HCM	-	-	-	1,164,243,746	1,120,000,000	(44,243,746)
Others stock	-	-	-	1,060,128,388	1,056,740,000	(9,632,320)
Total	**152,100,000**	**144,200,000**	**(7,900,000)**	**3,474,747,134**	**3,471,740,000**	**(53,876,066)**

2. Financial investments (Continued)

(b) Financial investments

	30/09/2026			01/01/2026		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Short-term	**23,999,889,043**	**23,999,889,043**	-	**39,103,909**	**39,103,909**	-
+ Short-term deposits (*)	22,100,000,000	22,100,000,000	-	-	-	-
+ Others Held-to-maturity investments	1,899,889,043	1,899,889,043	-	39,103,909	39,103,909	-
Long-term	**31,150,000,000**	**31,150,000,000**	-	**8,400,000,000**	**8,400,000,000**	-
+ Loans	31,150,000,000	31,150,000,000	-	8,400,000,000	8,400,000,000	-
PCLand Investment and Asset Management Joint Stock Company	*31,150,000,000*	*31,150,000,000*		*8,400,000,000*	*8,400,000,000*	
Total	**55,149,889,043**	**55,149,889,043**	-	**8,439,103,909**	**8,439,103,909**	-

(*) As of September 30, 2026, held-to-maturity investments include time deposits with a maturity of more than 3 months ut less than or equal to 12 months, earning an interest rate of 8.5% to 9.45% per annum at the Bank

2. Financial investments (Continued)

(c) Equity investments in other entities

	30/09/2026			01/01/2026		
	Cost	**Fair value**	**Provision**	**Cost**	**Fair value**	**Provision**
Subsidiaries	**98,800,000,000**	**98,800,000,000**	**-**	**98,800,000,000**	**98,800,000,000**	**-**
Hai Dang Materials Joint Stock Company	98,800,000,000	98,800,000,000		98,800,000,000	98,800,000,000	
Associates:	**73,000,000,000**	**73,000,000,000**	**-**	**73,000,000,000**	**73,000,000,000**	**-**
PCLand Investment and Asset Management Joint Stock Company	73,000,000,000	73,000,000,000		73,000,000,000	73,000,000,000	
Total	**171,800,000,000**	**171,800,000,000**	**-**	**171,800,000,000**	**171,800,000,000**	**-**

(*) The Company has not determined the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime do not have specific guidance on determining fair value.

Details of the Company's Subsidiary as at September 30, 2026 are as follows:

Entities	Place of establishment and operation	The company's capital contribution and benefit percentage	Voting rights percentage	Main business activities
Subsidiaries				
Hai Dang Material Join Stock Company	Ha Noi	95%	95%	Plastic material production
Joint ventures and associates:				
Pcland Invesment and Asset Management Joint Stock Company	Ha Noi	28.27%	37.78%	Real estate leasing and short-term accommodation services

3. Receivables from Customers

	30/09/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
Short-term	**896,903,500**	**-**	**14,494,624**	**-**
Hoang Tien Service Manufacturing and Trading Company Limited	*292,123,307*	-	-	-
Thanh Mich Production Trading and Import Export Company Limited	*211,307,805*	-	-	-
Thuan Phat Industrial Wood Trading and Service Company Limited	*217,093,978*	-	*14,494,624*	-
Diu Hien Materials Company Limited	*176,378,410*	-	-	-
Total	**896,903,500**	**-**	**14,494,624**	**-**

4. Prepayments to suppliers

	30/09/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
Short-term	**77,250,289**	**-**	**68,703,952**	**-**
Branch of Moore AISC Auditing and Informatics Services Company Limited	*62,100,000*	-	*67,500,000*	-
Others	*15,150,289*	-	*1,203,952*	-
Total	**77,250,289**	**-**	**68,703,952**	**-**

Unit: VND

5. Other Receivables

	30/09/2026		01/01/2026	
	Value	**Provision**	**Value**	**Provision**
Short-term	**39,515,145**	-	**5,376,114**	-
Receivables from employees	4,000,000	-	4,000,000	-
Short-term deposits	24,000,000	-	-	-
Other receivables	6,552,897	-	-	-
Payments on behalf of other parties	4,962,248		1,376,114	
Long-term	**80,700,000**	-	**80,700,000**	-
Long-term deposits	80,700,000	-	80,700,000	-
Total	**120,215,145**	-	**86,076,114**	-

6. Inventories

	30/09/2026		01/01/2026	
	Cost	**Provision**	**Cost**	**Provision**
Tool and supplies	19,522,182	-	14,059,899	-
Merchandise inventories	4,333,611,761	-	2,762,503,584	-
Total	**4,353,133,943**	-	**2,776,563,483**	-

7. Fixed assets

(a) Tangible fixed assets

	Building and structures	Means of transportation	Management equipment and tools	Other fixed assets	Total
COST					
Opening balance	**5,660,225,077**	**2,150,620,000**	**852,316,744**	**1,898,816,018**	**10,561,977,839**
Closing balance	**5,660,225,077**	**2,150,620,000**	**852,316,744**	**1,898,816,018**	**10,561,977,839**
ACCUMULATED DEPRECIATION					
Opening balance	**978,366,834**	**1,534,795,926**	**588,101,434**	**1,174,856,481**	**4,276,120,675**
Depreciation for the period	141,505,623	112,556,079	79,249,892	183,594,312	516,905,906
Closing balance	**1,119,872,457**	**1,647,352,005**	**667,351,326**	**1,358,450,793**	**4,793,026,581**
NET BOOK VALUE					
Opening balance	**4,681,858,243**	**615,824,074**	**264,215,310**	**723,959,537**	**6,285,857,164**
Closing balance	**4,540,352,620**	**503,267,995**	**184,965,418**	**540,365,225**	**5,768,951,258**

* The book value of tangible fixed assets that have been used as collateral for loans is VND 4,540,352,620

* The cost of tangible fixed assets that have been fully depreciated at the end of the period but are still in use is VND 988,930,909

7. Fixed assets (Continued)

(b) Intangible fixed assets

	Land use rights (*)	Total
COST		
Opening balance	**49,724,804,626**	**49,724,804,626**
Closing balance	**49,724,804,626**	**49,724,804,626**
NET BOOK VALUE		
Opening balance	**49,724,804,626**	**49,724,804,626**
Closing balance	**49,724,804,626**	**49,724,804,626**

(*) Land use rights as at September 30, 2026 include:

- Land use rights, ownership of houses and other assets attached to land located at: Plot No. 1, Block A8, Cao Xanh - Ha Khanh A New Urban Area, Cao Xanh Commune, Ha Long City, Quang Ninh Province.

- Land use rights, ownership of houses and other assets attached to the land at the address: Lot 8A + 8B, Block G5, Area A, Anh Dung IV Housing Area, Hung Dao Commune, Hai Phong City.

- In particular, all intangible assets as collateral for loans. The book value of Intangible fixed assets that have been used as collateral for loans is VND 49,724,804,626

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period of 2026

Unit: VND

8. Prepaid expenses

	30/09/2026	01/01/2026
Short-term	**84,056,378**	**43,715,057**
Tools and equipments used	4,679,649	33,763,196
Others	79,376,729	9,951,861
Long-term	**7,500,729,461**	**7,661,241,108**
Tools and equipments used	30,096,393	25,802,466
Others	7,470,633,068	7,635,438,642
Land use rights	*7,358,642,268*	*7,532,013,426*
Others	*111,990,800*	*103,425,216*
Total	**7,584,785,839**	**7,704,956,165**

(*) Land use rights refer to the right to use the floor area of the 1st floor, CT3B building, Me Tri Thuong Urban Area, Tu Liem, Hanoi.

9. Trade payables

	30/09/2026	01/01/2026
Short-term	**7,410,037,864**	**11,951,177,428**
Hai Dang Materials Joint Stock Company	7,335,909,984	11,912,328,118
Others	74,127,880	38,849,310
Total	**7,410,037,864**	**11,951,177,428**

Trade payables to related parties

	30/09/2026	01/01/2026
	7,335,909,984	**11,912,328,118**
Hai Dang Materials Joint Stock Company	7,335,909,984	11,912,328,118
Total	**7,335,909,984**	**11,912,328,118**

10. Advances from customers

	30/09/2026	01/01/2026
Short-term	**91,360,545**	**2,126,259,290**
Hoang Hung Pro Company Limited	29,999,891	660,492,592
Linh Mo Production and Trading Company Limited	4,800,000	451,513,757
Hoang Ha Furniture Business Company Limited	800,001	372,085,108
Thanh Mich Production Trading and Import Export Company Limited	-	349,791,394
Others	55,760,653	292,376,439
Total	**91,360,545**	**2,126,259,290**

11. Taxes and other payables to the State

Tax Payables

	01/01/2026	Incurred	Paid and deducted	30/09/2026
Value Added Tax	-	368,624,555	168,714,162	199,910,393
Corporate income tax	277,867,657	805,602,665	327,867,657	755,602,665
Personal income tax	9,587,275	4,829,295	14,416,570	-
Total	**287,454,932**	**1,179,056,515**	**510,998,389**	**955,513,058**

Tax Recivable

	01/01/2026	Incurred	Paid and deducted	30/09/2026
Value Added Tax	1,683,958	1,683,958	-	-
Personal income tax	-	-	1,448,537	1,448,537
Total	**1,683,958**	**1,683,958**	**1,448,537**	**1,448,537**

12. Accruals

	30/09/2026	01/01/2026
Short-term	361,671,646	205,845,429
Total	**361,671,646**	**205,845,429**

13. Other payables

	30/09/2026	01/01/2026
Short-term	**1,664,740**	**-**
Trade Union fees	1,664,740	-
Long-term	**285,000,000**	**-**
Long-term deposits received	285,000,000	-
Total	**286,664,740**	**-**

14. Owners' Equity

(a) Comparison table for changes in owners' equity

	Owners' invested capital (*)	Share premium	Retained earnings	Total
Balance as at 01/01/2025	**241,999,640,000**	**2,204,327,061**	**12,349,497,295**	**256,553,464,356**
Increase Owners' Equity During the Period	12,099,290,000	-		12,099,290,000
Gain in the period	-	-	19,636,856,526	19,636,856,526
Decrease Owners' Equity During the Period	-	(3,500,000)		(3,500,000)
Others decrease			(12,099,290,000)	(12,099,290,000)
Balance as at 30/09/2025	**254,098,930,000**	**2,200,827,061**	**19,887,063,821**	**276,186,820,882**
Balance as at 01/01/2026	**254,098,930,000**	**2,200,827,061**	**21,341,204,571**	**277,640,961,632**
Increase Owners' Equity During the Period (*)	17,785,840,000	-		17,785,840,000
Gain in the period	-	-	14,651,683,166	14,651,683,166
Decrease Owners' Equity During the Period	-	(3,500,000)		(3,500,000)
Others decrease (*)			(17,785,840,000)	(17,785,840,000)
Balance as at 30/09/2026	**271,884,770,000**	**2,197,327,061**	**18,207,047,737**	**292,289,144,798**

(*) Based on General Meeting of Shareholders Resolution No. 01/2026/NQ-DHDCD dated April 13, 2026, of the 2026 Annual General Meeting of Shareholders and Board of Directors Decision No. 09/2026/QD-HDQT dated June 29, 2026, approving the implementation of the plan to issue shares for stock dividend payment, the Company successfully issued 1,778,584 shares, equivalent to VND 17,785,840,000, to pay the 2025 dividend, and received Decision No. 1078/QD-SGDHN dated August 18, 2026, approving the additional stock listing of Picomat Holding Joint Stock Company.

(b) Owners' capital in detail

	Proportion	Closing balance	Proportion	Opening balance
Do Thanh Hai	21.5%	58,455,700,000	21.5%	54,631,500,000
Others	78.5%	213,429,070,000	78.5%	199,467,430,000
Total	**100%**	**271,884,770,000**	**100%**	**254,098,930,000**

14. Owners' Equity (Continued)

(c) Capital transactions with owners and distribution of dividends and profit

	For the nine-month period of 2026	For the nine-month period of 2025
Owners' capital	**271,884,770,000**	**254,098,930,000**
Owners' capital at the opening balance	254,098,930,000	241,999,640,000
Owners' capital increase in period	17,785,840,000	12,099,290,000
Owners' capital at the closing balance	271,884,770,000	254,098,930,000
Dividends in shares	**17,785,840,000**	**12,099,290,000**

(d) Shares

	For the nine-month period of 2026	For the nine-month period of 2025
Number of shares issued to the public	27,188,477	25,409,893
Common shares	27,188,477	25,409,893
Number of outstanding shares	27,188,477	25,409,893
Common shares	27,188,477	25,409,893
Par value of outstanding shares	10,000	10,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period of 2026

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

1. Revenue

	For the nine-month period of 2026	For the nine-month period of 2025
Revenue from goods sold	61,452,035,997	90,751,330,878
Revenue from services rendered	473,385,471	679,679,584
Total	**61,925,421,468**	**91,431,010,462**

2. Revenue deductions

	For the nine-month period of 2026	For the nine-month period of 2025
Sales returns	48,304,942	346,177,902
Total	**48,304,942**	**346,177,902**

3. Net revenue

	For the nine-month period of 2026	For the nine-month period of 2025
Revenue from goods sold	61,403,731,055	90,405,152,976
Revenue from services rendered	473,385,471	679,679,584
Total	**61,877,116,526**	**91,084,832,560**

4. Cost of goods sold

	For the nine-month period of 2026	For the nine-month period of 2025
Cost of goods	53,896,792,283	81,162,331,695
Cost of services provided	118,103,711	93,393,711
Total	**54,014,895,994**	**81,255,725,406**

5. Financial income

	For the nine-month period of 2026	For the nine-month period of 2025
Interest income	2,840,880,249	758,115,061
Gain on disposal of financial investments	1,353,475,796	6,123,060,968
Dividends and profits received in cash or non-financial assets	11,400,000,000	11,400,000,000
Gain from foreign exchange	-	54,874,089
- Foreign exchange gain on the period	-	*54,874,089*
Total	**15,594,356,045**	**18,336,050,118**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period of 2026

Unit: VND

6. Financial expenses	For the nine-month period of 2026	For the nine-month period of 2025
Loan interest expenses	243,944,656	199,901,405
Loss on disposal of financial investments	2,220,152,102	1,403,006,279
Provision for diminution in value of trading securities and loss of investments in other entities	7,900,000	-
Total	**2,471,996,758**	**1,602,907,684**

7. Other incomes	For the nine-month period of 2026	For the nine-month period of 2025
Other income	7,500,915	3,064,607
Total	**7,500,915**	**3,064,607**

8. Other expenses	For the nine-month period of 2026	For the nine-month period of 2025
Other expenses	10,318,306	1,089,787
Total	**10,318,306**	**1,089,787**

9. Selling expenses	For the nine-month period of 2026	For the nine-month period of 2025
Employees cost	1,357,554,394	1,142,249,223
Material, packing cost	941,454	591,000
Tool cost	48,940,228	65,018,071
Fixed asset depreciation	224,922,510	255,448,464
Outside purchasing services cost	1,797,017,006	1,526,637,259
Other cost of cash	23,734,221	14,285,000
Total	**3,453,109,813**	**3,004,229,017**

10. General and administrative expenses	For the nine-month period of 2026	For the nine-month period of 2025
Staff cost	891,893,848	833,382,116
Tools and equipments expenses	208,993,991	108,046,725
Depreciations and amortizations expenses	198,589,685	200,890,719
Taxes, fees, duties	35,911,600	86,842,866
Outside purchasing services cost	725,739,946	617,826,872
Other cost of cash	10,237,714	10,491,348
Total	**2,071,366,784**	**1,857,480,646**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the nine-month period of 2026

Unit: VND

11. Income tax	For the nine-month period of 2026	For the nine-month period of 2025
Profit before income tax	15,457,285,831	21,702,514,745
Adjustments to increase	44,227,491	25,776,348
Adjustments to decrease	11,473,500,000	11,400,000,000
Dividends and distributed profits (*)	*11,473,500,000*	*11,400,000,000*
Taxable income	4,028,013,322	10,328,291,093
Income tax rate	20%	20%
Income tax expense	**805,602,665**	**2,065,658,219**

(*) During the nine-minth period ended 30 Sep 2026, the Company received cash dividends and profits distributed amounting to VND 11,400,000,000 from Hai Dang Material Joint Stock Company, and VND 73,500,000 from Mobile World Investment Corporation (MWG)

VII. Financial risk management policies and objectives

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has developed a control system to ensure a reasonable balance between incurred risk costs and risk management costs. The Board of Directors and Board of General Directors are responsible for monitoring the risk management procedures to ensure an appropriate balance between risk and risk control.

1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example, risk of stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, and available-for-sale investments.

Interest risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's market risk arising from changes in interest rates mainly relates to its loans and borrowings, cash, and short-term deposits

The Company manages interest rate risk by analyzing the competitive market situation to obtain favorable interest rates for its purposes, while remaining within its risk management limits

Foreign exchange risk

The Company is exposed to exchange rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument following changes in foreign exchange rates when the Company's borrowings, revenues and expenses are denominated in currencies other than Vietnamese Dong.

The Company manages its foreign currency risk by considering current and expected market conditions when planning for future transactions in foreign currencies. The Company does not use any derivative financial instruments to hedge its foreign currency risk.

Trading securities price risk

The listed and unlisted shares held by the Company are subject to market risks arising from uncertainties about the future value of the investment shares. The Company manages stock price risk by establishing investment limits. The Company's Board of Directors also reviews and approves decisions regarding stock investments

2. *Credit risk*

Credit risk is the risk that a counterparty engages in a financial instrument or a contract fails to perform its obligations, resulting in a financial loss for the Corporation. The Corporation bears credit risks from operating activities (mainly in trade receivables) and its financing activities (bank deposits, loans, and other financial instruments).

Trade receivables

The Company minimizes the credit risk by only doing business with entities that have a good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. Based on this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Bank deposits

The company mainly maintains deposits at large and prestigious banks in Vietnam. The Company finds that the concentration of credit risk on bank deposits is low.

The Company's Board of General Directors assesses that most of the Financial assets are current and not impaired because these Financial assets are related to reputable customers with good payment capacity.

3. *Liquidity risk*

Liquidity risk is the risk that the Company may be unable to meet its financial obligations as they fall due. The liquidity risk of the Company mainly arises from the difference in the maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of General Directors considers sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

VIII. DISCLOSURE OF RELATED PARTIES

1. Significant transactions with related parties

Transactions and balances with related parties during the period are as follows:

Related party	Relationship
Hai Dang Material Joint Stock Company	Subsidiary Company
PCLAND Investment and Asset Management Joint Stock Company	Associates

Balances with related parties as of the end of the accounting period:

	30/09/2026	01/01/2026
Trade payables	**7,335,909,984**	**11,912,328,118**
Hai Dang Materials Joint Stock Company	7,335,909,984	11,912,328,118
Investment in Joint Ventures and Associates	**98,800,000,000**	**98,800,000,000**
Hai Dang Materials Joint Stock Company	98,800,000,000	98,800,000,000
Investment in Subsidiaries	**73,000,000,000**	**73,000,000,000**
PCLand Investment and Asset Management Joint Stock Company	73,000,000,000	73,000,000,000
Loan Receivables	**31,150,000,000**	**8,400,000,000**
PCLand Investment and Asset Management Joint Stock Company	31,150,000,000	8,400,000,000
Interest receivable	**1,474,776,028**	**-**
PCLand Investment and Asset Management Joint Stock Company	1,474,776,028	-
Accrued interest	**56,752,740**	**14,360,548**
PCLand Investment and Asset Management Joint Stock Company	56,752,740	14,360,548

Transactions with related parties during the period:

	For the nine-month period of 2026	For the nine-month period of 2025
Sales:	**-**	**613,800,000**
PCLand Investment and Asset Management Joint Stock Company	-	613,800,000
Received from sales	**-**	**613,800,000**
PCLand Investment and Asset Management Joint Stock Company	-	613,800,000
Borrowings	**23,000,000,000**	**-**
PCLand Investment and Asset Management Joint Stock Company	23,000,000,000	-

Transactions with related parties during the period (Continued):

	For the nine-month period of 2026	For the nine-month period of 2025
Collection of loan principal	**250,000,000**	**5,000,000,000**
PCLand Investment and Asset Management Joint Stock Company	250,000,000	5,000,000,000
Loan interest income	**1,865,826,850**	**581,842,466**
PCLand Investment and Asset Management Joint Stock Company	1,865,826,850	581,842,466
Interest collected from loans	**348,658,630**	**590,787,671**
PCLand Investment and Asset Management Joint Stock Company	348,658,630	590,787,671
Purchasing	**60,327,879,426**	**70,044,014,671**
Hai Dang Materials Joint Stock Company	60,304,346,426	70,005,406,671
Pcland Investment and Asset Management Joint Stock Company - Thai Nguyen Branch	23,533,000	38,608,000
Payments for goods and services	**64,877,533,000**	**69,084,608,000**
Hai Dang Materials Joint Stock Company	64,854,000,000	69,046,000,000
Pcland Investment and Asset Management Joint Stock Company - Thai Nguyen Branch	23,533,000	38,608,000
Good return	**26,764,560**	**303,877,980**
Hai Dang Materials Joint Stock Company	26,764,560	303,877,980
Dividend received	**11,400,000,000**	**11,400,000,000**
Hai Dang Materials Joint Stock Company	11,400,000,000	11,400,000,000

2. Comparative information

2.1. Presentation of comparative figures at the beginning of the year

The comparative figures presented in the Statement of Financial Position as at 30 September 2026 are those presented in the Balance Sheet as at 31 December 2025. The comparative figures presented in the Statement of Profit or Loss and the Statement of Cash Flows for the nine-month accounting period ended 30 September 2026 are those presented in the financial statements for the nine-month accounting period ended 30 September 2025.

2.2. Retrospective application of changes in accounting policies

a. Adoption of the new accounting regime

As disclosed in Note III.1, with effect from 1 January 2026, the Company has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025, issued by the Ministry of Finance, providing guidance on the Corporate Accounting Regime. The General Director has assessed the impact ofthe adoption of Circular No. 99/2025/TT-BTC on the Company's financial statements. The principal changes relate to the classification, presentation and disclosure of certain items in the financial statements. The adoption of this Circular did not have a material impact on the Company's financial position, operating results or cash flows.

b. Impact of the adoption of the new accounting regime

The effects of the application of the new regulations on the comparative figures in the Separate Financial Statements are as follows:

In the Statement of Financial Position

Items	Presented		Re-presented	
	Item code under Circular No. 200/2014/TT-BTC	01/01/2026	Item code under Circular No. 99/2025/TT-BTC	01/01/2026
Short-term held-to-maturity investments	123	-	123	39,103,909
Other short-term receivables	136	44,480,023	135	5,376,114
Short-term deferred expenses	151	43,715,057	161	43,715,057
Taxes and other receivables from the State	153	1,683,958	163	1,683,958
Other long-term receivables	216	80,700,000	215	80,700,000
Investments in subsidiary	251	98,800,000,000	261	98,800,000,000
Investments in joint ventures, associates	252	73,000,000,000	262	73,000,000,000
Long-term held-to-maturity investments	255	-	265	8,400,000,000
Long-term deferred expenses	161	7,661,241,108	271	7,661,241,108
Long-term loan receivables	215	8,400,000,000	-	-
Taxes and payables to the State	313	287,454,932	314	287,454,932
Payables to employees	314	419,278,839	315	419,278,839
Short-term accrued expenses	315	205,845,829	316	205,845,829
Retained earnings	421	21,341,204,571	420	21,341,204,571
Retained earnings accumulated to the end of the previous period	421a	250,207,295	420a	250,207,295
Retained earnings of the current period	421b	21,090,997,276	420b	21,090,997,276

b. Impact of the adoption of the new accounting regime (Continued)

In the Income Statement

Items	Presented		Re-presented	
	Item code under Circular No. 200/2014/TT-BTC	Third quarter of 2025	Item code under Circular No. 99/2025/TT-BTC	Third quarter of 2025
Financial income	21	4,855,272,824	22	4,855,272,824
Financial expenses	22	600,820,597	23	600,820,597
In which: Interest expense	23	89,795,362	24	89,795,362

Items	Presented		Re-presented	
	Item code under Circular No. 200/2014/TT-BTC	The first nine months of 2025	Item code under Circular No. 99/2025/TT-BTC	The first nine months of 2025
Financial income	21	18,336,050,118	22	18,336,050,118
Financial expenses	22	1,602,907,684	23	1,602,907,684
In which: Interest expense	23	199,901,405	24	199,901,405

3. Information on continuous operations

The Company will continue operating in the future.

Ha Noi, October 28 , 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE GENERAL DIRECTOR
Nguyen Thi Nhu Quynh	Nguyen Thi Nhu Quynh	Dao Thi Kim Oanh