SA GIANG IMPORT-EXPORT CORPORATION

Lot CII-3, Street No. 5, Industrial Park C, Sa Dec Ward, Dong Thap Province, Vietnam

Tax no: 1400469817

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INTERIM SEPARATE FINANCIAL STATEMENTS

THIRD QUARTER OF 2026

FROM JANUARY 1 TO SEPTEMBER 30, 2026

Signature Not Verified
Ký bởi: CÔNG TY CP XUẤT NHẬP KHẨU SA GIANG
Ký ngày: 28/10/2026 21:06:06

SA GIANG IMPORT EXPORT CORPORATION **Form No. B01a-DN**

Address: Lot CII-3, Road No.5, Industrial Park C, Sa Dec Ward, Dong Thap Province, Vietnam

Interim Statement of Financial Position

As at September 30, 2026

Unit: VND

ASSETS	Code	Notes	End of quarter balance	Beginning balance of the year
1	2	3	4	5
A - Current Assets	**100**		**420.717.443.303**	**284.403.557.798**
I. Cash and Cash Equivalents	**110**		**61.875.994.950**	**30.251.955.721**
1. Cash	111	3	61.875.994.950	30.251.955.721
2. Cash Equivalents	112			
II. Short-term Financial Investments	**120**		**136.576.867.172**	**44.300.000.000**
1. Trading Securities	121			
2. Allowance for Decline in Value of Trading Securities (*)	122			
3. Held-to-Maturity Investments	123	4(a)	136.576.867.172	44.300.000.000
4. Allowance for Short-term Held-to-Maturity Investments (*)	124			
5. Other Short-term Investments	125			
6. Allowance for Impairment of Other Short-term Investments (*)	126			
III. Short-term Receivables	**130**		**65.762.647.057**	**105.354.010.290**
1. Short-term Trade Receivables from Customers	131	5	55.096.533.642	94.736.154.284
2. Short-term Advances to Suppliers	132	6	10.109.443.915	10.225.858.192
3. Short-term Intercompany Receivables	133			
4. Contract Assets (Construction Contracts)	134			
5. Other Short-term Receivables	135	7	1.000.669.500	835.997.814
6. Allowance for Doubtful Short-term Receivables (*)	136	8	(444.000.000)	(444.000.000)
7. Missing Assets Pending Resolution	137			
IV. Inventories	**140**	9	**140.497.674.133**	**90.412.939.105**
1. Inventories	141		144.700.674.133	92.791.939.105
2. Allowance for Decline in Value of Inventories (*)	142		(4.203.000.000)	(2.379.000.000)
V. Short-term Biological Assets	**150**			
1. Short-term Consumable Livestock	151			
2. Short-term Seasonal or Consumable Crops	152			
3. Allowance for Impairment of Short-term Biological Assets (*)	153			
VI. Other Current Assets	**160**		**16.004.259.991**	**14.084.652.682**
1. Short-term Prepaid Expenses	161	12(a)	3.970.122.176	2.610.625.700
2. Input VAT Recoverable	162	15(b)	12.034.137.815	11.474.026.982
3. Taxes and Other Receivables from the State	163			
4. Government Bond Repurchase Transactions	164			
5. Other Current Assets	165			
B - Non-current Assets	**200**		**307.927.142.931**	**315.483.059.335**
I. CLong-term Receivables	**210**			
1. Long-term Trade Receivables from Customers	211			
2. Long-term Advances to Suppliers	212			
3. Business Capital at Dependent Units	213			
4. Long-term Intercompany Receivables	214			
5. Other Long-term Receivables	215			
6. Allowance for Doubtful Long-term Receivables (*)	216			
II. Fixed Assets	**220**		**168.071.805.113**	**163.033.454.417**
1. Tangible Fixed Assets	221	10(a)	*167.848.963.947*	*162.730.266.842*
- Cost	*222*		*349.052.186.550*	*332.254.344.859*
- Accumulated Depreciation (*)	*223*		(181.203.222.603)	(169.524.078.017)
2. Finance Lease Fixed Assets	224			

ASSETS	Code	Notes	End of quarter balance	Beginning balance of the year
1	2	3	4	5
- Cost	*225*			
- Accumulated Depreciation (*)	*226*			
3. Intangible Fixed Assets	227	10(b)	*222.841.166*	*303.187.575*
- Cost	*228*		532.700.000	*532.700.000*
- Accumulated Depreciation (*)	*229*		(309.858.834)	(229.512.425)
III. Long-term Biological Assets	**230**			
1. Breeding Livestock for Periodic Products	231			
a. Livestock used for recurring production – not yet at maturity stage	232			
b.Livestock used for recurring production – at maturity stage	233			
- Cost	234			
- Accumulated depreciation(*)	235			
2. Biological assets held for one-time production (long-term)	236			
3. Seasonal crops or crops for one-time long-term harvest	237			
4. Provision for impairment of long-term biological assets (*)	238			
IV. Investment property	**240**			
- Cost	241			
- Accumulated depreciation(*)	242			
V. Long-term work in progress	**250**		**1.338.078.273**	**13.476.867.365**
1. Long-term production and business work in progress	251			
2. Construction in progress	252	11	1.338.078.273	13.476.867.365
VI. Long-term financial investments	**260**		**118.395.000.000**	**118.395.000.000**
1. Investments in subsidiaries	261	4(b)	118.395.000.000	118.395.000.000
2. Investments in joint ventures and associates	262			
3. Equity investments in other entities	263			
4. Provision for impairment of long-term investments in other entities (*)	264			
5. Held-to-maturity investments (long-term)	265			
6. Provision for impairment of held-to-maturity investments (long-term) (*)	266			
VII. Other long-term assets	**270**		**20.122.259.545**	**20.577.737.553**
1. Long-term prepaid expenses	271	12(b)	16.230.738.822	16.656.975.429
2. Deferred tax assets	272	23	3.891.520.723	3.920.762.124
3. Long-term spare parts, supplies and replacement equipment	273			
4. Other long-term assets	274			
TOTAL ASSETS (280 = 100 + 200)	**280**		**728.644.586.234**	**599.886.617.133**
C - LIABILITIES	**300**		**183.544.899.415**	**135.147.244.629**
I. Current liabilities	**310**		**158.813.164.704**	**110.220.189.283**
1. Short-term trade payables	311	13	13.515.155.093	25.887.684.880
2. Advances from customers (short-term)	312	14	7.135.544.886	6.196.571.160
3. Dividends and profit payable	313			
4. Taxes and amounts payable to the State (short-term)	314	15(a)	20.385.212.294	27.620.679.072
5. Payables to employees	315	16	27.832.461.090	29.505.990.103
6. Short-term accrued expenses	316	17	1.515.620.042	1.713.846.007
7. Short-term intercompany payables	317			
8. Short-term contract liabilities (construction progress billing)	318			
9. Unearned revenue (short-term)	319			
10. Other short-term payables	320	18	2.108.540.139	2.081.516.494
11. Short-term borrowings and finance lease liabilities	321	19	82.022.487.385	13.066.698.070
12. Short-term provisions	322			
13. Bonus and welfare funds	323	20	4.298.143.775	4.147.203.497
14. Price stabilization fund	324			
15. Repurchase agreements of government bonds	325			

ASSETS	Code	Notes	End of quarter balance	Beginning balance of the year
1	2	3	4	5
II. Non-current liabilities	**330**		**24.731.734.711**	**24.927.055.346**
1. Long-term trade payables	331			
2. Advances from customers (non-current)	332			
3. Taxes and amounts payable to the State (non-current)	333			
4. Long-term accrued expenses	334			
5. Payables to internal parties for charter capital	335			
6. Other long-term intercompany payables	336			
7. Deferred revenue (non-current)	337			
8. Other non-current liabilities	338			
9. Long-term borrowings and finance lease liabilities	339			
10. Convertible bonds	340			
11. Preference shares	341			
12. Deferred tax liabilities	342			
13. Long-term provisions	343	22	19.457.603.617	19.603.810.620
14. Science and technology development fund	344	21	5.274.131.094	5.323.244.726
D - OWNER'S EQUITY	**400**		**545.099.686.819**	**464.739.372.504**
1. Owners' contributed capital	411	24,25	71.475.800.000	71.475.800.000
- Ordinary shares with voting rights	411a		71.475.800.000	71.475.800.000
- Preference shares	411b			
2. Share premium	412			
3. Convertible bond option rights	413			
4. Other capital of owners	414			
5. Treasury shares (*)	415			
6. Revaluation surplus of assets	416			
7. Foreign exchange differences	417			
8. Investment and development fund	418	25	15.962.558.817	15.962.558.817
9. Other equity funds	419	25	291.290	291.290
10. Retained earnings	420	25	457.661.036.712	377.300.722.397
- Accumulated retained earnings from prior periods	*420a*		*366.353.142.397*	*247.772.325.900*
- Current year retained earnings	*420b*		*91.307.894.315*	*129.528.396.497*
TOTAL RESOURCES (440 = 300 + 400)	**440**		**728.644.586.234**	**599.886.617.133**

Approved, October 28, 2026

LEGAL REPRESENTATIVE

M.S.D.N: 1400469871 CÔNG TY XUẤT NHẬP KHẨU SA GIANG TỈNH ĐỒNG THÁP

Pham Thi Yen Em
Chief Accountan/Prepared by

Le Thi Dieu Thi
General Director

SA GIANG IMPORT EXPORT CORPORATION

Address: Lot CII-3, Road No.5, Industrial Park C, Sa Dec Ward, Dong Thap Province, Vietnam

Form B 02a – DN

INTERIM INCOME STATEMENT

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

Items	Code	Notes	Quarter 3		Cumulative from the beginning of the year to the end of Q3	
			Year 2026	Year 2025	Year 2026	Year 2025
1	2	3	4	5	6	7
1. Revenue from sales of goods and rendering of services	01	27	**188.281.424.432**	**177.487.516.340**	**602.921.111.034**	**532.436.590.686**
2. Deductions from revenue	02	27	1.044.310.572	643.167.900	1.651.880.087	794.277.604
3. Net revenue from sales of goods and rendering of services (10= 01-02	**10**	**27**	**187.237.113.860**	**176.844.348.440**	**601.269.230.947**	**531.642.313.082**
4. Cost of goods sold	11	28	141.202.479.727	122.798.642.489	435.964.994.020	377.545.121.936
5. Gross profit from sales of goods and rendering of services (20=10 - 11	**20**		**46.034.634.133**	**54.045.705.951**	**165.304.236.927**	**154.097.191.146**
6. Gains/losses from sale and disposal of investment property	**21**					
7. Financial income	22	29	2.560.891.744	2.713.552.284	6.462.524.835	8.214.214.985
8. Financial expenses	*23*	30	2.511.211.768	415.810.832	3.976.208.560	1.500.743.709
- Including: Interest expense	24	*30*	*1.117.434.485*	*364.824.434*	*2.161.082.105*	*1.074.666.266*
9. Selling expenses	25	31	9.868.003.409	9.616.120.587	33.189.354.010	28.362.080.228
10. General and administrative expenses	26	32	8.848.273.162	6.562.696.117	23.089.191.061	17.882.683.035
11. Net profit from operating activities {30=20+21+22-(23+25+26)}	**30**		**27.368.037.538**	**40.164.630.699**	**111.512.008.131**	**114.565.899.159**
12. Other income	31	33	756.224.516	562.832.870	2.418.681.841	1.109.572.880
13. Other expenses	32	34	1.514.123.008	625.453.558	2.504.408.756	1.251.199.267
14. Other profit (40 = 31 - 32)	**40**		**(757.898.492)**	**(62.620.688)**	**(85.726.915)**	**(141.626.387)**
15. Accounting profit before tax (50 = 30 + 40)	**50**		**26.610.139.046**	**40.102.010.011**	**111.426.281.216**	**114.424.272.772**
16. Current corporate income tax expense	51	35	4.938.824.121	7.717.761.829	20.089.145.500	20.044.812.555
17. Deferred corporate income tax expense	52	23	17.794.300	(412.493.926)	29.241.401	(74.338.687)
18. Profit after tax (60=50 – 51 - 52)	**60**		**21.653.520.625**	**32.796.742.108**	**91.307.894.315**	**94.453.798.904**
19. Basic earnings per share (*)	70					
20. Diluted earnings per share (*)	71					

Approved, October 28, 2026

LEGAL REPRESENTATIVE

M.S.D.N: 1400669[illegible] CÔNG TY XUẤT NHẬP KHẨU SA GIANG TỈNH ĐỒNG THÁP

Pham Thi Yen Em
Chief Accountan/Prepared by

Le Thi Dieu Thi
General Director

SA GIANG IMPORT EXPORT CORPORATION **Form No. B03a-DN**

Address: Lot CII-3, Road No.5, Industrial Park C, Sa Dec Ward, Dong Thap Province, Vietnam

INTERIM CASH FLOW STATEMENT

For the accounting period from January 1, 2026 to September 30, 2026

Unit: VND

Items	Code	Notes	Cumulative from the beginning of the year to the end of Q3	
			2026	2025
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**111.426.281.216**	**114.424.272.772**
2. Adjustments for				
- Depreciation of fixed assets and investment property	02	10	18.259.334.072	16.623.666.463
- Provisions	03		1.677.792.997	872.205.500
- Gains/(losses) from foreign exchange differences arising from revaluation of foreign currency monetary items	04	29,30	449.516.081	(105.924.967)
- Profit and loss from investment and financial activities	05		(3.462.857.060)	(1.959.115.314)
- Borrowing costs	06	30	2.161.082.105	1.074.666.266
- Other adjustments	07			79.877.901
3. Operating profit before changes in working capital	**08**		**130.511.149.411**	**131.009.648.621**
- Increase/(decrease) in receivables	09		37.516.596.304	(8.514.537.746)
- Increase/(decrease) in inventories	10		(51.908.735.028)	3.648.382.242
- Increase/(decrease) in payables (excluding interest payable and corporate income tax payable)	11		(9.858.140.542)	(3.968.583.255)
- Increase/(decrease) in prepaid expenses	12		(933.259.869)	(5.996.441.040)
- Increase/(decrease) in trading securities	13			
- Interest paid	14		(2.164.746.896)	(1.083.298.020)
- Corporate income tax paid	15	15	(27.450.300.408)	(3.705.178.387)
- Other cash inflows from operating activities	16			
- Other cash outflows from operating activities	17		(3.698.173.354)	(9.859.515.802)
Net cash flows from operating activities	**20**		**72.014.389.618**	**101.530.476.613**
II. Cash flows from investing activities				
1.Payments for purchases and construction of fixed assets and other long-term assets	21		(14.586.982.143)	(37.932.054.871)
2.Proceeds from disposals of fixed assets and other long-term assets	22		160.896.819	290.000.000
3.Payments for loans granted and purchases of debt instruments of other entities	23		(105.865.854.795)	(65.000.000.000)
4.Collections from loans granted and proceeds from sale of debt instruments of other entities	24		16.500.000.000	110.000.000.000
5.Payments for investments in other entities	25			
6.Proceeds from divestments in other entities	26			
7.Interest received, dividends and profits received	27		1.851.341.529	3.420.406.064
Net cash flows from investing activities	**30**		**(101.940.598.590)**	**10.778.351.193**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and capital contributions from owners	31			
2. Repayment of capital to owners and repurchase of shares issued	32			
3. Proceeds from borrowings	33	19	272.870.789.022	140.875.451.362
4. Repayment of borrowings	34	19	(203.914.999.707)	(127.014.335.554)
5. Repayment of finance lease liabilities	35			
6. Dividends and profits paid to owners	36	25	(7.147.580.000)	
Net cash flows from financing activities	**40**		**61.808.209.315**	**13.861.115.808**

Items	Code	Notes	Cumulative from the beginning of the year to the end of Q3	
			2026	2025
1	2	3	4	5
Net increase/(decrease) in cash and cash equivalents (50 = 20+30+40)	**50**		**31.882.000.343**	**126.169.943.614**
Cash and cash equivalents at the beginning of the period	**60**	3	**30.251.955.721**	**21.456.055.094**
Effect of exchange rate changes on cash and cash equivalents	61		(257.961.114)	57.268.353
Cash and cash equivalents at the end of the period (70 = 50+60+61)	**70**	3	**61.875.994.950**	**147.683.267.061**

Approved, October 28, 2026

LEGAL REPRESENTATIVE

M.S.D.N: 1400... CÔNG TY CP XUẤT NHẬP KHẨU SA GIANG TỈNH ĐỒNG THÁP

Pham Thi Yen Em
Chief Accountan/Prepared by

Le Thi Dieu Thi
General Director

SA GIANG IMPORT EXPORT CORPORATION

Form No. B 09a – DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED SEPTEMBER 30, 2026

1 CHARACTERISTICS OF THE COMPANY'S ACTIVITIES

Sa Giang Import Export Corporation (the "Company") was established in the Socialist Republic of Vietnam under the First Business Registration Certificate No. 1400469817 issued by the Department of Planning and Investment of Dong Thap Province on July 2, 2004 and the latest 16th amended Business Registration Certificate dated August 3, 2025.

The Company's shares were listed on the Hanoi Stock Exchange on September 5, 2006 under Decision No. 224/QD.TTGDHN of the Hanoi Stock Exchange.

The main activities of the Company are:

- Food production and trading: shrimp-chips, noodles, rice noodles;
- Production of machinery and equipment for food production and processing, lease of premises

The Company's normal production and business cycle is within 12 months.

The Company's business activities in the interim accounting period for the interim financial statements are not affected by seasonality.

As of September 30, 2026, the company had a total of 940 employees.

As of September 30, 2026, the Company had 1 subsidiary, 1 branch, 1 Warehouse business location and 4 dependent enterprises as follows:

			30.09.2026		31.12.2025	
Subsidiary	**Principal activities**	**Registered office address**	**Equity interest (%)**	**Voting rights (%)**	**Equity interest (%)**	**Voting rights (%)**
Hoan Ngoc Agriculture Food Corporation	Manufacturing of prepared and ready-to-eat food products	Lot B4, My Hiep Industrial Cluster, My Hiep Commune, Dong Thap Province	79,9986	79,9986	79,9986	79,9986

- Ho Chi Minh City Branch is located at 1th Floor, TKT Building, No. 569-571-573, Tran Hung Dao Street, Cau Ong Lanh Ward, Ho Chi Minh City, Viet Nam
- The warehouse business location located at No. 1689 Van Tien Dung Street, Binh Hung Commune, Ho Chi Minh City, Vietnam.
- Sa Giang 1 factory is located at Lot CII-3, Street No. 5, Industrial Park C, Sa Dec Ward, Dong Thap Province.
- Sa Giang 2 factory is located at Lot III-2 and Lot III-3, Area A1, Sa Dec Industrial Park, Sa Dec Ward, Dong Thap Province.
- Sa Giang 3 factory at Lot IV-7, Area A1, Sa Dec Industrial Park, Sa Dec Ward, Dong Thap Province.
- Food factory at Lot III-4, Zone A1, Sa Dec Industrial Park, Sa Dec Ward, Dong Thap Province.

2 KEY ACCOUNTING POLICIES

2.1 Basis for making financial statements

The mid-year financial statements have been prepared in accordance with the Vietnam Accounting Standards, the Vietnam Enterprise Accounting Regime and legal regulations related to the preparation and presentation of financial statements. Financial statements shall be prepared on the principle of cost price.

The accompanying financial statements are not intended to present the financial situation, results of business and cash flows in accordance with generally accepted accounting principles and practices in other countries and institutions outside Vietnam. Accounting principles and practices used in Vietnam may differ from accounting principles and practices in other countries and institutions.

In addition, the Company also prepares consolidated financial statements of the Company and its subsidiaries in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and relevant statutory requirements applicable to the preparation and presentation of consolidated financial statements. In the consolidated financial statements, subsidiaries are entities over which the Parent Company has control of the operating and financial policies and which are fully consolidated.

Users of these separate financial statements should read them together with the interim consolidated financial statements of the Company and its subsidiaries ("The Group") for the nine-month period ended 30 September 2026 in order to obtain full information on the interim consolidated financial position, interim consolidated financial peformance and interim consolidated cash flows of the Group.

The interim financial statements in the Vietnamese language are the official ssidtatutory financial statement of the Group. The interim financial statements in the English language have been translated from the Vietnamese language version. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

2.2 Significant changes in the Company's accounting policies applied

First-time adoption of the new Accounting system

On 27 October 2025, the Ministry of Finance issued Circular 99/2025/TT-BTC ("Circular 99") providing guidance on the corporate accounting system, replacing Circular 200/2014/TT-BTC, effective from 1 January 2026 and for fiscal years beginning on or after 1 January 2026. Therefore, the Company will apply Circular 99 for the fiscal year starting from 1 January 2026.

The Board of Management of the Company has assessed that the first-time adoption of Circular 99 does not result in material impact on the financial statements and no restatement of comparative figures is required

Users of these financial statements of the Company should read them together with the interim consolidated financial statements of the Company and its subsidiaries Company for the nine -month period ended 30 September 2026 in order to obtain full information of the interim consolidated financial position and interim consolidated financial performance and interim consolidated cash flows of the Company.

2 KEY ACCOUNTING POLICIES (continued)

2.3 Fiscal Year

The Company's fiscal year begins on January 1 to December 31.

The financial statements are prepared for the accounting period from January 1 to September 30, 2026

2.4 Currency used in accounting

The Company uses the currency in its accounting and presented in its separate financial statements as the Vietnamese Dong ("VND" or "Dong"). The company determines the currency used in accounting based on the currency mainly used in sales transactions, which has a great impact on the selling price of goods; the currency used to post the selling price and receive payment; the currency used mainly in the purchase of goods and services; have a great influence on the cost of labor, materials, and other production and business costs, and are usually used to pay for those costs.

2.5 Types of exchange rates applied in accounting

Transactions denominated in foreign currency are converted using the average exchange rate between the buying and selling rates of the foreign currency offered by the bank where the transaction takes place, applicable on the date the transaction occurs. Exchange rate differences arising from these transactions are recognized as income or expense in the separate income statement.

Assets and liabilities denominated in foreign currency as of the date of the separate financial situation report are converted using the average exchange rate between the buying and selling rates of the foreign currency offered by the commercial bank where the Company regularly conducts transactions, applicable on the date of the separate financial situation report. Foreign currency deposits in banks without a fixed term as of the date of the separate financial situation report are converted using the average exchange rate between the buying and selling rates of the foreign currency offered by the same bank where the Company maintains its foreign currency account. Exchange rate differences arising from this conversion are recognized as income or expense in the separate income statement.

2.6 Money

Money includes cash at the fund and bank deposits.

2.7 Accounts receivable

Receivables represent the book value of customer receivables, including receivables of a commercial nature arising from the sale of goods; and other receivables that are not commercial and not related to the sale of goods. Provisions for bad debts shall be made for each receivable based on the overdue time of principal repayment according to the original debt commitment (excluding the extension of debt between the parties), or on the expected level of possible losses. Receivables determined to be irretrievable will be written off.

Receivables are classified into short-term and long-term on separate the financial situation report based on the remaining term of the receivables on the date of the separate financial situation report to the date of the due date.

2 KEY ACCOUNTING POLICIES (continued)

2.8 Inventory

Inventory is expressed at a lower price between the original price and the net realizable value. The cost is determined on a weighted average basis and includes all purchase costs, processing costs, and other costs of obtaining inventory at the current location and state. In the case of manufactured products, the original price includes all direct costs and general production costs based on normal levels of operation. Net realizable value is the estimated selling price of inventory in the normal business period minus the estimated cost of completing the product and the estimated cost required for consumption.

The company applies the regular declaration method to account for inventory.

Reserves are made for obsolete, slow-moving, and damaged inventory. The difference between the provision to be made at the end of this accounting period and the provision made at the end of the previous accounting period is recorded as an increase or decrease in the cost of goods sold in the period.

2.9 Investments

(a) Investments held to maturity

Investments held to maturity are investments that the Company intends and is likely to hold until the maturity date.

Investments held to maturity include time deposits, bonds, and fixed-term loans. These investments are initially recorded at cost.

A provision for depreciation of investments held to maturity is made on the basis of solid evidence that part or all of the investment may not be recovered. The difference between the provision made at the end of this accounting period and the provision made at the end of the previous accounting period is recorded as an increase or decrease in financial expenses in the period. The reimbursed reserve does not exceed the original book value.

Investments held to maturity are classified as short-term and long-term on the interim separate financial situation report based on the remaining term of investments held to maturity on the date of the interim separate financial situation report to maturity.

(b) Investments in subsidiaries

Subsidiaries are entities over which the Company has control over the financial and operating policies so as to obtain economic benefits from their activities, which is generally evidenced by ownership of more than one half of the voting power. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company has control over an entity.

Investments in subsidiaries are initially recognised at cost, which comprises the purchase price or contributed capital together with directly attributable acquisition costs. Subsequently, the Legal Representative reviews all investments to determine the amount of provision to be recognised at the end of the financial year.

2 KEY ACCOUNTING POLICIES (continued)

2.10 Fixed assets ("Fixed Assets")

Tangible fixed assets

Fixed assets are reflected at historical cost minus accumulated depreciation. Historical cost includes costs directly related to the acquisition of fixed assets in a ready-to-use state. Expenses incurred after initial recognition shall only be recorded as an increase in the historical cost of fixed assets if these costs are certain to increase future economic benefits due to the use of such assets. Expenses incurred that do not satisfy the above conditions are recorded as production and business expenses in the period.

Depreciation

Fixed assets are depreciated in a straight line to gradually reduce the historical cost of the asset over the estimated useful life. The estimated useful life of the asset classes is as follows:

Houses and architectural objects	5 - 25 years
Machinery and equipment	5 - 15 years
Means of transport	6 - 10 years
Management Equipment	3 years
Accounting software	5-years

Liquidation

Profits or losses arising from the liquidation or sale of fixed assets are determined by the difference between the net proceeds from liquidation and the residual value of assets and are recorded as income or expenses in the statement of business results.

Costs of unfinished capital construction

The cost of unfinished capital construction represents the value of the assets during installation or construction for production, lease or administration purposes, or for any other purpose, recorded at the original price, including all costs required for new construction or repair, renovation, expansion or re-equipment of works such as construction costs and equipment costs. The depreciation of these assets, like other types of fixed assets, will begin to be deducted when the assets are ready for use.

2.11 Lease Property

Operating lease is a type of fixed asset lease in which most of the risks and benefits associated with the ownership of the asset belong to the lessor. Payments in the form of operating leases shall be accounted in the report of business results by the straight-line method based on the operating lease term.

2 KEY ACCOUNTING POLICIES (continued)

2.12 Pending costs

Delayed expenses include short-term and long-term deferred expenses on a separate financial situation report. These expenses are recognized at cost and amortized using the straight-line method based on their estimated useful life.

Prepaid land rent for leases effective after the effective date of the 2003 Land Law (July 1, 2004) is recognized as deferred expenses and amortized using the straight-line method over the term of the prepaid lease.

2.13 Liabilities

Liabilities classified based on nature include:

- Payables to sellers include payables of a commercial nature arising from the purchase of goods and services; and
- Other payables include non-commercial payables that are not related to the purchase of goods and services.

Payables are classified into short-term and long-term on separate the financial situation report based on the remaining maturity of the payables on the date of the financial situation report to the due date.

2.14 Borrow

Loans include loans from banks and related parties.

Short-term and long-term loans are classified on separate the financial situation report based on the remaining term of the loans at the date of separate the financial situation report to the payment due date.

Borrowing costs are recognized in the separate income statement when incurred.

2.15 Provisions

Provisions are recorded when the Company has current, legal or joint debt obligations, arising from events that have occurred; The payment of the debt obligation will likely result in a decrease in the economic benefits and the value of the debt obligation is reliably estimated. Provisions are not recorded for future operating losses.

Provisions are calculated on the basis of estimated expenses to pay debt obligations. If the effect on the time value of money is material, the provision is calculated on the basis of the present value at the pre-tax discount rate and reflects the current market assessments of the time value of the money and the specific risk of the debt. The increased value due to the influence of the time factor is recorded as financial costs. The difference between the provision made at the end of this accounting period and the unused provision made at the end of the previous accounting period is recorded as an increase or decrease in production and business expenses in the period.

2 KEY ACCOUNTING POLICIES (continued)

2.16 Provision for severance pay

According to the Labor Law of Vietnam, employees of the Company who have worked regularly for 12 months or more are entitled to severance allowance. The working time for calculating the severance allowance is the total time the employee has actually worked for the Company minus the time the employee has participated in unemployment insurance as prescribed by law and the working time for which the company has paid the severance allowance.

The severance allowance of the employee shall be deducted before the end of each reporting period at the rate of half of the average monthly salary for each working year. The average monthly salary

for calculating severance allowance is based on the average salary under the labor contract of the last six months up to the date of making this separate financial situation report.

This advance deduction is used to pay a lump sum when the employee terminates the labor contract according to current regulations.

2.17 Provision for restoration and site reimbursement costs

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the level of the expenditures expected to be required to settle the obligations. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a financial expense. Changes in the provision balance during the accounting year are recorded as an increase or decrease in operating expenses.

2.18 Equity

The owner's contributed capital is recorded according to the actual amount contributed by shareholders and reflected according to the par value of the shares.

Other capital of the owner reflects the value of other capital of the owner at the time of reporting.

Undistributed profit reflects the Company's business results (profit) after CIT at the time of reporting.

2.19 Net Profit Split

Dividends are recognized as an amount payable in the separate financial statements of the accounting period based on the closing date of the list of shareholders according to the Resolution of the Board of Directors after the dividend payment plan is approved at the General Meeting of Shareholders.
CIT profit can be divided among shareholders after being approved by the General Meeting of Shareholders and after setting up funds in accordance with the company's charter and the provisions of Vietnamese law.
The Company shall set aside the following funds:

2 KEY ACCOUNTING POLICIES (continued)

2.19 Net Profit Split

(a) Development Investment Fund

The development investment fund is set aside from the Company's CIT and approved by shareholders at the General Meeting of Shareholders. The fund is used to invest, expand production and business to develop the Company.

(b) Reward and welfare fund

The reward and welfare fund is set up from the Company's CIT and approved by shareholders at the General Meeting of Shareholders. The fund is presented as an amount payable on the financial situation report. The fund is used to pay bonuses and benefits to employees in accordance with the Company's policies and to reward the Board of Directors and the Supervisory Board according to the level of completion of each member's work.

2.20 Revenue recognition

(a) Sales revenue

Sales revenue is recorded in the separate statement of business results when all five (5) of the following conditions are satisfied at the same time:

- The company has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer;
- The Company no longer holds the right to manage the product or goods as the owner of the product or goods, or the right to control the product or goods;
- Revenue is determined relatively certainly;
- The company will gain economic benefits from the sale; and
- Determine the costs associated with the sale.

Revenue is not recognized when there is a material uncertainty about the ability to collect proceeds from the sale or the possibility of the sale being returned.
Revenue is recorded in accordance with the nature rather than the form and is allocated according to the obligation to supply products or goods. In case the Company uses products and goods for promotion to customers with the Company's purchase conditions, the Company shall allocate the proceeds to calculate revenue for both promotional goods and the value of promotional goods shall be included in the cost of goods sold in the report on business results.

(b) Interest income

Interest income is recognized when entitled.

2 KEY ACCOUNTING POLICIES (continued)

2.21 Turnover deductions

Sales deductions include commercial discounts and returned sales. Revenue deductions arising in the same period of consumption of products and goods are recorded to be adjusted to decrease revenue in the period incurred.

Turnover deductions for products and goods consumed in the period, arising after the date of the financial situation report but before the time of issuance of separate financial statements, shall be recorded as adjustments to the decrease in turnover of the reporting period.

2.22 Cost of goods sold

Cost of goods sold is the total cost incurred of finished products, goods and supplies sold in the period, recorded on the principle of conformity with revenue and the principle of prudence.

2.23 Financial Costs

Financial expenses reflect financial operating expenses incurred in the period, mainly including interest expenses and exchange rate losses.

2.24 Cost of sales

Selling expenses reflect the actual costs incurred in the process of selling products and goods.

2.25 Business management expenses

Corporate management expenses reflect actual expenses incurred in the general management process of the Company.

2.26 Current corporate income tax and deferred corporate income tax

Corporate income tax ("CIT") includes the entire amount of CIT calculated on CIT taxable income. CIT expenses include current CIT expenses and deferred CIT expenses.

The current CIT is the payable or recovered CIT amount calculated on the taxable income and CIT rate of the current year. Current CIT and deferred CIT are recognized as income or expenses when determining the profit or loss of the period incurred, except where income tax arises from a transaction or event that is recorded directly to equity in the same period or another period.

Deferred CIT is fully calculated on the temporary differences between the book value of asset items and liabilities on the interim separate financial statements for special purposes and the CIT basis of these items. Deferred CIT is not recognized when deferred income tax liabilities arise from the initial recognition of an asset or liabilities of a transaction that is not a merger transaction, has no effect on accounting profits or income-tax profits/losses at the time the transaction arises. Deferred CIT is calculated according to the estimated tax rate applied in the year in which the assets are recovered or liabilities are paid based on the tax rate issued or deemed to be effective as at the date of the financial situation report.

Deferred CIT assets are recognized when there is a possibility of future CIT profits to use the deductible temporary differences.

2 KEY ACCOUNTING POLICIES (continued)

2.27 Stakeholders

Businesses, individuals, directly or indirectly through one or more intermediaries, who control or are under the control of the Company, or share control with the Company, including the parent company, subsidiaries and companies in the same group are related parties. Affiliates, individuals who directly or indirectly hold voting rights of the Company that have a significant influence on the Company, key management individuals including members of the Board of Directors and the Board of Directors of the Company, close family members of these individuals or these affiliates or affiliated companies These individuals are also considered related parties.

In considering each relationship of the parties involved, the Company bases on the nature of the relationship, not just the legal form of those relationships.

2.28 Department Reports

A division is a separately identifiable component of the Company that engages in the sale or provision of related services (division by business), or the sale or provision of services in a particular economic environment (division by geographic region). Each of these parts takes risks and obtains benefits that are different from the others. The Company's basic division reports are based on divisions broken down by business activities or by geographic region.

2.29 Critical Accounting Estimation

The preparation of mid-year financial statements in compliance with Vietnam Accounting Standards, Vietnam Enterprise Accounting Regime and legal regulations related to the preparation and presentation of financial statements requires the Board of Directors to make estimates and assumptions affecting debt figures, assets and the presentation of liabilities and potential assets at the end of the accounting period as well as revenue and expense figures throughout the accounting period.

3 MONEY

	30.09.2026 VND	31.12.2025 VND
Cash	337.656.534	283.303.972
Demand bank deposits	61.538.338.416	29.968.651.749
	61.875.994.950	**30.251.955.721**
Details of demand bank deposits		
Joint Stock Commercial Bank for Foreign Trade of Vietnam- Dong Thap Branch	60.616.311.946	28.894.047.316
Other banks	922.026.470	1.074.604.433

4 INVESTMENTS

(a) INVESTMENT HELD TO MATURITY DATE

	As of 30.09.2026		As of 31.12.2025	
	Original pric VND	Book value VND	Original pric VND	Book value VND
Time deposit at the bank	30.942.715.172	30.942.715.172		
Loan (Note 38)	105.634.152.000	105.634.152.000	44.300.000.000	44.300.000.000
	136.576.867.172	**136.576.867.172**	**44.300.000.000**	**44.300.000.000**

As at 30 September 2026, Time deposit at the bank included a fixed-term deposit with Asia Commercial Joint Stock Bank – Dong Thap Branch, amounting to VND 20.000.000.000. The deposit had an original term of 6 months and bear interest at a rate of 8,34% per annum. This deposit was temporarily restricted at the bank and pledged as collateral for borrowings at Bank for Investment and Development of Vietnam Joint Stock Company (Note 19).

(b) Investments in subsidiaries

	As of 30.09.2026		As of 31.12.2025	
	Original price VND	Provision VND	Original price VND	Provision VND
Hoan Ngoc Agriculture Food Corporation	118.395.000.000	-	118.395.000.000	-

Details of business activities and voting rights in subsidiaries are presented in Note 1. The subsidiary is currently in the basic construction phase and has not yet commenced production.

Fair value

As at September 30, 2026, the Company has not been able to determine the fair value of these financial investments for disclosure in the separate financial statements, as these investments are not quoted in an active market. The fair value of these investments may differ from their carrying amounts.

5 SHORT-TERM RECEIVABLES OF CUSTOMERS

	30.09.2026 VND	31.12.2025 VND
Third Parties	51.711.963.736	86.031.190.248
Mercadona S.A.	*15.737.994.520*	*11.105.987.509*
Others	*35.973.969.216*	*74.925.202.739*
Related Parties (Note 38(b))	3.384.569.906	8.704.964.036
	55.096.533.642	**94.736.154.284**

On September 30, 2026 and December 31, 2025. The balance of short-term receivables of customers who are overdue for payment as presented in Notes to the Financial Statements 8.

6 PREPAYMENT TO SHORT-TERM SELLERS

	30.09.2026 VND	31.12.2025 VND
Third Parties	**10.109.443.915**	**10.225.858.192**
Dinh Khue One Member Company Limited	*3.448.170.000*	*1.364.688.000*
Tuan Anh Mechanical Manufacturing Co.,LTD	*5.312.400.000*	*5.305.800.000*
Others	*1.348.873.915*	*3.555.370.192*
Related Parties (Note 38(b))	-	-
	10.109.443.915	**10.225.858.192**

7 OTHER SHORT-TERM RECEIVABLES

	30.09.2026 VND	31.12.2025 VND
Third Parties	869.854.500	551.648.814
Related Parties (Note 38(b))	130.815.000	284.349.000
	1.000.669.500	**835.997.814**

8 PROVISION FOR SHORT-TERM BAD RECEIVABLES

	30.09.2026			
	Original Value VND	Recoverable value VND	Provision VND	Overdue time
Total value of overdue receivables				over 3 years
DANG KHOA FOOD IMPORT EXPORT JOINT STOCK COMPANY	444.000.000	-	444.000.000	
	-	-	-	
	444.000.000	**-**	**444.000.000**	

	31.12.2025			
	Original Value VND	Recoverable value VND	Provision VND	Overdue time
Total value of overdue receivables				over 3 years
DANG KHOA FOOD IMPORT EXPORT JOINT STOCK COMPANY	444.000.000	-	444.000.000	
	-	-	-	
	444.000.000	**-**	**444.000.000**	

9 INVENTORY

	30.09.2026		31.12.2025	
	Original price	Provision	Original price	Provision
Goods in transit	-	-	20.177.803	-
Ingredients	68.546.819.261	-	42.283.903.010	-
Product	51.951.426.996	(4.203.000.000)	33.972.232.773	(2.379.000.000)
Goods sent for sale	14.420.072.317	-	9.165.688.477	-
Tools and instruments	7.555.005.779	-	5.727.284.418	-
Unfinished production and business expenses	1.887.786.673	-	1.496.432.068	-
Commodities	339.563.107	-	126.220.556	-
	144.700.674.133	**(4.203.000.000)**	**92.791.939.105**	**(2.379.000.000)**

The changes in the provision for inventory devaluation during the period are as follows:

	Period from January 1, 2026 to September 30, 2026 VND	Period from January 1, 2025 to December 31, 2025 VND
At the beginning of the period/year	2.379.000.000	1.039.000.000
Accrual	1.824.000.000	1.340.000.000
Reversal	-	-
At the end of the period/year	**4.203.000.000**	**2.379.000.000**

10a Tangible Assets

	Buildings and structures VND	Machinery and equipment VND	Means of transport VND	Management Equipment VND	Total VND
Original cost					
As of January 1, 2026	145.370.447.810	178.419.250.806	8.426.137.152	38.509.091	332.254.344.859
Buy in Period	325.145.287	7.320.541.344	-	61.916.000	7.707.602.631
Transferred from construction in progress (note 11)	3.013.009.659	12.216.070.228	1.667.861.915	-	16.896.941.802
Liquidation and Sale	(450.438.741)	(7.356.264.001)	-	-	**(7.806.702.742)**
As of September 30, 2026	**148.258.164.015**	**190.599.598.377**	**10.093.999.067**	**100.425.091**	**349.052.186.550**
Accumulated depreciation value					
As of January 1, 2026	76.000.990.282	88.802.547.626	4.682.031.018	38.509.091	**169.524.078.017**
Depreciation in the period	5.836.186.244	11.723.878.561	617.890.925	1.031.933	18.178.987.663
Liquidation. Sale	(203.033.551)	(6.296.809.526)	-	-	**(6.499.843.077)**
As of September 30, 2026	**81.634.142.975**	**94.229.616.661**	**5.299.921.943**	**39.541.024**	**181.203.222.603**
Residual value					
As of January 1, 2026	69.369.457.528	89.616.703.180	3.744.106.134	-	**162.730.266.842**
As of September 30, 2026	**66.624.021.040**	**96.369.981.716**	**4.794.077.124**	**60.884.067**	**167.848.963.947**

* As at September 30, 2026, tangible fixed assets with a book value of VND 2.163.768.189 (as at December 31, 2025: VND 1.515.085.540) were pledged as collateral assets for short-term bank loans (Note 19).

* The original cost of tangible fixed assets that had been fully depreciated but remained in use as at September 30, 2026 amounted to VND 91.283.513.969

10b Intangible Fixed Assets

	Land use rights VND	Software Programs VND	Total VND
Original cost			
The first issue of the period	-	532.700.000	**532.700.000**
Buy in Period	-	-	-
Receiving capital contributions	-	-	-
Moving from unfinished capital construction	-	-	-
Ending Balance	-	532.700.000	**532.700.000**
Accumulated depreciation			
The first issue of the period	-	229.512.425	**229.512.425**
Depreciation in the period	-	80.346.409	**80.346.409**
Ending Balance	-	309.858.834	**309.858.834**
Residual value	-	-	-
The first issue of the period	-	303.187.575	**303.187.575**
Ending Balance	-	222.841.166	**222.841.166**

11 COST OF UNFINISHED CAPITAL CONSTRUCTION

	30.09.2026 VND	31.12.2025 VND
Machinery and equipment	390.804.843	9.195.356.933
Buy a new factory	-	-
Factory renovation	747.900.719	4.082.137.721
Others	199.372.711	199.372.711
	1.338.078.273	**13.476.867.365**

Fluctuations in unfinished capital construction costs in the period/year are as follows:

	Fiscal period ending 30.09.2026 VND	Fiscal year ended 31.12.2025 VND
Balance at the beginning of the period/year	13.476.867.365	3.967.289.330
Increase	4.914.117.746	21.393.179.581
Transition to fixed assets (Note 10)	(16.896.941.802)	(11.883.601.546)
Other transfers	(155.965.036)	-
Period-end balance	**1.338.078.273**	**13.476.867.365**

12 PENDING COSTS

(a) Short-term

	30.09.2026 VND	31.12.2025 VND
Tools and instruments	1.079.282.945	157.929.167
Land lease fees, infrastructure usage fees	842.242.838	-
Others	2.048.596.393	2.452.696.533
	3.970.122.176	**2.610.625.700**

12 PENDING COSTS (CONTINUED)

(b) Long-term

	30.09.2026 VND	31.12.2025 VND
Land use rights (*)	4.755.077.286	4.870.342.032
Tools and instruments	5.263.026.088	4.771.969.482
Others	6.212.635.448	7.014.663.915
	16.230.738.822	**16.656.975.429**

Fluctuations in long-term prepaid costs in the period/year are as follows:

	Fiscal year ending 30.09.2026 VND	Fiscal year ended 31.12.2025 VND
Balance at the beginning of the period/year	16.656.975.429	10.727.071.090
Increase	7.884.840.404	13.432.277.983
Allocation in the period/year	(8.311.077.011)	(7.502.373.644)
Period-end balance	**16.230.738.822**	**16.656.975.429**

* As at September 30, 2026, mortgage related to the company's land use rights with a book value of VND 3.572.624.879 (as at December 31, 2025: VND 0) were pledged as collateral assets for short-term bank loans (Note 19).

13 PAYABLE TO SHORT-TERM SELLERS

	As of 30.09.2026		As of 31.12.2025	
	Value VND	Amount payable VND	Value VND	Amount payable VND
Third Parties	13.175.898.923	13.175.898.923	25.187.950.047	25.187.950.047
Others	*13.175.898.923*	*13.175.898.923*	*25.187.950.047*	*25.187.950.047*
Related Parties (Note 38(b))	339.256.170	339.256.170	699.734.833	699.734.833
	13.515.155.0931	**13.515.155.0931**	**25.887.684.880**	**25.887.684.880**

On September 30, 2026 and December 31, 2025. The company has no overdue debts that have not been paid.

14 SHORT-TERM PREPAID BUYERS

	30.09.2026 VND	31.12.2025 VND
Third Parties	7.135.544.886	6.196.571.160
KK Food Trading Co. Ltd	-	*1.418.454.999*
Oriental Merchant Europe /Kaitak	*1.129.718.340*	-
Alliance Gozoki	*1.847.924.100*	-
Others	*4.157.902.446*	*4.778.116.161*
Related Parties (Note 38b)	-	-
	7.135.544.886	**6.196.571.160**

15 TAXES AND STATE RECEIVABLES/PAYABLES

Changes in taxes and receivables/payables to the State in the period are as follows:

	On January 1, 2026 VND	Receivables/payables in the period VND	Amount actually paid in the period/Refund VND	Offset VND	As of 30.09.2026 VND
a) To be paid					
VAT	-	12.619.838.427		(12.619.838.427)	-
VAT on imported goods	-	284.394	(284.394)	-	-
Import tax	-	732.391	(732.391)	-	-
Corporate Income Tax	27.411.154.908	20.089.145.500	(27.450.300.408)	-	20.050.000.000
Personal Income Tax	209.524.164	1.950.908.651	(1.825.116.949)	-	335.315.866
Other taxes	-	328.495.702	(328.599.274)	-	(103.572)
	27.620.679.072	**34.989.405.065**	**(29.605.033.416)**	**(12.619.838.427)**	**20.385.212.294**
b) Receivables					
Input VAT	11.474.026.982	25.897.154.892	(12.717.205.632)	(12.619.838.427)	12.034.137.815

16 PAYABLE TO EMPLOYEES

On September 30, 2026 and December 31, 2025. The balance in turn represents the amount of salary and bonus in the 09-month accounting period ending Sep 30, 2026; and salaries and bonuses in 2025 to be paid to the Company's employees.

17 SHORT-TERM EXPENSES

	30.09.2026 VND	31.12.2025 VND
Electricity expenses	564.144.305	632.772.811
Others	951.475.737	1.081.073.196
	1.515.620.042	**1.713.846.007**

18 OTHER SHORT-TERM PAYABLES

	30.09.2026 VND	31.12.2025 VND
Receive Deposit. Short-term deposits	1.549.043.155	1.464.376.200
Social Insurance	9.256.402	414.856
Trade union funding	81.289.269	223.336.110
Others	468.951.313	388.889.328
Related Parties (Note 38 b)	-	4.500.000
	2.108.540.139	**2.081.516.494**

19 SHORT-TERM LOANS

	On January 1, 2026 VND	Increase VND	Diminish VND	Re-evaluation VND	As of 30.09.2026 VND
Joint Stock Commercial Bank for Foreign Trade of Vietnam	13.066.698.070	269.327.528.184	203.914.999.707	-	78.479.226.547
Bank for Investment and Development of Vietnam Joint Stock Company		3.543.260.838			3.543.260.838
Stakeholders (Note 38)	-	-	-	-	-
	13.066.698.070	**272.870.789.022**	**203.914.999.707**	**-**	**82.022.487.385**

Details of the ending balance of the loans are presented as follows:

Lender	Digital Contract	Quota VND	Maturity time	Purpose of the loan	Interest rate/year (%)	Collateral
Joint Stock Commercial Bank for Foreign Trade of Vietnam	85/2025/VCB.DT- CRC	VND150 billion and/or equivalent to USD	4 months from the date of disbursement according to each debt receipt	Supplementing working capital to pay for food production and business expenses of all kinds	According to each debt receipt	The collateral (pledging) is land use rights and assets attached to the land under Contract No. 45/2026/VCB.ĐT-CRC dated 27 July 2026.
Bank for Investment and Development of Vietnam Joint Stock Company	01/2026/644295/HĐTD	VND100 billion and/or equivalent to USD	6 months from the date of disbursement according to each debt receipt	Supplementing working capital to pay for food production and business expenses of all kinds	According to each debt receipt	A guarantee from the Vinh Hoan Corporation with a maximum value of VND100 billion according to loan guarantee document dated 26 Aug 2026 and Term Deposit Pledge Agreement No. 01/2026/644295/HDBĐ dated September 4, 2026

20 REWARD AND WELFARE FUND

Fluctuations in the reward fund. Benefits in the period/year are as follows:

	Fiscal period ending 30.09.2026 VND	Fiscal year ended 31.12.2025 VND
Balance at the beginning of the period/year	4.147.203.497	1.711.564.757
Increase	3.800.000.000	3.800.000.000
Use	(3.649.059.722)	(1.364.361.260)
Period-end balance	**4.298.143.775**	**4.147.203.497**

21 FUND FOR SCIENCE AND TECHNOLOGY DEVELOPMENT

	Fiscal period ending 30.09.2026	Fiscal year ended 31.12.2025
Balance at the beginning of the period/year	**5.323.244.726**	**10.963.592.599**
Fund allocation	-	5.000.000.000
Expenditure on purchasing tools and equipment for research, technology conversion costs	-	(10.602.971.560)
Purchases and construction of fixed assets during the period	(913.325.174)	-
Assets funded by the Science and Technology Development Fund	913.325.174	-
Depreciation during the period	(49.113.632	(37.376.313)
Period-end balance	**5.274.131.094**	**5.323.244.726**

22 LONG-TERM PAYABLE PROVISIONS

	30.09.2026 VND	31.12.2025 VND
Environmental Restoration Costs	18.100.000.000	18.100.000.000
Provision for severance pay	1.357.603.617	1.503.810.620
	19.457.603.617	**19.603.810.620**

23 DEFERRED INCOME TAX

Deferred corporate income tax ("CIT") assets and payable deferred CIT are cleared when the Company has the legal right to clear between the current CIT assets and the current CIT payable and when the deferred CIT is related to the same tax authority and the same taxable entity. Details are as follows:

	30.09.2026 VND	31.12.2025 VND
Deferred income tax assets:		
Deferred income tax assets recovered after 12 months	3.891.520.723	3.920.762.124

Gross fluctuations of deferred income tax. not clearing balances related to the same tax authority. in the period/year as follows:

	Fiscal period ending 30.09.2026 VND	Fiscal year ended 31.12.2025 VND
Balance at the beginning of the period/year	3.920.762.124	3.371.840.944
Recorded in the report of business results	(29.241.401)	548.921.180
Period-end balance	**3.891.520.723**	**3.920.762.124**

Deferred income tax assets arise from the deductible temporary differences of the severance allowance provision. environmental restoration and other disparities.
The CIT rate used to determine deferred income tax is 20%.

24 OWNER'S EQUITY

(a) Number of Shares

	As of 30.09.2026 Stock common	As of 31.12.2025 Stock common
Number of Registered Shares	7.147.580	7.147.580
Number of issued shares	7.147.580	7.147.580
Number of shares outstanding	7.147.580	7.147.580

24 OWNER'S EQUITY (continued)

(b) Details of the owner's contributed capital

	Charter capital		Contributed capital
	VND	%	VND
Vinh Hoan Corporation	54.833.270.000	76,72	54.833.270.000
Tran Thi Thanh Thuy	2.868.000.000	4,01	2.868.000.000
Pham Hong Thinh	2.338.390.000	3,27	2.338.390.000
Pham Thanh Hung	2.281.580.000	3,19	2.281.580.000
Other shareholders	9.154.560.000	12,81	9.154.560.000
	71.475.800.000	**100**	**71.475.800.000**

(c) Volatility of equity capital

	Number of Shares	Common Stocks VND	Total VND
As of January 1, 2025. on December 31, 2025 and on September 30, 2026	**7.147.580**	**71.475.800.000**	**71.475.800.000**

Par value of shares: 10,000 VND per share.

25 THE SITUATION OF INCREASE AND DECREASE IN EQUITY

	Owner's contributed capital VND	Development Investment Fund VND	Other funds belonging to equity VND	Undistributed LNST VND	Total VND
As of January 1, 2025	**71.475.800.000**	**15.962.558.817**	**291.290**	**258.719.905.900**	**346.158.556.007**
Profit in the period	-	-	-	129.528.396.497	129.528.396.497
Dividend Distribution	-	-	-	(7.147.580.000)	(7.147.580.000)
Appropriation for the establishment of reward and welfare funds	-	-	-	(3.800.000.000)	(3.800.000.000)
As of December 31, 2025	**71.475.800.000**	**15.962.558.817**	**291.290**	**377.300.722.397**	**464.739.372.504**
Profit in the period	-	-	-	91.307.894.315	91.307.894.315
Dividend Distribution	-	-	-	(7.147.580.000)	(7.147.580.000)
Appropriation for the establishment of reward and welfare funds	-	-	-	(3.800.000.000)	(3.800.000.000)
As of September 30, 2026	**71.475.800.000**	**15.962.558.817**	**291.290**	**457.661.036.712**	**545.099.686.819**

26 ITEMS OFF THE MID-YEAR FINANCIAL SITUATION REPORT

(a) Foreign currencies of all kinds

	30.09.2026	31.12.2025
US Dollar ("USD")	2.211.451,89	858.972,48
Euro ("EUR")	2.200,41	2.988,11
Australian Dollar ("AUD")	100,00	100,00

(b) Operating Lease Assets

The total minimum rent that can be collected in the future under the non-irrevocable asset operating lease is presented in Note 39.

(c) Bad debts have been handled:

	30.09.2026		31.12.2025	
	Foreign Currency USD	VND	Foreign Currency USD	VND
Saigon Cargo Solutions Co., Ltd.	-	8.547.792	-	8.547.792
Dai Ly Phuong	-	60.344.480	-	60.344.480
Tien Hung Private Production and Trading Enterprise	-	9.658.623	-	9.658.623
Tran Van Hung	-	147.011.700	-	147.011.700
Tran An Kha	-	2.400.000	-	2.400.000
Phan Le Tran Vu	-	4.161.000	-	4.161.000
Hoo Hing LTD	29.412,00	709.417.440	29.412,00	709.417.440
Ly Thea Trading CO., LTD	117,86	2.842.783	117,86	2.842.783
Total	**29.529,86**	**944.383.818**	**29.529,86**	**944.383.818**

27 NET SALES REVENUE

	Period 09 months ending on	
	30.09.2026	**30.09.2025**
	VND	**VND**
Turnover		
Sales of products	602.587.309.174	530.799.202.700
Revenue from sales of by-products and scrap	-	1.311.517.995
Revenue from rendering of services	-	221.588
Revenue from sales of goods and supplies	333.801.860	325.648.403
	602.921.111.034	**532.436.590.686**
Deductions		
Trade Discounts	340.257.793	218.278.153
Sale discounts	10.919.584	-
Returned sales	1.300.702.710	575.999.451
	1.651.880.087	**794.277.604**
Net sales revenue		
Net sales of products	600.935.429.087	530.004.925.096
Revenue from sales of by-products and scrap	-	1.311.517.995
Revenue from rendering of services	-	221.588
Net revenue from sales of goods. Supplies	333.801.860	325.648.403
	601.269.230.947	**531.642.313.082**

28 COST OF GOODS SOLD

	Period 09 months ending on	
	30.09.2026	**30.09.2025**
	VND	**VND**
Cost of products sold	431.677.759.205	376.150.085.519
Cost of goods and supplies sold	2.463.234.815	417.036.417
Inventory price reduction provision	1.824.000.000	978.000.000
	435.964.994.020	**377.545.121.936**

29 REVENUE FROM FINANCIAL ACTIVITIES

	Period 09 months ending on	
	30.09.2026 VND	30.09.2025 VND
Interest on demand deposits	851.341.529	45.213.139
Interest on deposits with a term of less than one year	101.860.377	
Interest on loans with a term of less than one year	3.655.618.000	2.260.480.596
Realized foreign exchange gains	1.853.704.929	5.802.596.283
Unrealized interest on exchange rate	-	105.924.967
	6.462.524.835	**8.214.214.985**

30 FINANCIAL OPERATING EXPENSES

	Period 09 months ending on	
	30.09.2026 VND	30.09.2025 VND
Loan interest	2.161.082.105	1.074.666.266
Realized exchange rate difference loss	1.365.610.374	426.077.443
Unrealized exchange rate difference loss	449.516.081	-
	3.976.208.560	**1.500.743.709**

31 COST OF SALES

	Period 09 months ending on	
	30.09.2026 VND	30.09.2025 VND
Transportation and storage costs and other outsourced service costs	14.814.236.466	13.843.109.371
Brokerage costs	4.063.100	60.781.416
Employee costs	3.861.058.691	4.354.961.350
Sample cost and testing	3.511.313.650	2.548.110.060
Advertising costs	6.683.361.094	3.695.076.799
Depreciation	113.694.249	63.023.868
Others	4.201.626.760	3.797.017.364
	33.189.354.010	**28.362.080.228**

32 BUSINESS MANAGEMENT EXPENSES

	Period 09 months ending on	
	30.09.2026	30.09.2025
	VND	VND
Employee costs	10.193.126.856	7.893.196.810
Outsourcing service costs	4.820.275.417	2.846.027.321
Depreciation expense	232.824.765	107.856.979
Other expenses	7.842.964.023	7.035.601.925
	23.089.191.061	**17.882.683.035**

33 OTHER INCOME

	Period 09 months ending on	
	30.09.2026	30.09.2025
	VND	VND
Premises for rent	23.350.819	14.644.302
The liquidation of fixed assets	32.463.630	-
Receive compensation and support	138.604.096	358.022.756
Others	2.224.263.296	736.905.822
	2.418.681.841	**1.109.572.880**

34 OTHER EXPENSES

	Period 09 months ending on	
	30.09.2026	30.09.2025
	VND	VND
Losses from the liquidation of fixed assets	1.178.426.476	346.578.421
Donations and support	471.837.274	291.211.663
Others	854.145.006	613.409.183
	2.504.408.756	**1.251.199.267**

35 CORPORATE INCOME TAX

The CIT amount on the Company's pre-tax accounting profit is Others from the tax amount when calculated at the ordinary tax rate of 20% in accordance with the current tax laws as follows:

	Period 09 months ending on	
	30.09.2026	**30.09.2025**
	VND	**VND**
Pre-tax accounting profit	111.426.281.216	114.424.272.772
Taxes are calculated at the tax rate of 20%	22.285.256.243	22.884.854.554
Adjust:		
Non-deductible expenses	293.730.854	-
Temporary difference without deferred CIT	102.625.107	410.911.010
CIT expenses have not been exempted or reduced	22.681.612.204	23.295.765.564
CIT exemption due to incentives	(2.563.225.303)	(3.509.094.802)
Underprovision from prior year	-	183.803.106
CIT expenses	20.118.386.901	19.970.473.868
CIT expenses recorded in the statement of business results	-	-
CIT - current	20.089.145.500	20.044.812.555
CIT - deferred	29.241.401	(74.338.687)
	20.118.386.901	**19.970.473.868**

(*) Corporate income tax expenses for the 09-month period ending September 30, 2026 are estimated based on taxable income and may be subject to adjustment depending on the inspection of the tax authority.

36 PRODUCTION AND BUSINESS EXPENSES BY FACTORS

Production and business expenses by factors represent expenses incurred in the period from the Company's business activities. excluding the purchase price of goods arising in commercial activities. The details are presented as follows:

	Period 09 months ending on	
	30.09.2026	**30.09.2025**
	VND	**VND**
Cost of raw materials and materials	280.477.581.584	230.501.241.110
Employee costs	109.098.197.904	94.695.535.745
Depreciation expense of fixed assets	18.134.348.884	16.519.279.999
Cost of outsourced services	69.161.754.732	32.531.228.969
Inventory price reduction provision	1.824.000.000	978.000.000
Other expenses	33.778.881.070	35.580.768.536
	512.474.764.174	**410.806.054.359**

37 DEPARTMENT REPORT

Department Reports by Geographic Region:
The Company's activities are mainly distributed domestically and exported. The Company does not track information about business results. fixed assets. other long-term assets and the value of large non-monetary expenses of the department by geographic area based on the customer's location.

	Period 09 months ending on	
	30.09.2026	**30.09.2025**
	VND	**VND**
Export revenue	447.793.448.639	388.918.600.350
Domestic Revenue	153.475.782.308	142.723.712.732
Net sales	**601.269.230.947**	**531.642.313.082**

Report the division by business area:

The Company's main activity is the production of shrimp puff pastry of all kinds and rice products. while other revenues account for a small proportion of the Company's total revenue. therefore, the Board of Directors believes that the Company operates in a single business unit.

38 NOTES TO THE FINANCIAL STATEMENTS OF STAKEHOLDERS

The Company is controlled by the parent company as it accounts for 76,72% of the Company's share capital. The parent company is also the tallest parent company.
The company has transactions and balances with the following stakeholders:

Related Parties	Relationship
Vinh Hoan Corporation	Parent Company
Feed One Joint Stock Company	Member companies of the Group
Vinh Phuoc Food Company Limited	Member companies of the Group
Thanh Binh Dong Thap One Member Company Limited	Member companies of the Group
Vinh Hoan Collagen One Member Limited	Member companies of the Group
Thanh Ngoc Agriculture Food Corporation	Member companies of the Group
Van Duc Food Co., Ltd.	Member's related company Board of Directors
Van Duc Tien Giang Food Export Company Limited	Member's related company Board of Directors
Mai Thien Thanh Joint Stock Company (*)	Affiliates
Vinh Hoan Pangasius Seed Production Co., Ltd.	Member companies of the Group
Vinh Technology Pte Ltd	Member companies of the Group
Phu Si Packaging Co., Ltd	Member's related company Board of Directors
Thien Minh Phuc Co., Ltd. (*)	Member's related company Board of Directors
Truong Sanh Production, Trading and Services Company Limited	Member's related company Board of Directors
Hoan Ngoc Agriculture Food Corporation	Subsidiary company

(*) As of December 31, 2025, Mai Thien Thanh Joint Stock Company is no longer a related party.

38 NOTES TO THE FINANCIAL STATEMENTS OF STAKEHOLDERS (continued)

(a) Operations with stakeholders

During the period. The following operations shall be performed with related parties:

	Period 09 months ending on	
	30.09.2026 VND	30.09.2025 VND
i) Sales revenue		
Vinh Hoan Corporation	923.353.576	1.384.511.686
Thanh Binh Dong Thap One Member Company Limited	71.982.794	278.191.231
Vinh Phuoc Food Company Limited	48.975.219	245.564.682
Feed One Joint Stock Company	12.248.736	32.360.862
Mai Thien Thanh Joint Stock Company	-	3.783.796
Van Duc Food Co., Ltd.	137.440.700	78.703.704
Van Duc Tien Giang Food Export Co., Ltd.	59.502.796	84.756.758
Vinh Hoan Collagen One Member Limited	19.960.818	34.320.664
Thanh Ngoc Agriculture Food Corporation	53.883.082	47.281.104
Vinh Hoan Pangasius Seed Production Co., Ltd.	12.139.724	4.946.806
Vinh Technology Pte Ltd	32.094.885.338	38.447.067.483
Hoan Ngoc Agriculture Food Corporation	285.509	-
	33.434.658.292	**40.641.488.776**
ii) Buy goods		
Vinh Hoan Corporation	253.192.761	67.051.574
Vinh Phuoc Food Company Limited	2.408.929.109	1.854.096.984
Van Duc Food Co., Ltd	21.298.000	-
Van Duc Tien Giang Food Export Company Limited	462.963	45.980.000
Thanh Ngoc Agriculture Food Corporation	49.358.000	98.364.090
Vinh Hoan Collagen One Member Limited	662.678.941	530.976.604
Thien Minh Phuc Co., Ltd.	2.086.338.380	1.944.941.500
Phu Si Packaging Co., Ltd	7.107.600	2.483.200
Truong Sanh Production, Trading and Services Company Limited	919.773.000	112.676.000
	6.409.138.754	**4.656.569.952**

38 NOTES TO THE FINANCIAL STATEMENTS OF STAKEHOLDERS (continued)

	Period 09 months ending on	
	30.09.2026	30.09.2025
	VND	VND
iii) Purchase of fixed assets		
Vinh Hoan Collagen One Member Limited	61.916.000	-
	61.916.000	
iv) Short-term loans		
Hoan Ngoc Agriculture Food Corporation	75.025.000.000	-
v) Recovering short-term loans		
Hoan Ngoc Agriculture Food Corporation	16.500.000.000	-
vi) Recovering interest on short-term loans		
Hoan Ngoc Agriculture Food Corporation	1.000.000.000	-
vii) Interest expense		
Hoan Ngoc Agriculture Food Corporation	3.655.618.000	-
viii) Accepting security deposits and earnest money		
Feed One Joint Stock Company	-	1.500.000
Thanh Ngoc Agriculture Food Corporation	-	3.000.000
		4.500.000

38 NOTES TO THE FINANCIAL STATEMENTS OF STAKEHOLDERS (continued)

ix) Expenses for key management personnel

*** Income of the Board of General Directors**

	9 month 2026	9 month 2025
Le Thi Dieu Thi	x	x
Tang Thi Mong Tien	x	x
Nguyen Hong Diem	x	x
Nguyen Van Sang	x	x
	4 people	4 people
	4.489.841.211	**1.898.921.811**

**** Remuneration of the Board of Directors + Supervisory Board***

Truong Thi Le Khanh	90.000.000	100.000.000
Nguyen Van Kiem	387.000.000	430.000.000
Le Thi Dieu Thi	90.000.000	100.000.000
Lam Mau Diep	90.000.000	100.000.000
Tang Thi Mong Tien	90.000.000	100.000.000
Tran Thi Thanh Thuy	90.000.000	100.000.000
Ha Thi Phuong Thuy Hong Nhung	90.000.000	100.000.000
Nguyen Trong Liem	37.800.000	30.000.000
Pham Thanh Tung	90.000.000	89.400.000
Nguyen Van Sang	90.000.000	100.000.000
Dang Thi Thuong	54.000.000	
Total	**5.688.641.211**	**3.148.321.811**

(b) Period-end balance with stakeholders

	30.09.2026 VND	31.12.2025 VND
Short-term receivables of customers (Note 5)		
Vinh Hoan Corporation	15.355.072	825.346.089
Vinh Hoan Collagen One Member Limited	-	1.070.182
Thanh Ngoc Agriculture Food Corporation	-	190.080
Vinh Technology Pte Ltd	3.369.214.834	7.878.357.685
	3.384.569.906	**8.704.964.036**
Other short-term receivables		
Vinh Hoan Collagen One Member Limited	130.815.000	130.815.000
Hoan Ngoc Agriculture Food Corporation	-	153.534.000
	130.815.000	**284.349.000**

38 NOTES TO THE FINANCIAL STATEMENTS OF STAKEHOLDERS (continued)

	30.09.2026 VND	31.12.2025 VND
Short-term loans		
Hoan Ngoc Agriculture Food Corporation		
Loan Principal Amount	102.825.000.000	44.300.000.000
Interest Income from Loans	2.809.152.000	-
	105.634.152.000	**44.300.000.000**
Short-term payable		
Vinh Hoan Corporation	-	151.513.860
Vinh Hoan Collagen One Member Limited	8.591.237	15.232.654
Vinh Phuoc Food Company Limited	228.774.997	223.665.027
Thien Minh Phuc Co., Ltd.	101.889.936	295.823.292
Truong Sanh Production Trading and Services Company Limited	-	13.500.000
	339.256.170	**699.734.833**
Other payables		
Thanh Ngoc Agriculture Food Corporation	-	3.000.000
Feed One Joint Stock Company	-	1.500.000
	-	**4.500.000**

39 COMMITMENT TO LEASE OPERATIONS

Leases operate irrevocably. The Company must pay the minimum in the future as follows:

	Ending balance		Beginning balance	
	Land use rights VND	Office VND	Land use rights VND	Office VND
Within one year	4.142.587.468	350.350.000	3.926.523.410	693.000.000
Between one and five years	16.580.859.036		15.716.602.804	182.875.000
Over five years	88.215.753.199		85.987.545.376	
	108.939.199.703	**350.350.000**	**105.630.671.590**	**875.875.000**

The financial statements have been approved by the Board of Directors for release on October 28, 2026.

LEGAL REPRESENTATIVE

M.S.D.N: 1[illegible]69817 CÔNG TY CP XUẤT NHẬP KHẨU SA GIANG TỈNH ĐỒNG THÁP

Pham Thi Yen Em	**Le Thi Dieu Thi**
Chief Accountant and Preparer	General Director