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SEPARATE FINANCIAL STATEMENTS

BINH DUONG PRODUCING AND TRADING CORPORATION

(For the accounting period from January 01, 2026 to Sep 30, 2026)

BINH DUONG PRODUCING AND TRADING CORPORATION
Address: 77 Binh Duong Boulevard, Lai Thieu Ward, Ho Chi Minh City

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SEPARATE STATEMENT OF FINANCIAL POSITION

As at Sep 30, 2026

ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
A. CURRENT ASSETS	**100**		**622,567,699,346**	**643,841,780,728**
I. Cash and cash equivalents	**110**	**5**	**16,766,067,254**	**33,193,426,016**
1. Cash	111		6,766,067,254	3,193,426,016
2. Cash equivalents	112		10,000,000,000	30,000,000,000
II. Short-term Financial Investments	**120**	**6**	**128,292,260,621**	**102,273,972,953**
1. Short-term investments held to maturity	123		189,547,859,900	174,376,674,293
2. Provision for impairment of other short-term investments	126		(61,255,599,279)	(72,102,701,340)
III. Short-term Receivables	**130**		**320,817,685,838**	**350,438,134,610**
1. Short-term trade receivables	131	7	2,238,793,650	2,273,793,650
2. Short-term advances to suppliers	132	8	9,942,769,885	10,121,764,142
3. Other short-term receivables	135	9	320,790,115,953	350,349,070,468
4. Provision for short-term doubtful debts	136		(12,153,993,650)	(12,306,493,650)
IV. Inventories	**140**	**11**	**122,916,468,837**	**124,249,900,502**
1. Inventories	141		160,715,695,135	162,049,126,800
2. Provision for devaluation of inventories	142		(37,799,226,298)	(37,799,226,298)
V. Other Short-term Assets	**160**		**33,775,216,796**	**33,686,346,647**
1. Short-term prepaid expenses	161	13	52,343,338	116,147,032
2. Deductible VAT	162		15,725,251,166	15,572,577,323
3. Taxes and other receivables from the State budget	163	19	17,997,622,292	17,997,622,292
B. NON-CURRENT ASSETS	**200**		**3,661,213,268,907**	**3,736,704,989,302**
I. Long-term receivables	**210**		**767,198,140,991**	**820,204,378,566**
1. Long-term trade receivables	211	7	60,000,000,000	60,000,000,000
2. Other long-term receivables	215	9	972,254,328,857	972,249,328,857
3. Provision for long-term doubtful debts	216		(265,056,187,866)	(212,044,950,291)
II. Fixed assets	**220**		**2,028,660,960**	**2,402,480,957**
1. Tangible fixed assets	221	14	1,991,706,973	2,335,496,499
- Historical cost	222		9,250,577,013	9,032,081,087
- Accumulated depreciation	223		(7,258,870,040)	(6,696,584,588)
2. Intangible fixed assets	227	15	36,953,987	66,984,458
- Historical cost	228		456,475,237	456,475,237
- Accumulated depreciation	229		(419,521,250)	(389,490,779)
III. Investment properties	**240**	**16**	**78,000,000,000**	**78,000,000,000**
- Historical cost	241		78,000,000,000	78,000,000,000
- Accumulated depreciation	242		-	-
IV. Long-term assets in progress	**250**		**119,064,398,618**	**127,069,407,313**
1. Construction in progress	252	12	119,064,398,618	127,069,407,313
V. Long-term investments	**260**	6	**2,639,516,027,182**	**2,652,314,578,773**
1. Investment in subsidiaries	261		2,103,990,325,316	1,983,268,790,753
2. Investment in joint ventures and associates	262		1,032,614,892,703	1,153,336,427,266
3. Equity investments in other entities	263		505,000,000	505,000,000
4. Provision for long-term financial investments	264		(507,490,240,489)	(494,691,688,898)
5. Long-term investments held to maturity	265		9,896,049,652	9,896,049,652
VI. Other Long-term Assets	**270**		**55,406,041,156**	**56,714,143,693**
1. Long-term prepaid expenses	271	13	55,406,041,156	56,714,143,693
TOTAL ASSETS	**280**		**4,283,780,968,253**	**4,380,546,770,030**

CAPITAL SOURCE	Code	Note	30/09/2026 VND	01/01/2026 VND
C. LIABILITIES	**300**		**968,530,464,218**	**1,159,111,567,836**
I. Current liabilities	**310**		**911,863,797,551**	**1,102,444,901,169**
1. Short-term trade payables	311	17	3,426,564,795	1,097,195,954
2. Dividends and profits payable	313		34,393,500	34,393,500
3. Taxes and other payables to the State budget	314	19	641,259,771	369,167,795
4. Payable to employees	315		1,359,797,376	3,924,380,953
5. Short-term accrued expenses	316	20	126,272,958,852	126,293,747,422
6. Short-term deferred revenue	319		73,370,000	66,700,000
7. Other Short-term payables	320	21	714,331,648,308	745,195,068,843
8. Short-term loans and finance leases liabilities	321	22	54,000,000,000	214,000,000,000
9. Bonus and welfare funds	323		11,723,804,949	11,464,246,702
II. Non-current liabilities	**330**		**56,666,666,667**	**56,666,666,667**
1. Other long-term payables	338	21	56,666,666,667	56,666,666,667
D. EQUITY	**400**	**23**	**3,315,250,504,035**	**3,221,435,202,194**
1. Owner's contributed capital	411		3,000,000,000,000	3,000,000,000,000
Ordinary shares with voting rights	*411a*		3,000,000,000,000	3,000,000,000,000
2. Development and investment fund	418		37,139,876,617	34,318,182,703
3. Retained earnings	420		278,110,627,418	187,117,019,491
Retained earnings accumulated to previous period	*420a*		*179,120,671,663*	*130,683,141,211*
Retained earnings of the current period	*420b*		*98,989,955,755*	*56,433,878,280*
TOTAL CAPITAL	**440**		**4,283,780,968,253**	**4,380,546,770,030**

Ho Chi Minh City, October 28, 2026

Prepared by	Chief Accountant	General Director
Nguyen Hong Quyen	Nguyen Thi Kim Phuong	Le Trong Nghia

SEPARATE STATEMENT OF PROFIT OR LOSS

Accounting period from January 01, 2026 to Sep 30, 2026

ITEMS	Code	Note	This quarter		Accumulated from the beginning of the year to the end of the quarter	
			This year	Previous year	This year	Previous year
			VND	VND	VND	VND
1. Revenue from sales of goods and rendering of services	**01**	**25**	**220,110,000**	**200,100,000**	**2,026,507,143**	**587,600,000**
2. Revenue deductions	02		-	-	-	
3. Net revenue from sales of goods and rendering of services	**10**		**220,110,000**	**200,100,000**	**2,026,507,143**	**587,600,000**
4. Cost of goods sold	**11**	**26**			**1,333,431,665**	**-**
5. Gross profit from sales of goods and rendering of services	**20**		**220,110,000**	**200,100,000**	**693,075,478**	**587,600,000**
6. Gain/loss on disposal of investment property	21					
7. Financial income	22	27	61,279,239,365	51,789,985,391	213,802,358,852	114,496,038,504
8. Financial expenses	*23*	28	(2,942,188,682)	17,460,648,834	16,766,910,211	19,635,297,312
In which: Interest expenses	*24*		165,698,630	3,141,260,274	3,832,054,793	9,305,178,082
9. Selling expenses	25		-	-	-	-
10. General and administrative expenses	26	29	38,883,595,243	32,667,936,439	98,696,939,629	109,029,752,101
11. Net profit from operating activities	**30**		**25,557,942,804**	**1,861,500,118**	**99,031,584,490**	**(13,581,410,909)**
12. Other income	31	30	4,809,600		13,588,731	12,000,000
13. Other expenses	32	31	51,181,883	196,690,516	55,217,466	152,321,978
14. Other profits	**40**		**(46,372,283)**	**(196,690,516)**	**(41,628,735)**	**(140,321,978)**
15. Total accounting profit before tax	**50**		**25,511,570,521**	**1,664,809,602**	**98,989,955,755**	**(13,721,732,887)**
16. Current corporate income tax expenses	51	32	-	-	-	-
17. Deferred corporate income tax expenses	52		-	-	-	-
18. Profit after corporate income tax	**60**		**25,511,570,521**	**1,664,809,602**	**98,989,955,755**	**(13,721,732,887)**
19. Basic earnings per share	**70**					
20. Diluted earnings per share	**71**					

Ho Chi Minh City, October 28, 2026

Prepared by	Chief Accountant	General Director
Nguyen Hong Quyen	Nguyen Thi Kim Phuong	Le Trong Nghia

CASH FLOW STATEMENT

Accounting period from January 01, 2026 to Sep 30, 2026
(Under the indirect method)

Items	Code	Note	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. Cash flows from operating activities				
1. Profit before tax	***01***		**98,989,955,755**	**(13,721,732,887)**
2. Adjustments for			**(140,895,126,990)**	**(33,498,895,876)**
- Depreciation and amortization of fixed assets and investment properties	02		592,315,923	641,161,079
- Provisions	03		65,657,289,166	68,104,934,090
- Exchange gains/losses from retranslation of monetary items denominated in foreign currency	04		1,344,706,818	2,945,869,377
- Gains/losses from investing and financing activities	05		(212,321,493,690)	(114,496,038,504)
- Interest expenses	06		3,832,054,793	9,305,178,082
3. Operating profit before changes in working capital	***08***		**(41,905,171,235)**	**(47,220,628,763)**
3. Operating profit before changes in working capital	09		(2,257,975,327)	1,297,785,824
- Increase, decrease in inventories	10		1,333,431,665	79,673,296
- Increase, decrease in payables (excluding interest payable, corporate income tax payable)	11		(981,127,611)	(4,638,661,680)
- Increase, decrease in prepaid expenses	12		1,371,906,231	16,837,025,941
- Interest paid	14		(33,691,589,047)	403,589,041
- Other payments on operating activities	17		(4,915,095,667)	(6,409,115,001)
Net cash flow from operating activities	***20***		**(81,045,620,991)**	**(39,650,331,342)**
II. Cash flow from investing activities				
1. Purchase or construction of fixed assets and other long-term assets	21		(8,223,504,621)	(1,400,261,667)
2. Purchase of loans and debt instruments of other entities	23		(20,000,000,000)	(5,000,000,000)
3. Collections from loans and resale of debt instruments of other entities	24		10,847,102,061	5,000,000,000
4. Interest and dividends received	27		242,001,493,690	114,315,846,725
Net cash flow from investing activities	***30***		**224,625,091,130**	**112,915,585,058**
III. Cash flows from financing activities				
1. Repayments of borrowings	34		(160,000,000,000)	-
Net cash flow from financing activities	***40***		(160,000,000,000)	-
Net cash flow during the period (50=20+30+40)	**50**		**(16,420,529,861)**	**73,265,253,716**
Cash and cash equivalents at the beginning of the year	**60**		**33,193,426,016**	**49,029,816,511**
Effect of exchange rate changes on cash and cash equivalents	61		(6,828,901)	7,946,092
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**5**	**16,766,067,254**	**122,303,016,319**

Ho Chi Minh City, October 28, 2026

Prepared by	Chief Accountant	General Director
Nguyen Hong Quyen	Nguyen Thi Kim Phuong	Le Trong Nghia

NOTES TO SEPARATE FINANCIAL STATEMENTS
Accounting period from January 01, 2026 to Sep 30, 2026

1 Nature of the Company's operations

1.1 Form of capital ownership

The predecessor of Binh Duong Producing and Trading Corporation - One Member LLC is Binh Duong Production - Import - Export Company operating under business registration certificate No. 103728 dated November 26, 1992 issued by the Department of Planning and Investment of Binh Duong Province, registered for the 15th revision certified on November 28, 2006 as a State-owned company operating under the model of Parent Company - Subsidiary Company established under the Decision No. 134/2006/QD-UBND dated May 22, 2006 of the Chairman of Binh Duong Province's People's Committee.

Binh Duong Production - Import - Export Company was converted into Binh Duong Producing and Trading Corporation - One Member LLC according to Decision No. 1805/QD-UBND dated June 24, 2010 of Binh Duong Province's People's Committee. Binh Duong Producing and Trading Corporation officially came into operation under the form of One Member LLC according to the business registration certificate of One Member LLC No. 3700148166 dated November 15, 2010, the third revision certified on October 18, 2017 issued by the Department of Planning and Investment of Binh Duong Province.

The Corporation officially operated under the joint stock company model in accordance with Enterprise Registration Certificate No. 3700148166 dated 1 November 2018, issued by the Department of Planning and Investment of Binh Duong Province, with the 11th amendment registered on 22 July 2026.

The Corporation's head office is located at 77 Binh Duong Boulevard, Lai Thieu Ward, Ho Chi Minh City

The Corporation's charter capital amounts to VND 3,000,000,000,000, equivalent to 300,000,000 shares. The par value per share is VND 10,000.

1.2 Business activities

- Financial investments;
- Investment in and development of industrial park infrastructure;
- Golf and resort services;
- Dairy processing;
- Garment manufacturing;
- Logistics;
- Rubber cultivation and processing;
- Healthcare services;
- Wood processing;

1.3 Business activities

Principal activities of the Company include:

- Real estate business, including land use rights owned, used or leased by the Company;
- Real estate brokerage services;
- Other real estate activities on a fee or contract basis, including consultancy and management of residential buildings and
- Construction activities (industrial parks);
- Healthcare, medical care, nursing and residential care activities;
- Sports, recreation and entertainment activities (golf courses);
- Manufacture and processing of food products;
- Transportation and warehousing activities;
- Manufacture of paper and paper products;
- Manufacture of wearing apparel;
- Forestry and related service activities; processing of wood and wood, bamboo and rattan products; manufacture of beds, cabinets,
- Wholesale trade;
- Manufacture of chemicals and chemical products;
- Agriculture and related service activities;
- Mining and quarrying; manufacture of other non-metallic mineral products;
- Generation and distribution of electricity, gas and hot water;
- Accommodation services;
- Advertising and market research;
- Rental and leasing of machinery and equipment, and personal and household goods;

1.4 Normal operating cycle

The Corporation's normal operating cycle is determined to be 12 months.

1.5 Corporate structure

Details of subsidiaries, joint ventures and associates are disclosed in Note 06 – Financial investments.

1.6 The total number of employees of the Corporation as at 30 Sep 2026 was 53 (as at 31 December 2025: 53).

1.7 The information presented in the Statement of Financial Position, the Statement of Profit or Loss, the Statement of Cash Flows and the accompanying Notes for the period ended 30 Sep 2026 is fully comparable with that for the period ended 30 Sep 2025.

1.8 Other information in the financial statements in accordance with relevant legal regulations:

Related parties:

Name	Position
Mr. Nguyen An Dinh	Chairman of the BoD
Mr. Tran Hong Khoi	Member of the BoD
Mr. Trần Viet Anh	Member of the BoD
Mr. Nguyen Van Thien	Member of the BoD. Relieved of office on 29 June 2026
Mr Tran Chien Cong	Member of the BoD. Appointed on 29 June 2026
Mr. Mai Huu Tin	Member of the BoD
Mr. Nguyen Van Hien Phuc	Member of the BoD
Mr. Le Trong Nghia	Member of the BoD General Director
Mr. Huynh Huu Hung	Deputy General Director
Mr. Nguyen Ngoc Truong Long	Head of the Board of Supervision. Relieved of office on 29 June 2026
Mrs Tran Anh Ngoc	Head of the Board of Supervision. Appointed on 29 June 2026
Mr. Le Van Minh	Member of the BoS
Mr. Cao Hoang De	Member of the BoS
Mrs. Tran Thi Tuyet Nga	Member of the BoS
Mrs. Nguyen Thi Kim Phuong	Chief Accountant

Legal Representative:	**Chức vụ**
- Mr. Nguyen An Dinh	Full-time Chairman of the BoD
- Mr. Le Trong Nghia	General Director

Related parties:

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating policy decisions. The related parties of the Corporation include:

- Entities that directly, or indirectly through one or more intermediaries, control, are controlled by, or are under common control with the Corporation, including the parent company, subsidiaries and associates;
- Individuals who directly or indirectly hold voting power in the Corporation and have significant influence over the Corporation, key management personnel of the Corporation, and close members of the families of these individuals;
- Entities in which the above individuals directly or indirectly hold a substantial portion of the voting power or over which they have significant influence.

Transactions with related parties are disclosed in Note 37.

2 Fiscal year, currency used in accounting

2.1 Binh Duong Producing and Trading Corporation's annual fiscal year begins on January 01 and ends on December 31 of each year.

2.2 The currency used in accounting records is Vietnamese Dong (VND).

Pursuant to Article 15 of Circular No. 99/2025/TT-BTC dated 27 October 2025 guiding the accounting regime for enterprises regarding financial reporting periods, the Corporation prepares accounting records and presents its financial statements in

- Annual financial reporting period: The Corporation prepares annual financial statements in accordance with the Law on
- Interim financial reporting period: Interim financial statements include quarterly financial statements (including the fourth quarter) and semi-annual financial statements (six-month financial statements).
- Other financial reporting periods:

- The Corporation prepares financial statements for other accounting periods (e.g. monthly financial statements) as required by law, the parent company or the owner (if any).
- In cases of division, consolidation, merger, conversion of enterprise type, dissolution or bankruptcy, the Corporation is required to prepare financial statements at the time of such events in accordance with applicable laws.

3 Applicable Accounting Standards and Policies

3.1 *Applicable accounting policies*

The Corporation applies the accounting regime for enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

3.2 *Statement of Compliance with Accounting Standards and Accounting Regime*

The Corporation has applied Vietnamese Accounting Standards and the relevant guidance issued by the State. The financial statements have been prepared and presented in compliance with all applicable standards, guiding circulars and the current enterprise accounting regime.

4 Applicable accounting policies, accounting estimates and relevant legal regulations

The preparation of the Corporation's separate financial statements complies with Vietnamese Accounting Standards, the Vietnamese enterprise accounting regime and relevant legal regulations relating to the preparation and presentation of interim separate financial statements. In preparing the separate financial statements, the Board of Management is required to make accounting estimates and judgments that involve significant risk and may result in adjustments to the carrying amounts of assets and liabilities in the subsequent accounting period. These estimates and judgments, as well as the related disclosures of revenues and expenses throughout the accounting period, are presented as at the reporting date.

4.1 Translation of Financial Statements Prepared in a Foreign Currency into Vietnamese Dong (VND)

Principles for translating financial statements prepared in foreign currencies into Vietnamese Dong:

Translation of the Statement of Financial Position

Assets and liabilities: Translated at the average transfer buying and selling exchange rates of the commercial bank where the Company regularly conducts transactions at the reporting date.

Equity: Translated at the actual exchange rates at the dates of capital contributions (historical rates).

Revaluation surplus (if any): Translated at the exchange rates at the revaluation dates.

Retained earnings for the period are translated based on the items in the Statement of Profit or Loss (using average exchange rates).

Remaining retained earnings (balance) are translated into VND at the carrying exchange rate of this item.

Translation of the Statement of Profit or Loss and the Statement of Cash Flows

All items: Translated at the actual exchange rates at the dates of the transactions.

Exception: Where the average exchange rate for the accounting period approximates the actual exchange rates at the transaction dates, the Company may use the average exchange rate for the period.

Exchange differences arising from the translation of financial statements prepared in foreign currencies into Vietnamese Dong are recognised under "Foreign exchange differences" within equity in the Statement of Financial Position.

4.2 Types of exchange rates applied in accounting

Foreign currency transactions arising during the accounting period are translated into Vietnamese Dong at the actual exchange rates at the transaction dates. The exchange rates used to record foreign currency transactions in the accounting records are as follows:

- Foreign currency transactions (purchase and sale): The exchange rates specified in the foreign currency purchase and sale contracts between the Company and commercial banks;
- Revenue and other income accounts: In cases where goods are sold, services are rendered or income relates to advance receipts from customers, the portion corresponding to the advance received is translated at the actual exchange rate at the date of receipt (rather than the rate at the date of revenue recognition);
- Operating expenses and other expenses: In cases where prepaid expenses are allocated to operating expenses during the period, such expenses are recorded at the actual exchange rate at the date of prepayment (rather than the rate at the date of allocation);
- Capital contributions and capital receipts: The average transfer buying and selling exchange rates of commercial banks or the agreed exchange rates between the parties (if permitted);
- Asset accounts: In cases where assets are acquired in connection with advance payments to suppliers, the portion corresponding to the advance payment is translated at the actual exchange rate at the date of payment (rather than the rate at the date of asset recognition).

Exchange rates used for revaluation of monetary items denominated in foreign currencies at the date of preparation of the separate financial statements are determined as follows:

- Cash and bank deposits in foreign currencies: The average transfer buying and selling exchange rates of the commercial bank where the Company maintains its accounts at the end of the accounting period;
- Receivables (customers, intercompany, advances, etc.): The average transfer buying and selling exchange rates of the commercial bank where the Company regularly transacts at the end of the accounting period;
- Payables (suppliers, borrowings and finance lease liabilities, etc.): The average transfer buying and selling exchange rates of the commercial bank where the Company regularly transacts at the end of the accounting period;

When preparing the financial statements, the Company revalues the balances of all foreign currency monetary items at the average transfer buying and selling exchange rates of the commercial bank where the Company regularly conducts transactions at the end of the accounting period. For demand deposits in foreign currencies, the balances are revalued using the average transfer buying and selling exchange rates of the commercial bank where the accounts are maintained. The Company does not revalue all or part of foreign currency receivables for which a provision for doubtful debts has been recognised.

All exchange differences arising from the revaluation of foreign currency monetary items at the end of the period are recognised in finance income (if a gain) or finance costs (if a loss) in determining the results of operations for the period. Such exchange differences are presented in the Statement of Profit or Loss on a net basis between total gains and total losses arising from the revaluation of foreign currency monetary items.

4.3 Principles for determining the effective interest rate used to discount cash flows

The effective interest rate is determined based on the lending rates of the commercial bank where the Corporation maintains its accounts. This is because the lending rates of commercial banks for loans with similar terms and credit risk represent an objective and transparent measure of the rate of return required by the market. Interest rates published by commercial banks are considered appropriate market rates. The use of such rates as the basis for discounting ensures that the financial statements are objective, transparent and more readily verifiable by auditors compared to the use of internally determined rates of return.

4.4 Cash and cash equivalents

Cash comprises cash on hand, bank deposits and cash in transit. Cash and cash equivalents are recognised at the amounts actually received or paid. They are recorded in the official accounting currency (Vietnamese Dong – VND), unless the enterprise is permitted to use another currency. Foreign currency cash and bank deposits are retranslated at the closing exchange rate (the average transfer buying and selling exchange rate of the commercial bank where the Company regularly transacts) at the reporting date. Exchange differences arising from retranslation are recognised in finance income (account 515) or finance costs (account 635) for the period.

Cash equivalents are short-term investments with a maturity of no more than three (3) months from the date of acquisition, that are highly liquid, readily convertible into known amounts of cash and subject to insignificant risk of changes in value. These are carried at cost as, due to their short-term nature and low risk, their fair value is assumed to approximate cost and therefore they are not remeasured at fair value like other financial instruments.

Cash equivalents determined in accordance with the above criteria are consistent with the requirements of Vietnamese Accounting Standard No. 24 – Statement of Cash Flows (VAS 24).

4.5 Financial Investments

a. Trading securities

Initial recognition: Assets are recognised in the Statement of Financial Position at the settlement date. The carrying amount is determined at fair value, being the quoted bid/ask price in an active market at the reporting date.

Provision for impairment: Determined based on the comparison between the cost of the investment and its fair value (market value) at the reporting date. A provision/loss is recognised when:
Fair value at the reporting date < Cost.

Cost determination methods:

Specific identification: Applied to individually identifiable securities, typically of high value or low volume;

Weighted average method: Based on the average cost of all similar securities held (opening balance and acquisitions during the period) to determine the cost of securities sold;

First-in, first-out (FIFO): Assumes securities purchased first are sold first.

b. Held-to-maturity investments

The carrying amount is determined at amortised cost. Amortised cost equals the initial cost (purchase price including transaction costs) adjusted over time by the cumulative amortisation of the difference between cost and par value using the effective interest rate method.

Provision for impairment: Determined as the difference between the carrying amount and the estimated recoverable amount.

Foreign currency monetary items are retranslated at the average transfer buying and selling exchange rate of the commercial bank where the Corporation regularly transacts at the end of the accounting period (at the reporting date).

c. Investments in subsidiaries, joint ventures and associates

For investments acquired during the period, initial recognition is at the date when the Corporation obtains control over subsidiaries or joint control/significant influence over joint ventures and associates. Investments in subsidiaries comply with Vietnamese Accounting Standard No. 11 (VAS 11) – Business Combinations when preparing consolidated financial statements. Investments in associates and joint ventures comply with VAS 07 – Accounting for Investments in Associates and VAS 08 – Financial Reporting of Interests in Joint Ventures.

The classification of subsidiaries, joint ventures and associates is primarily based on control and significant influence, determined through voting rights or the ability to govern.

In the separate financial statements, investments in subsidiaries, joint ventures and associates are carried at cost.

Provision for impairment: Recognised when the estimated recoverable amount (based on the investee's financial statements or market value) is lower than the cost.

Recoverable amount determination (when impairment indicators exist):
Loss = Cost of investment – (Actual equity of the investee × ownership percentage).

d. Investments in equity instruments of other entities

Carried at cost where the Company has neither control nor significant influence. A provision is recognised when there is evidence of impairment and the conditions prescribed by regulations are met.

e. Other transactions related to financial investments

Share swap transactions

+ Commercial substance: Shares received are recognised at the fair value of shares given up. Any resulting gain or loss is recognised in finance income/finance costs for the period.

+ Non-commercial substance: Recognised at the carrying amount of shares given up. No gain or loss is recognised.

Investment transactions in the form of capital contributions

Principles for determining the cost of the investment:

+ Cash contributions: The cost of the investment is the amount of cash contributed plus directly attributable transaction costs.

+ Non-cash contributions: The cost of the investment is the fair value of the contributed assets at the contribution date. Any difference between the fair value and the carrying amount of the contributed assets is recognised in other income/other expenses (accounts 711/811).

Transactions in the form of acquisition of equity interests

Principles for determining the cost of the investment: The investment is recognised at the actual purchase price (cash or fair value of assets transferred) plus directly attributable transaction costs.

Share dividends

Recognition principle: The Company does not recognise finance income upon receipt of share dividends. Instead, it records the increase in the number of shares held and adjusts the average cost per share accordingly.

4.6 Receivables

Receivables are monitored in detail by maturity, counterparty, original currency and other factors as required for the Company's management purposes. Receivables are initially recognised at the fair value of the consideration exchanged at the time of origination. After initial recognition, receivables are measured at amortised cost, being the initial carrying amount plus or minus the cumulative amortisation of any discount or premium using the effective interest rate method, less cumulative expected credit loss allowances. For long-term receivables bearing interest, interest income is recognised in finance income (account 515) based on the effective interest rate.

Provision for doubtful receivables is provided for receivables that are overdue for payment as stipulated in economic contracts, loan agreements, contractual commitments or debt obligations, as well as receivables not yet due but considered unlikely to be recoverable. Provision for overdue receivables is based on the original payment terms specified in the underlying contracts, without taking into account any extensions granted between the parties. Receivables not yet due are also provided for where the debtor is bankrupt, undergoing liquidation procedures, missing or has absconded.

If receivables are denominated in foreign currencies, they are remeasured at the end of the accounting period (reporting date).

4.7 Inventories

Inventories are initially recognized at cost, including purchase costs, processing costs and other directly related costs to bring the inventories to their location and condition at the time of initial recognizing. After initial recognizing, if the net realizable value of the inventory is lower than the historical cost at the time of preparing the Financial Statements, the inventory is recognized at net realizable value.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Provision for inventory devaluation is made at the end of the period as the difference between the original cost of inventory and the net realizable value.

4.8 Fixed assets

Tangible fixed assets and intangible fixed assets

Tangible fixed assets and intangible fixed assets are initially recognized at the historical cost. Tangible fixed assets and intangible fixed assets are recognized at cost during the using term, accumulated depreciation and carrying amount.

Depreciation of fixed assets is calculated using the straight-line method over the estimated useful lives as follows:

- Buildings and Structures	06 - 25 years
- Machines and equipment	06 - 20 years
- Transportation equipment	05 - 10 years
- Office equipment and furniture	03 - 08 years
- Other fixed assets	03 - 08 years
- Land use rights	According to land use right term
- Software	03 years
- Biological assets	Reference to depreciation time frame of other groups of fixed assets under Circular No. 45/2013/TT-BTC

Finance lease assets

A finance lease is recognised as an asset and a liability from the inception of the lease, as the lessee assumes substantially all risks and rewards incidental to ownership of the asset.

The cost of a finance leased fixed asset is the initial amount recognised for the leased asset plus any direct initial costs incurred in connection with the leasing arrangement. Depreciation of finance leased fixed assets is charged in accordance with the accounting policies applicable to tangible or intangible fixed assets.

For investment properties initially recognized at cost. Investment properties held for appreciation is land use rights before January 01, 2015 is depreciated by using the straight-line method similar to other assets, from January 01, 2015 without depreciation.

4.9 Biological assets

Biological assets are initially recognised at fair value, including purchase price and directly attributable costs necessary to bring the assets to their present location and condition. At the end of the accounting period, if there are indications or evidence that such assets are impaired or that their net realisable value is lower than their carrying amount, an impairment allowance is recognised.

Where fair value cannot be reliably determined, biological assets are measured at cost less accumulated depreciation and accumulated impairment losses. In this case, development costs (e.g. planting and cultivation costs) are capitalised into cost. When the asset reaches a stage ready for harvest or use (e.g. mature perennial plants), it is reclassified as property, plant and equipment and depreciated in accordance with fixed asset accounting principles.

4.10 Accounting principles for business cooperation contracts (BCC)

Where the nature of a BCC arrangement does not involve joint control, the transaction is accounted for as a leasing activity and periodic fee income. Profit is determined as rental revenue less depreciation of assets and related expenses, if any.

4.11 Prepaid expenses

Expenses incurred relating to the results of business activities over multiple accounting periods are recorded as prepaid expenses and allocated gradually to profit or loss in subsequent accounting periods.

The allocation of long-term prepaid expenses to operating expenses in each period is based on the nature and extent of each type of cost, using appropriate allocation methods and criteria. Prepaid expenses are allocated on a straight-line basis to operating expenses over time.

4.12 Trade payables

Trade payables are monitored in detail by payment terms, creditors, foreign currency denomination and other factors as required for the Company's management purposes. Trade payables denominated in foreign currencies, being monetary items, are remeasured at the end of the accounting period (reporting date) using the actual exchange rate (average transfer buying and selling rate).

4.13 Dividends and profit payable

Dividends and profit payable are recognised as liabilities only when the Company has a present obligation to make payment, upon the issuance of a resolution/decision by the General Meeting of Shareholders (or the Board of Directors if authorised) approving the dividend distribution. Such payables are typically presented as current liabilities in the Statement of Financial Position. The distribution is made from retained earnings (account 421) of the Corporation.

4.14 Accrued expenses

Payables for goods and services received from suppliers or provided to customers during the reporting period but not yet paid, as well as other payables such as accrued interest expenses, are recognised as operating expenses of the reporting period.

The recognition of accrued expenses follows the matching principle between revenues and expenses incurred during the period. Accrued expenses are subsequently settled against actual expenses incurred, and any difference between the accrued amount and actual amount is reversed.

4.15 Deferred revenue

Revenue is recognized in the period in which the Company satisfies its performance obligations to deliver goods or provide services. When the Company receives consideration from customers for goods or services to be delivered in the future, such amounts are recognized as deferred revenue, rather than as revenue from operating activities (Accounts 511/515) immediately. Revenue is subsequently recognized in revenue from operating activities (Accounts 511/515) on a systematic basis as the Company fulfills its obligation to transfer goods or provide services to customers. Revenue is allocated using the straight-line method, whereby total revenue is evenly distributed over the relevant periods.

4.16 Provisions

Provisions are recognised only when all of the following conditions are met: the Company has a present legal or constructive obligation as a result of a past event; it is probable that an outflow of economic benefits will be required to settle the obligation; and a reliable estimate of the obligation can be made. At the end of each accounting period, provisions are reassessed to determine the required balance, and adjustments are made through additional provisions or reversals based on the difference.

4.17 Deferred corporate income tax

a. Deferred tax assets = (Deductible temporary differences + Tax losses + Unutilised tax incentives) × applicable CIT rate.

The recognition of deferred income tax assets is based on the principle that the enterprise must have convincing evidence (or a high probability) of future taxable profits to utilise deductible temporary differences, tax losses or tax incentives. If such certainty does not exist, deferred tax assets are not recognised. The basis for recognising deferred income tax assets is determined by the total value of the following items multiplied by the prevailing corporate income tax (CIT) rate.

+ Deductible temporary differences: These are differences between the carrying amounts of assets or liabilities in the Statement of Financial Position and their tax bases that will result in a reduction of corporate income tax payable in the future when such differences reverse. For example, provisions recognised as expenses for accounting purposes (such as allowance for doubtful receivables or inventory obsolescence provision) may not be accepted as deductible expenses for tax purposes until they are actually incurred.

+ Tax losses: These are losses determined in accordance with the Corporate Income Tax (CIT) Law in prior years that are allowed to be carried forward to offset against future taxable income. In practice, if the Company incurs a tax loss in the current period, such loss may be carried forward for up to five (5) years. If it is probable that sufficient taxable profits will be generated within this period to fully utilise the loss, a deferred tax asset is recognised based on the amount of the loss carried forward. In subsequent periods, when the Company generates taxable profits, the carried-forward losses are offset against taxable income to determine the CIT payable, and the previously recognised deferred tax asset is correspondingly reversed.

+ Tax incentives: These are corporate income tax (CIT) incentives (such as preferential tax rates, tax exemptions or reductions) that have not been fully utilised in the current period and are allowed to be carried forward to subsequent periods to reduce future tax payable. In cases where the Company is entitled to tax incentives in the current period but does not generate taxable income, the unutilised portion may be carried forward. At that point, the Company recognises a deferred tax asset based on the value of the tax incentives expected to be utilised in future periods. In subsequent periods, when taxable income arises, the carried-forward tax incentives are applied to reduce the CIT payable, and the previously recognised deferred tax asset is accordingly reversed.

b. Deferred corporate income tax liabilities

Deferred tax liabilities arise from taxable temporary differences, being differences between the carrying amounts of assets or liabilities in the Statement of Financial Position and their tax bases, which will result in an increase in corporate income tax payable in future periods when such differences reverse. These liabilities must be recognised immediately to ensure compliance with the principles of prudence and matching between tax expenses and accounting profits in accordance with VAS 17.

4.18 Borrowings and finance lease liabilities

Borrowings are monitored by lender, individual loan agreements and repayment terms. For foreign currency borrowings, detailed tracking is maintained in the original currency. Such liabilities are retranslated at the exchange rate prevailing at the reporting date, with exchange differences recognised in finance income or finance costs for the period. Borrowings are initially recognised at cost, being the actual proceeds received net of any discounts or premiums directly attributable to the borrowing transaction.

Finance lease liabilities represent obligations to make future lease payments and are recognised at present value, and accounted for in a manner similar to secured borrowings.

4.19 Borrowing costs

Borrowing costs are recognised as expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of assets under construction, which are capitalised as part of the cost of those assets when the conditions specified in Vietnamese Accounting Standard No. 16 – Borrowing Costs (VAS 16) are met.

For general borrowings used for production and construction in progress, the amount of borrowing costs to be capitalised is determined as follows: Capitalised borrowing costs = Average accumulated expenditures on construction in progress × Average capitalisation rate. (The average capitalisation rate is determined by dividing the total borrowing costs incurred during the period by the total amount of general borrowings outstanding that have not been used for other purposes during the period.)

4.20 Convertible bonds

At the time of issuance, convertible bonds are separated into two components and recognised independently:

Liability component: Recognised at the present value of future cash flows (periodic interest and principal), assuming the instrument is a standard debt instrument without conversion features.

Equity component: Recognised as the residual amount after determining the liability component. This represents the option to convert into shares and is classified within equity.

Discount rate

The discount rate used to determine the liability component is the market interest rate applicable to a similar debt instrument without conversion features.

Subsequent measurement

Liability component: Accounted for at amortised cost. The difference between the proceeds and the face value (discount/premium) is amortised to finance costs over the term of the bond.

Equity component: Remains unchanged within equity until conversion or maturity.

Settlement at maturity / conversion

Conversion: The carrying amounts of both the liability and equity components are transferred in full to share capital and share premium.

Maturity: The principal is repaid, and the equity component is transferred to retained earnings.

4.21 Equity

Owner's contributed capital is recognised based on the actual amount contributed by the owners. Contributions in cash are recorded at the actual amount received. Contributions in non-cash assets are recognised at the fair value of the assets at the contribution date, as agreed by the contributing parties and in compliance with the Company's charter and applicable laws.

Share premium represents the difference between the issuance price of shares and their par value.

The conversion option of convertible bonds represents the equity component of convertible bonds, determined as the residual value, being the total proceeds from issuance less the initial carrying amount of the liability component.

Revaluation surplus reflects differences arising from the revaluation of property, plant and equipment, investment property or other assets in specific cases as prescribed by law (such as upon decisions of competent authorities, equitisation, or capital contributions to joint ventures or associates). These differences are recognised in equity (account 412) and are treated in accordance with prevailing financial regulations applicable to each specific case.

Exchange differences: These arise from fluctuations in exchange rates affecting foreign currency monetary items (such as cash, bank deposits, receivables/payables and borrowings). All foreign currency transactions and balances are translated into VND at the end of the period for the purpose of preparing financial statements, ensuring consistency in the reporting currency. Any resulting exchange differences are recognised as finance income or finance costs. In certain exceptional cases, in accordance with Vietnamese Accounting Standards, exchange differences may be capitalised (added to the cost of assets) if they arise during the construction or development of qualifying assets, similar to borrowing costs.

Retained earnings reflect the results of operations (profit or loss) after corporate income tax, as well as the appropriation of profits or the treatment of losses of the Corporation. Retained earnings reflect the results of operations (profit or loss) after corporate income tax, as well as the appropriation of profits or the treatment of losses of the Corporation.
The distribution of profits must be carried out in a clear and transparent manner, in compliance with prevailing financial regulations and relevant laws. Retained earnings may be distributed to investors based on their ownership ratios, subject to approval by the General Meeting of Shareholders and after appropriations to funds in accordance with the Company's Charter and applicable Vietnamese regulations.

The Corporation appropriates the following funds from profit after corporate income tax based on proposals of the Board of Directors and approval by shareholders at the Annual General Meeting of Shareholders:

- Development investment fund: Established to support the expansion of operations or capital-intensive investments of the Corporation.
- Bonus and welfare fund and management bonus fund: Appropriated from after-tax profit at the rate approved by the General Meeting of Shareholders. These funds are used for rewards, incentives and employee welfare, and are presented as a liability in the Statement of Financial Position of the Corporation.

Dividends payable to shareholders are recognised as liabilities in the Statement of Financial Position from the date a formal decision on dividend distribution is approved by the competent authority (the General Meeting of Shareholders or the Board of Directors, depending on the Company's Charter) and upon announcement of the record date by the Vietnam Securities Depository.

Other equity represents business capital formed from retained earnings, or from donations, grants, or asset revaluation (where permitted to adjust the owner's contributed capital).

4.22 Revenue

Sales revenue

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and benefits attached the ownership of product or goods have been transferred to the buyer;
- The Company no longer holds the managing right of the goods as the owner of the goods or the controlling right of the goods;
- Revenue is measured with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- The costs associated with sales transactions can be identified.

Service revenue

Revenue from providing services is recognized when all of the following conditions are simultaneously satisfied:

- Where the outcome of a transaction can be reliably measured: Revenue is recognised in proportion to the stage of completion at the reporting date; Where the outcome of a transaction cannot be reliably measured: Revenue is recognised only to the extent of costs incurred that are expected to be recoverable (i.e. revenue is recognised up to the amount of costs recovered);
- It is probable that economic benefits associated with the service transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be reliably determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be reliably measured.

Construction contract revenue

Construction contract revenue is recognised based on the stage of completion when both of the following groups of conditions are satisfied: reliable measurement of the outcome of the transaction and the probability of economic benefits being recovered.

- The total contract revenue can be reliably measured;
- The stage of completion at the reporting date can be reliably determined;
- The total costs to complete the contract can be reliably measured;
- The contract costs incurred for the reporting period and prior periods can be reliably determined;
- It is probable that economic benefits will be obtained from the contract.

Revenue from sale of investment property

Revenue from the sale of investment property is recognised when all of the following conditions are satisfied:

- The property has been fully completed and delivered to the buyer, and the Company has transferred substantially all risks and rewards associated with ownership of the investment property;
- The Company no longer retains managerial involvement to the degree usually associated with ownership, nor effective control over the property;
- The revenue can be measured reliably;
- It is probable that economic benefits from the transaction will flow to the Company;
- The costs related to the sale of the investment property can be reliably measured.

Revenue from sale of real estate such as condotel units, officetel units or similar products

Revenue is recognised when all of the following conditions are satisfied:

Completion and handover: The unit has been completed and handed over to the buyer (typically evidenced by acceptance and key handover), and the developer has transferred substantially all risks and rewards;

Transfer of control: The developer no longer retains control over the unit (except for cases of entrusted property management and operation);

Collectability: It is probable that the full sales proceeds will be collected;

Cost can be measured: The cost of the unit (including construction and land costs) can be reliably determined;

Revenue can be measured: The contract value has been clearly determined.

Finance income

Finance income arising from interest, dividends, profit distributions and other financial activities is recognised when both of the following conditions are satisfied:

- It is probable that economic benefits will flow to the Company;
- The income can be measured reliably.

Dividends and profit distributions are recognised when the Company's right to receive payment is established, based on the decision on dividend or profit distribution.

Bonus shares or share dividends: No income is recognised when the right to receive bonus shares or share dividends is established. The number of shares received is disclosed in the relevant financial statements.

Revenue from sale of securities and financial investments is recognised when:

The transaction has been completed;

The Company has transferred ownership of the securities or equity interests to the buyer.

Gains or losses are determined by comparing the selling price (revenue) with the cost (carrying amount) of the investment.

Principles for recognition of other income

Other income is recognised when both of the following conditions are satisfied:

Probability of economic benefits: It is probable that economic benefits arising from the transaction will flow to the Company;

Reliable measurement: The amount of income can be measured reliably.

4.23 Revenue deductions

Revenue deductions from sales of goods and rendering of services during the year include: trade discounts, sales allowances and sales returns.

Trade discounts, sales allowances and sales returns arising in the same period as the related revenue are deducted from revenue in the period in which they arise. Where such deductions relate to goods or services sold in prior periods but arise in a subsequent period, they are accounted for as reductions of revenue as follows: If they arise before the issuance of the financial statements, revenue is adjusted in the financial statements of the reporting period (prior period); If they arise after the issuance of the financial statements, they are recognised as reductions of revenue in the period in which they arise (current period).

Events after the end of the reporting period: In principle, adjustments to revenue and other items in the financial statements must comply with Vietnamese Accounting Standard No. 23 (VAS 23):

Adjusting events: The Company adjusts amounts recognised in the financial statements prior to their issuance to reflect events occurring after the reporting date that provide evidence of conditions existing at the end of the reporting period;

Non-adjusting events: The Company does not adjust amounts recognised for events occurring after the reporting date that are not related to conditions existing at the end of the reporting period. However, if such events are material, they must be disclosed in the Notes to the Financial Statements.

4.24 Cost of goods sold

Cost of goods sold (COGS) for the period is recognised in accordance with the revenue generated in the same period and in compliance with the prudence principle. Abnormal losses of materials and goods, costs exceeding normal levels, and inventory losses (after deducting the responsibility of relevant individuals or groups) are fully and promptly recognised in COGS for the period.

The Company recognises an allowance for inventory impairment only when there is reliable evidence that the net realisable value (NRV) of inventories is lower than their carrying cost. Such allowance is determined at the end of the accounting period when preparing the financial statements.

4.25 Finance expenses

Finance expenses include the following expenses:

- Borrowing costs: Interest on borrowings from banks, organisations and individuals determined based on actual interest rates; finance lease interest (excluding amounts capitalised to construction in progress);
- Interest expenses on deferred or instalment payments;

- Losses related to financial investments: Including losses from disposal of held-to-maturity investments, investments in subsidiaries, associates, or other long-term financial investments;
- Costs of purchasing and selling trading securities;
- Provisions: Allowance for impairment of trading securities, allowance for losses on investments in other entities, and other impairments or losses on financial investments;
- Realised foreign exchange losses: Arising upon settlement of foreign currency monetary items;
- Unrealised foreign exchange losses: Arising from revaluation of foreign currency monetary items at the reporting date;
- Other finance costs: Costs related to joint venture or associate investments, expenses incurred for financial investment activities, and costs related to finance lease activities.

These expenses are recognised on a gross basis for the period and are not offset against finance income.

4.26 Selling expenses and general and administrative expenses

Selling expenses and general and administrative (G&A) expenses are recognised on an accrual basis, meaning:

Expenses are recognised when transactions occur or when it is reasonably certain that they will occur, regardless of whether payment has been made;

These expenses are treated as period costs and are generally recognised in the accounting period in which they are incurred to determine the results of operations for that period.

Reductions in selling expenses include: reimbursements or compensations received; adjustments reducing prepaid expenses; reversal of warranty provisions; and proceeds from scrap recovered from selling or warranty activities.

Reductions in G&A expenses include: reimbursements or compensations received; reversal of allowance for doubtful receivables; reversal of prepaid expenses or adjustments reducing administrative expenses.

Provision for restructuring is a type of provision and is recognised when it meets the general recognition criteria for provisions in accordance with VAS 18.

Provision for doubtful receivables is established to cover potential losses arising from customers' inability to settle their debts.

Warranty provision for products, goods and construction works is a provision recognised to estimate costs of repair and warranty services for products sold or construction works delivered.

4.27 Accounting for disposal and liquidation of fixed assets and investment property

Accounting for disposal/liquidation of fixed assets:

All proceeds from the sale or liquidation of fixed assets (including proceeds from scrap, if any) are recognised as other income (Account 711). Recognition is made at the point when the disposal procedures are completed and ownership is transferred to the buyer. All costs incurred in relation to the disposal/liquidation are recognised as other expenses (Account 811).

Accounting for disposal/liquidation of investment property:

Investment property is held for rental income or capital appreciation, rather than for use in normal production and business activities. While the accounting principles are similar to those for fixed assets, there are differences in the classification of income and expenses.

Revenue/income: Proceeds from the disposal or liquidation of investment property (excluding VAT) are recognised as operating revenue if such transactions are part of ordinary activities, or as other income if they are non-recurring. The carrying amount of the disposed investment property is recognised as cost of goods sold; related disposal costs (brokerage fees, taxes, etc.) are also recognised as cost of goods sold.

Since investment property is considered an income-generating investment asset, gains or losses on disposal are classified by the Corporation as part of operating results, rather than as other income/expenses.

4.28 Current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax (CIT) expense comprises CIT calculated in accordance with the Corporate Income Tax Law and additional CIT expense arising from global minimum tax regulations.

+ Current CIT expense under the Corporate Income Tax Law is the amount of tax payable on taxable income for the year, based on the prevailing CIT rate;

+ Additional CIT expense under global minimum tax regulations is the amount of additional tax payable to the State budget as determined in accordance with applicable global minimum tax rules.

Deferred CIT expense is determined based on deductible temporary differences, taxable temporary differences and the applicable CIT rate. Current CIT expense and deferred CIT expense are not offset against each other.

SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

5 CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash	4,060,636,016	422,682,909
Demand deposits	2,705,431,238	2,770,743,107
Cash equivalents (*)	10,000,000,000	155,000,000,000
	16,766,067,254	**158,193,426,016**

(*) As at 30 Sep 2026, cash equivalents consisted of one-month term deposits placed at Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch, bearing an annual interest rate of 4,75%.

6 FINANCIAL INVESTMENTS

Held-to-maturity investments

a.1) Short-term

	30/09/2026		01/01/2026	
	Cost	Carrying amount	Cost	Carrying amount
	VND	VND	VND	VND
- Term deposits (*)	50,000,000,000	50,000,000,000	174,376,674,293	174,376,674,293
	50,000,000,000	**50,000,000,000**	**174,376,674,293**	**174,376,674,293**

Short-term financial investments comprise 6-month term deposits placed with the Joint Stock Commercial Bank for Investment and Development of Vietnam – Binh Duong Branch at an interest rate of 8% per annum

	30/09/2026	01/01/2026
Interest income from term deposits with commercial banks	1,018,287,671	

Loans to related parties	30/09/2026			01/01/2026		
	Original Cost	Recoverable Amount	Provision	Original Cost	Recoverable Amount	Provision
Tan Thanh Investment and Development JSC (1)	**138,529,572,232**	**77,273,972,953**	**(61,255,599,279)**	**149,376,674,293**	**77,273,972,953**	**(72,102,701,340)**
+ *Loan principal*	81,500,000,000	77,273,972,953	(4,226,027,047)	92,347,102,061	77,273,972,953	(15,073,129,108)
+ *Loan interest*	57,029,572,232	-	(57,029,572,232)	57,029,572,232	-	(57,029,572,232)
a.2) Long-term						
Loan to D&M Tourism Co., Ltd (2)	9,896,049,652	9,896,049,652	-	9,896,049,652	9,896,049,652	9,896,049,652
	9,896,049,652	**9,896,049,652**	-	**9,896,049,652**	**9,896,049,652**	**9,896,049,652**

Loan receivables are related parties

Loan details:

Short-term loans:

-(1) Loan contract No. 2017/HDVV dated November 30, 2017 and contract appendix dated December 31, 2019, with the following terms:

Currency: VND;

Loan purpose: supplement working capital;

Interest rate: 9%/year;

Loan term: 36 months from January 01, 2020;

Guarantee: unsecured;

Balance as of Sep 30, 2026 is VND 81,500,000,000.

(2) The receivable from D&M Tourism Co., Ltd relates to a loan provided to finance the initial procedures for a tourism project in Mui Ne, Binh Thuan Province (now Mui Ne Ward, Lam Dong Province), for which D&M Tourism Co., Ltd is the investor. The loan bears interest at 0% per annum and is unsecured. Pursuant to Handover Minutes No. 02/BBBG-TCTY dated June 29, 2021, regarding the transfer of the Corporation's rights to represent its ownership interest in D&M Tourism Co., Ltd to Binh Duong Project Management and Investment Company Limited ("IMPCo"), IMPCo is responsible for repaying the loan owed by D&M Tourism Co., Ltd to the Corporation within six months from the date of approval by the Binh Duong Provincial Party Committee (now the Ho Chi Minh City Party Committee). As of the date of preparation of this report, the Binh Duong Provincial Party Committee (now the Ho Chi Minh City Party Committee) has not yet issued written approval of the aforementioned matter.

6 FINANCIAL INVESTMENTS

	30/09/2026			01/01/2026		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
	VND	VND	VND	VND	VND	VND
a/Investment in subsidiaries	***2,103,990,325,316***	***301,701,159,000***	***(98,660,272,429)***	***1,983,268,790,753***	***-***	***(99,459,377,985)***
- KP Apparell Manufacturing Co., Ltd.	62,138,569,749			62,138,569,749		
- Vinh Phu Paper Co., Ltd	84,522,691,475			84,522,691,475		(12,697,646,380)
- Thuan An General Trading JSC	17,597,456,293			17,597,456,293		
- Palm - Song Be Golf Co., Ltd	915,047,144,712			915,047,144,712		
- Protrade International One Member Co., Ltd	511,397,354,195			511,397,354,195		
- Dau Tieng Viet Lao Rubber JSC	392,565,574,329		(98,660,272,429)	392,565,574,329		(86,761,731,605)
- Protrade Garment JSC	120,721,534,563	301,701,159,000				
b/Investment in joint ventures and associates	***1,032,614,892,703***	***-***	***(408,829,968,060)***	***1,153,336,427,266***	***501,652,123,200***	***(395,232,310,913)***
- Phu My Development JSC	238,562,498,304		(233,533,109,954)	238,562,498,304		(223,033,109,744)
- Cty TNHH FrieslandCampina VN	298,799,188,283		(7,804,885,287)	298,799,188,283		(4,954,885,287)
- Hanh Phuc International Multi-Specialty Hospital JSC	243,622,560,000		(74,523,934,121)	243,622,560,000		(76,023,644,946)
- Prosper JSC	68,438,780,329			68,438,780,329		
- YCH-PROTRADE Co., Ltd	26,301,686,013			26,301,686,013		
- Tan Thanh Investment and Development JSC	156,890,179,774		(92,968,038,698)	156,890,179,774		(91,220,670,936)
- Protrade Garment JSC				120,721,534,563	501,652,123,200	
c/Other investments	***505,000,000***			***505,000,000***		
- Dautieng Rubber Mechanical -Transport JSC	505,000,000			505,000,000		
	3,137,110,218,019	**301,701,159,000**	**(507,490,240,489)**	**3,137,110,218,019**	**501,652,123,200**	**(494,691,688,898)**

The fair value of the investment in Binh Duong Garment Joint Stock Company at the beginning and end of the period is determined on the closing price on December 31, 2025 and Sep 30, 2026 by Hanoi Stock Exchange. Binh Duong Producing and Trading Corporation has not yet determined the fair value of these financial investments as Vietnamese Accounting Standards and Vietnamese Enterprise Accounting Regime do not have specific guidance on determining fair value.

- Significant transactions between the Corporation and its subsidiaries, joint ventures and associates during the period (see Note 37 – Related party transactions).

Investment in subsidiaries

Details of the Company's subsidiaries as at Sep 30, 2026 are as follows:

Subsidiaries	Place of establishment and operation	Beneficial interest	Voting right ratio	Main business activities
- KP Apparell Manufacturing Co., Ltd.	Kingdom of Cambodia	100%	100%	Production and import-export of yarn, fabric,
- Vinh Phu Paper Co., Ltd	Ho Chi Minh City	100%	100%	Production and trading of paper products
- Protrade International One Member Co., Ltd	Ho Chi Minh City	100%	100%	Industrial park infrastructure business
- Thuan An General Trading JSC	Ho Chi Minh City	62.68%	62.68%	Commercial business
- Palm - Song Be Golf Co., Ltd	Ho Chi Minh City	100%	100%	Golf course business
- Dau Tieng Viet Lao Rubber JSC	Ho Chi Minh City	50.5%	50.5%	Growing, exploiting and processing rubber
- Protrade Garment JSC (*)	Ho Chi Minh City	47.71%	50.27%	Garment manufacturing and trading

(*) From January 1, 2026 to September 30, 2026, Protrade International One Member Co., Ltd, a subsidiary of the Corporation, acquired an additional 0.81% of the shares of Protrade Garment JSC, increasing the Corporation's ownership and voting interests from 49.46% to 50.27%.

Investment in joint ventures and associates

Detailed information about the Company's joint ventures and associates as of Sep 30, 2026 is as follows:

Investment in joint ventures and associates	Place of establishment and operation	Beneficial interest	Voting rights ratio	Main business activities
- Phu My Development JSC	Ho Chi Minh City	35%	35%	Real estate business, golf course business
- FrieslandCampina Vietnam Co., Ltd.	Ho Chi Minh City	30%	30%	Milk and beverage business
- Hanh Phuc International Multi-Specialty Hospital JSC	Ho Chi Minh City	24%	24%	Medical services
- Prosper JSC	Ho Chi Minh City	30.90%	30.90%	Wood Products Manufacturing and Trading,
- YCH-PROTRADE Co., Ltd	Ho Chi Minh City	30%	30%	Logistics service business
- Tan Thanh Investment and Development JSC	Ho Chi Minh City	30%	30%	Real estate business, golf course business

Investment in other entities

Name of investee	Place of establishment and operation	Beneficial interest	Voting rights ratio	Main business activities
- Dautieng Rubber Mechanical -Transport JSC	Ho Chi Minh City	2.1%	2.1%	Transportation and mechanical processing

7 TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Giá trị	Dự phòng
	VND	VND	VND	VND
a) Details of trade receivables				
- An Binh Joint Stock Company [(1)]	60,000,000,000	-	60,000,000,000	-
- Others	2,238,793,650	(2,273,793,650)	2,273,793,650	(2,273,793,650)
	62,238,793,650	**(2,273,793,650)**	**62,273,793,650**	**(2,273,793,650)**

[(1)] In 2016, Binh Duong Producing and Trading Corporation One Member Limited signed a contract on compensation for investment costs for land and land transfer on August 15, 2016 with An Binh Joint Stock Company ("An Binh"). On August 25, 2016, Binh Duong Province's Party Committee issued the Official Letter No. 457-CV/TU on agreeing in principle to allow Binh Duong Producing and Trading Corporation to transfer 15 hectares of land in Phu Loi Ward, Thu Dau Mot City, Binh Duong Province to An Binh for warehouse services for production and business.

On December 22, 2016, the People's Committee of Binh Duong province issued the Decision No. 3536/QD-UBND on the recovery of land managed by Binh Duong Producing and Trading Corporation One Member Limited to lease land to An Binh Joint Stock Company with Lump sum payment for the entire lease term in Phu Loi ward, Thu Dau Mot city. Binh Duong Producing and Trading Corporation One Member Limited has recognized economic transactions related to this transaction during the period before equitization.

However, on November 14, 2019, the People's Committee of Binh Duong province issued the Decision No. 3379/QD-UBND on revoking the Decision No. 3536/QD-UBND dated December 22, 2016 of the People's Committee of the province mentioned above. Currently, the case is pending for implementation instructions from competent authorities and will be considered and handled according to the decisions of the appropriate authorities.

	30/09/2026	01/01/2026
	VND	VND
b) Trade receivables classified by payment term		
- Short-term trade receivables	2,238,793,650	2,273,793,650
- Long-term trade receivables	60,000,000,000	60,000,000,000
	62,238,793,650	**62,273,793,650**
c) Receivables from related parties	-	-

(See details in Note)

8 SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Mr. Bui Thanh Hai (*)	9,915,200,000	(9,915,200,000)	10,032,700,000	(10,032,700,000)
Others	27,569,885	-	89,064,142	-
	9,942,769,885	**(9,915,200,000)**	**10,121,764,142**	**(10,032,700,000)**

(*) Pursuant to the contract dated 01 August 2017 between the Corporation and Mr. Bui Thanh Hai regarding the supply of ornamental plants, under Article 1 of the contract, the Corporation advanced the full contract value to Mr. Hai. Mr. Hai was responsible for supplying plants that meet the required standards (healthy and complete at the time of acceptance) and for maintaining the plants throughout the implementation period, with a commitment term of five (05) years from the contract date.

However, during implementation, due to adverse weather conditions and unfavorable soil characteristics at the planting site (located near an industrial zone with polluted water sources), the plant maintenance did not achieve the quality initially committed. Based on this situation, the Corporation assessed that continuing to take delivery of these plants would involve significant risks.

As at 31 July 2023, both parties agreed to liquidate the contract, with a liquidation value of VND 11,207,700,000. Under the agreement, Mr. Bui Thanh Hai is responsible for finding buyers to dispose of the remaining ornamental plants and using the proceeds to repay the advance to the Corporation.

However, in the context of economic difficulties and the impact of global economic slowdown, demand for ornamental plants has declined significantly, making it difficult to find buyers for the large inventory. Considering the actual situation, the Corporation agreed to extend the repayment deadline for Mr. Bui Thanh Hai until 31 December 2026. Nevertheless, to comply with the prudence principle in financial and accounting management and current regulations on provisioning for doubtful debts, the Corporation has made a provision for this receivable based on its overdue status. As at 30 June 2026, the outstanding receivable from Mr. Bui Thanh Hai amounted to VND 9,915,200,000 đand has been fully provided for (100%).

9 OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
- Receivable from advances (1)	12,564,534,267		12,375,776,140	
- Receivables from Tan Thanh Investment and Development Joint Stock Company (2)	115,884,180,822	-	115,884,180,822	-
- Dividends receivable	42,420,000,000		72,100,000,000	
- Other receivables	81,896,241		336,327,005	
- Receivables from Tan Phu Investment & Construction Company Limited (3)	87,986,422,597		87,986,422,597	
- Receivable from Binh Duong Tax Department (4)	61,014,602,231		61,014,602,231	
- Receivables from Binh Duong Project Management and Investment Company Limited	838,479,795		651,761,673	
	320,790,115,953	**-**	**350,349,070,468**	**-**
b) Long-term				
- Deposit	16,000,000	-	11,000,000	-
- Receivables from provisional payments pending equitization finalization (5)	972,238,328,857	(265,056,187,866)	972,238,328,857	(212,044,950,291)
	972,254,328,857	**(265,056,187,866)**	**972,249,328,857**	**(212,044,950,291)**
c) Other receivables are related parties	**223,050,037,995**		**217,193,201,073**	

(See details in Note 37)

(1) The advance balance as of Sep 30, 2026 includes the advance of employee Nguyen Ngoc Loan for per diem, office fees and project expenses in the amount of VND 12,269,445,473 (the balance as of December 31, 2025 is VND 12,269,445,473)

(2) As of September 30, 2026, interest receivables include interest on a loan granted to Tan Thanh Investment and Development Joint Stock Company under Credit Facility Agreement No. 05/2011/HĐTDHM dated May 24, 2011, with a principal amount of VND 144,000,000,000. The interest accrued from May 24, 2011 to September 20, 2018 amounted to VND 115,884,180,822. As this receivable arose prior to the equitization of the Company, the joint stock company is responsible for collecting this amount on behalf of the Company and remitting it to the owner of the Company during its former limited liability company period. Tan Thanh Investment and Development Joint Stock Company was obligated to fully settle the aforementioned interest payable to the Corporation no later than December 31, 2022. In addition, interest receivables arising from short-term loan agreements as of September 30, 2026 amounted to VND 57,029,572,232, excluding late payment interest accrued up to September 30, 2026, which amounted to VND 49,724,653,171. As of the date of issuance of this report, Tan Thanh Investment and Development Joint Stock Company has not settled any of the aforementioned interest amounts payable to the Corporation.

(3) A receivable from Tan Phu Investment and Construction Company Limited was recognized in connection with the provisional payment made to remedy the discrepancy in the land price applicable to the transfer of a land plot measuring 430,000.03 m², based on the land price issued by the Binh Duong Provincial People's Committee, in accordance with the minutes of the working session with the Binh Duong Provincial Inspectorate dated July 20, 2019. The provisional amount of VND 87,986,422,597 represented 70% of the provisional remediation amount deposited into the escrow account of the Binh Duong Provincial Party Committee Office on November 18, 2019. This provisional payment was subsequently transferred to the account of the Hanoi Civil Judgment Enforcement Department. Pursuant to Receipt No. AA/2020/0046010 for payment to the State Budget dated March 16, 2023, issued by the Hanoi Civil Judgment Enforcement Department, the provisional payment representing the difference in land prices was offset against the Corporation's obligation to make an additional payment of land use fees to the State, in accordance with Judgment No. 327/2022/HSST dated August 30, 2022, issued by the Hanoi People's Court; Judgment No. 912/2022/HSPT dated December 28, 2022, issued by the High People's Court in Hanoi; and Decision on Judgment Enforcement No. 681/QĐ-CTHADS dated February 20, 2023, issued by the Director of the Hanoi Civil Judgment Enforcement Department. The total amount of this obligation was VND 127,244,889,425, including VND 87,986,422,597 mentioned above. However, as the competent authorities have not yet clearly determined the entity responsible for the land use fees payable under the aforementioned judgments, as of Sep 30, 2026, the Corporation continues to recognize this receivable as a provisional amount recoverable from Tan Phu Investment and Construction Company Limited. This matter has also been included in the equitization finalization process for transfer to the joint stock company. Immediately after the competent authorities approve the equitization finalization and clearly determine the responsibility of the entity liable for payment, the Corporation will adjust the receivable to reflect the appropriate counterparty in accordance with the approved determination.

(4) A provisional receivable from the Binh Duong Provincial Tax Department was recognized in connection with the cancellation of Land Transfer Agreement No. 01/2016/PROTRADE-U&I dated October 14, 2016, entered into with U&I Real Estate Joint Stock Company, pursuant to the cancellation agreement dated July 21, 2022. This receivable comprises value-added tax (VAT) previously paid in the amount of VND 21,583,020,756 and corporate income tax (CIT) previously paid in the amount of VND 39,431,581,475. The Corporation will finalize the settlement of these two amounts with the tax authorities and is responsible for settling the amounts with the Binh Duong Provincial Party Committee Office.

(5) Pursuant to Judgment No. 912/2022/HSPT dated December 28, 2022, issued by the High People's Court in Hanoi, Decision on Judgment Enforcement No. 681/QĐ-CTHADS dated February 20, 2023, issued by the Director of the Hanoi Civil Judgment Enforcement Department, and the recommendations of State Audit Office of Vietnam – Region IV, the total additional land use fees payable by the Corporation amounted to VND 1,060,224,751,454. On June 30, 2023, pursuant to Resolution No. 72/NQ-ĐHĐCĐ of the 2023 General Meeting of Shareholders, approval was granted for the Corporation to recognize a provision for this obligation. As of Sep 30, 2026, the accumulated provision amounted to VND 247,385,775,339. Upon approval of the equitization finalization, if the total additional land use fees payable and the associated late payment charges are approved by the Owner and the competent authorities as obligations attributable to Binh Duong Production and Import-Export Corporation – One Member Limited Liability Company (the pre-equitization period), the Corporation will reverse the provision previously recognized as an expense.

10 DOUBTFUL DEBT

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Total outstanding receivables and loans that are overdue or not yet due but considered doubtful of collection:				
+ Receivables from provisional payments pending settlement of equitization finalization	1,060,224,751,454	(265,056,187,866)	1,060,224,751,454	(212,044,950,291)
+ Tan Thanh Investment and Development JSC	257,260,855,112	(61,255,599,279)	280,260,855,115	(72,102,701,340)
Interest receivables	*172,913,753,051*	*(57,029,572,226)*	*172,913,753,051*	*(57,029,572,226)*
Loan principal receivables	*84,347,102,061*	*(4,226,027,053)*	*92,347,102,061*	*(15,073,129,114)*
+ Other objects (ice customers)	2,238,793,650	(2,238,793,650)	2,273,793,650	(2,273,793,650)
+ Mr. Bui Thanh Hai	9,915,200,000	(9,915,200,000)	10,032,700,000	(10,032,700,000)
	1,329,639,600,216	**(338,465,780,795)**	**1,352,792,100,219**	**(296,454,145,281)**

In addition, interest has accrued under the loan agreement dated January 8, 2016, as amended by the addendum dated December 31, 2019; Loan Agreement No. 2017/HDVV dated November 30, 2017, as amended by the addendum dated December 31, 2019; and Loan Agreement No. 01/2021/HĐVV dated November 2, 2021, with Tân Thành Investment and Development Joint Stock Company, from 2022 to date. The Corporation has not recognized such interest income in its operating results because the recoverability of the accrued interest has not yet been assessed. The total amount of such unrecognized interest is VND 49,724,653,171.

Tan Thanh Investment and Development JSC	***49,724,653,171***	***43,876,317,346***

11 INVENTORIES

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods	160,715,695,135	(37,799,226,298)	162,049,126,800	(37,799,226,298)
	160,715,695,135	**(37,799,226,298)**	**162,049,126,800**	**(37,799,226,298)**

12 CONSTRUCTION IN PROGRESS

	30/09/2026	01/01/2026
	VND	VND
- Resettlement area at An Tay Industrial and Service Park (1)	66,727,329,629	66,727,329,629
- Purchase of land in Vinh Phu (2)	8,474,786,210	8,474,786,210
- An Dien Industrial Cluster (3)	3,240,218,299	3,240,218,299

- Construction costs of Go Chai Planned Area [4]	40,038,834,627	40,038,834,627
- Other projects		6,128,094,864
- Renovation and conversion of villas into the Corporation's office (5)	583,229,853	2,460,143,684
	119,064,398,618	**127,069,407,313**

(1) Project name: Resettlement area at An Tay Industrial and Service Park ;

- Investor: Binh Duong Producing and Trading Corporation - Joint Stock Company;
- Location: An Dien commune, Ben Cat town, Binh Duong province;
- Objective: Investment in resettlement areas;
- Total investment capital: ;
- Scale: 8.8 ha;
- Project status: Binh Duong Producing and Trading Corporation has been granted land use right for the project and is currently carrying out legal procedures to separate the land use right certificate and hand over the land to each household in the resettlement area. The accumulated costs incurred up to Sep 30, 2026 are the costs of compensation, site clearance and infrastructure investment for the project. Regarding this project, after completing the legal obligation to issue certificates to households, Binh Duong Producing and Trading Corporation will settle with the Binh Duong Province's Party Committee all related transactions, including the amount collected in advance from households as presented in Note 18 due to its relation to the pre-equitization period. Therefore, this figure

(2) Project name: Purchase of land in Vinh Phu commune, Binh Duong province;

- Investor: Binh Duong Producing and Trading Corporation - Joint Stock Company;
- Location: Vinh Phu commune, Binh Duong province;
- Objective: Hold for price increase;
- Scale: 564 m2;
- Project status as of Sep 30 , 2026: Pursuant to the Decision No. 2569/QD-UBND dated October 02, 2023 of the People's Committee of Binh Duong province, Binh Duong Producing and Trading Corporation has transferred 02 land use right certificates of 02 land lots with an area of 564m2 in Vinh Phu ward, Thuan An city, Binh Duong province to Binh Duong Province's Land Fund Development Center. Regarding the handling of land investment costs, the Department of Finance is establishing a council to determine and submit to the Provincial People's Committee for consideration and approval.

(3) Project name: Investment in construction of An Dien Industrial Cluster;

- Investor: Binh Duong Producing and Trading Corporation - Joint Stock Company;
- Location: An Dien commune, Ben Cat town, Binh Duong province;
- Objective: Investing in construction of technical infrastructure items of An Dien Industrial Cluster;
- Total investment capital: 194,330,575,584 VND;
- Scale: 7.9 ha;
- Project status: currently suspended for Binh Duong Province's People's Committee (now Ho Chi Minh City People's Committee) to consider land swap policy to implement the project.

(4) Project name: Construction costs of Go Chai Planned Area:

In 2016, Binh Duong Province's Party Committee issued the Notice No. 45-TB/TU dated March 04, 2016 on the policy of allowing Binh Duong Producing and Trading Corporation One Member Limited to transfer land area in Go Chai Planning Area project. This is a project assigned by Binh Duong Province's People's Committee to Binh Duong Producing and Trading Corporation as the investor according to the Official Letter No. 5653/UBND-SX dated December 24, 2007.

Binh Duong Producing and Trading Corporation (Party A) has signed the land transfer contract No. 01/2016HDCG/PROTRADE-U&I dated October 14, 2016 with U&I Real Estate Joint Stock Company (Party B). Accordingly, Party A will transfer to Party B the entire land area that Party A has compensated for households in Go Chai Planning Area project in Binh Hoa ward, Thuan An town, Binh Duong province with an area of 236,403.18 m2 and Party B will refund Party A the compensation costs. For the area that Party A will transfer to Party B as mentioned above, Party B will fulfill its financial obligations to the State according to the land use purpose of the project. Regarding the land transfer, Binh Duong Producing and Trading Corporation will hand over the site to Party B upon receiving the full transfer amount. The two parties, however, later signed the contract appendix No. 02/2018/PLHĐCGD in April 2018 on the handover of land in the field according to the compensation records and cadastral maps of theappropriate authority and provided full legal records to Party B, the payment terms will be agreed upon by the parties later. Binh Duong Producing and Trading Corporation has recognized profits from the transfer of land in the pre-equitization period.

According to Resolution No. 27/NQ-HĐQT dated May 5, 2020, the Board of Directors of Binh Duong Producing and Trading Corporation has approved the policy to cancel the land transfer contract with U&I Real Estate Joint Stock Company and refund the money that U&I Company has paid. Binh Duong Producing and Trading Corporation will reduce the real estate transfer revenue recognized in the pre-equitization period and re-settle the amount that Binh Duong Producing and Trading Corporation must pay to the Binh Duong Province's Party Committee. On July 22, 2020, Binh Duong Producing and Trading Corporation and U&I Real Estate Joint Stock Company had a record of agreement on the plan to cancel contract No. 01/2016-HDCG/PROTRADE-U&I on the transfer of 236,403.18 m2 of land after approval from competent authorities.

According to the working minutes dated June 16, 2022 on the implementation of Conclusion Notice No. 265-TB-TU dated November 11, 2021 of Binh Duong Province's Party Committee on Go Chai planning area with an area of 40.6864 ha in Binh Hoa Ward, Thuan An City, Binh Duong Province. Binh Duong Producing and Trading Corporation will proceed to sign an agreement to cancel the land transfer contract No. 01/2016HDCG/PROTRADE-U&I dated October 14, 2016 between Binh Duong Producing and Trading Corporation and U&I Company based on the spirit of Conclusion Notice No. 265-TB/TU dated November 11, 2021.

On June 20, 2022, Binh Duong Producing and Trading Corporation and U&I Company held a meeting to agree to cancel the land transfer contract No. 01/2016/HDCG/PROTRADE-U&I dated October 14, 2016.
On July 21, 2022, Binh Duong Producing and Trading Corporation and U&I Company signed a contract to cancel the land transfer contract, the parties agreed to cancel the land transfer contract No. 01/2016-HDCG/PROTRADE-U&I dated October 14, 2016, accordingly, Binh Duong Producing and Trading Corporation is responsible for refunding the entire amount that U&I Company has paid, and U&I Company is responsible for returning all documents related to the entire land area that U&I Company has received from Binh Duong Producing and Trading Corporation.

On August 1, 2022, Binh Duong Producing and Trading Corporation refunded the entire amount of VND 53,473,519,613 under the contract to cancel the land transfer contract No. 01/2016-HDCG/PROTRADE-U&I dated October 14, 2016. All transactions arising during the period of state-owned enterprises were handled by Binh Duong Producing and Trading Corporation as follows:

- A decrease in accounts receivable from U&I Real Estate Joint Stock Company was recognized, amounting to VND 204,512,681,143;

- Recognize the accumulated value of land investment costs on the indicator Construction in progress costs is VND 39,245,272,627;

- Recognized the amount of VAT refund and corporate income tax paid of VND 61,014,602,231, including VAT of VND 21,583,020,756 and corporate income tax of VND 39,431,581,475. Binh Duong Producing and Trading Corporation has sent an official dispatch requesting the Binh Duong Province's Tax Department to guide the adjustment. However, at the time of publishing this report, the Binh Duong Province's Tax Department has not yet issued an official response.

Currently, the cancellation of the above contract has been approved by theappropriate authority for implementation, related obligations will be handled when settling equitization.

(5) Renovation and conversion of villas into the Corporation's office

Investor: Binh Duong Producing and Trading Corporation - Joint Stock Company;

Location: 77 Binh Duong Boulevard, Lai Thieu Ward, Ho Chi Minh City;

As the Corporation is currently preparing to return its premises to Binh Duong Project Investment and Management Co., Ltd., in order to meet the workspace requirements for its officers and employees, the Corporation has leased villas at Song Be Golf Resort and undertaken renovation works to convert them into office premises;

Total estimated project value: VND 17,212,441,658;

Estimated implementation period: From Q3/2025 to Q4/2026.

As at September 30, 2026, the value of completed construction works amounting to VND 9,360,262,930 was recognized as an increase in deferred expenses, while the remaining amount of VND 583,229,853 related to construction work in progress.

13 PREPAID EXPENSES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
- Tools and equipment waiting for allocation	52,343,338	116,147,032
	52,343,338	**116,147,032**
b) Long-term		
- Tools and equipment waiting for allocation	56,183,177	80,971,678
- Phu My Golf Course Membership Card Fee	1,586,420,430	1,626,081,135
- Goodwill (*)	40,212,629,831	54,689,115,746
- Property repair costs	13,550,807,718	317,975,134
	55,406,041,156	**56,714,143,693**

(*) Goodwill arose from the determination of the enterprise value for equitization as at 31 October 2018, amounting to VND 193,020,005,291, and is amortized over a period of 10 years. The amortization expense recognized during the period amounts to VND 14,476,485,915.

14 INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery and equipment	Means of transport, transmission	Fixed assets used in management	Others	**Total**
	VND	VND	VND	VND		**VND**
Historical cost						
Opening balance	205,840,170	531,663,020	6,647,586,625	1,613,212,999	33,778,273	9,032,081,087
Increase during period	-	-	-	218,495,926		218,495,926
- Purchases during the period	-	-	-	218,495,926		218,495,926
Closing balance	**205,840,170**	**531,663,020**	**6,647,586,625**	**1,831,708,925**	**33,778,273**	**9,250,577,013**
Accumulated depreciation						
Opening balance	205,840,170	497,928,428	4,764,386,564	1,209,030,377	19,399,049	6,696,584,588
Increase during period	-	15,182,573	386,839,530	153,929,923	6,333,426	562,285,452
- Depreciation during the period	-	*15,182,573*	*386,839,530*	*153,929,923*	*6,333,426*	*562,285,452*
Closing balance	**205,840,170**	**513,111,001**	**5,151,226,094**	**1,362,960,300**	**25,732,475**	**7,258,870,040**
Remaining Value						
At the beginning of the period	-	33,734,592	1,883,200,061	404,182,622	22,823,792	2,335,496,499
At the end of the period	-	**18,552,019**	**1,496,360,531**	**468,748,625**	**8,045,798**	**1,991,706,973**

In which:

- Original price of fixed assets at the end of the period fully depreciated but still in use: VND 4,317,390,700.

15 INTANGIBLE FIXED ASSETS

	Computer Software	**Total**
	VND	
Original cost		
Opening balance	456,475,237	**456,475,237**
Closing balance	**456,475,237**	**456,475,237**
Accumulated depreciation		
Opening balance	**389,490,779**	**389,490,779**
- Depreciation during the period	30,030,471	30,030,471
End of year balance	**419,521,250**	**419,521,250**
Carrying amount		
At the beginning of the period	66,984,458	66,984,458
At the end of the period	**36,953,987**	**36,953,987**

In which:

- Original cost of fixed assets at the end of the period that have been fully depreciated but are still in use: VND 188,350,237.

16 INVESTMENT PROPERTIES

As of Sep 30, 2026, the investment property is the land use right held for price increase in Dong Tu Quarter, Lai Thieu Ward, Thuan An Town, Binh Duong Province with an area of 10,547 m2 and an Original cost of VND 78 billion. The entire value of this investment real estate was purchased before the official conversion to a joint stock company. Up to now, Binh Duong Producing and Trading Corporation is still awaiting guidance from competent authorities regarding the legal issues of the land.

17 SHORT-TERM TRADE PAYABLES

	30/09/2026		01/01/2026	
	Value	Recoverable amount	Value	Recoverable amount
	VND	VND	VND	VND
a) Details of trade payables by supplier				
- Thuan An General Trading JSC	64,588,940	64,588,940	48,740,020	48,740,020
- Palm - Song Be Golf Co., Ltd	932,305,821	932,305,821	194,692,672	194,692,672
- Phu My Development JSC	4,109,616	4,109,616	11,829,824	11,829,824
- Other objects	2,425,560,418	2,425,560,418	841,933,438	841,933,438
	3,426,564,795	**3,426,564,795**	**1,097,195,954**	**1,097,195,954**
b) Trade payables to related parties	**2,067,330,947**	**2,067,330,947**	**2,079,560,918**	**2,079,560,918**

(See details in Note 37).

18 DIVIDENDS AND PROFIT PAYABLE

	30/09/2026		01/01/2026	
	Value	Recoverable amount	Value	Recoverable amount
	VND	VND	VND	VND
- Institutional and individual shareholders	34,393,500	34,393,500	34,393,500	34,393,500

19 TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivables at the beginning of the period	Tax payables at the beginning of the period	Tax payables in period	Tax paid in the period	Tax receivables at the end of the period	Tax payables at the end of the period
	VND	VND	VND	VND	VND	VND
Value Added Tax		-	340,545,915	340,545,915	-	-
Corporate Income Tax	17,729,895,143	-		-	17,729,895,143	-
Personal Income Tax		369,167,795	1,652,269,033	1,380,177,057	-	641,259,771
Real Estate Tax, Land Rent	267,727,149	-	7,022,167	7,022,167	267,727,149	-
Other Taxes	-		8,191,390	8,191,390	-	-
	17,997,622,292	**369,167,795**	**2,008,028,505**	**1,735,936,529**	**17,997,622,292**	**641,259,771**

20 SHORT-TERM ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
- Accrued estimated cost of goods sold and real estate inventories already transferred (*)	125,432,958,852	125,432,958,852
- Purchase cost	340,000,000	360,788,570
- Prepaid expenses of Legal Service Contract	500,000,000	500,000,000
	126,272,958,852	**126,293,747,422**

(*) These are the pre-deducted expenses for implementing infrastructure investment at the An Tay Urban-Service Industrial Park and Binh Duong Urban-Service Complex projects accumulated from before the equitization period. During the equitization period, Binh Duong Producing and Trading Corporation handed over the An Tay Urban-Service Industrial Park and Binh Duong Urban-Service Complex with areas of 1,723,267.4 ha and 1,888,953.2 ha respectively to Binh Duong Project Management Company Limited to continue managing and exploiting the project according to the policy of Binh Duong Province's Party Committee. The remaining pre-deducted expense value as of Sep 30, 2026 corresponds to the remaining volume that Binh Duong Producing and Trading Corporation must implement.

21 OTHER PAYABLES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
- Trade Union fee, insurance	859,942,226	514,342,226
- Profit portion payable to owner	477,653,999,767	477,554,089,447
- Interest payable	20,714,341,723	50,573,875,977
- Payable to KP Apparell Manufacturing Company Limited (1)	86,108,498,075	87,457,984,356
- Payable to individuals involved in the judgment (2)	128,356,296,604	128,356,296,604
- Other payables	638,569,913	738,480,233
	714,331,648,308	**745,195,068,843**
b) Long-term		
- Receive Prepayment for resettlement land of households in An Tay resettlement area (3)	56,666,666,667	56,666,666,667
	56,666,666,667	**56,666,666,667**
c) Other payables are related parties	**584,476,839,565**	**615,685,860,100**

(See details in Note 37).

(1) This is the amount payable to KP Apparell Manufacturing Company Limited for the purchase of machinery and equipment and factory rental. The original currency balance as of Sep 30, 2026 is 3,315,691.11 USD.

(2) The payable to certain individuals relates to Judgment No. 327/2022/HSST dated 30 August 2022 issued by the People's Court of Hanoi. This amount represents funds contributed by such individuals to remedy damages and has been offset by the Hanoi Civil Judgment Enforcement Agency against the Corporation's obligations. This matter is based on the State Audit Report on the management and use of urban land in Binh Duong Province for the period 2013–2016 dated 15 August 2017 issued by State Audit Office of Vietnam – Regional Office IV; Judgment No. 327/2022/HSST dated 30 August 2022 of the People's Court of Hanoi; Appeal Judgment No. 912/2022/HS-PT dated 28 December 2022 of the High People's Court in Hanoi; and Decision No. 681/QĐ-CTHADS regarding enforcement proceedings initiated against the Corporation. The Corporation's obligations and their current status are as follows:

Description	Amount (VND)	Notes
1. Total amount payable by the Corporation	**1,060,224,751,454**	
+ Additional land use fees for the 43-hectare and 145-hectare land plots	761,078,561,949	Pursuant to First-instance Judgment No. 327/2022/HSST dated 30 August 2022 of the People's Court of Hanoi.
+ Late payment penalties	299,146,189,505	
- *Penalty for late payment of land use fees*	*286,690,160,693*	*Pursuant to Notification No. 16592/TB-CTBDU dated 01 November 2021 issued by the Binh Duong Tax Department.*
- *Penalty for late payment of judgment enforcement*	*12,456,028,812*	*Pursuant to Notification No. 2278/CTHADS dated 10 April 2023 issued by the Hanoi Civil Judgment Enforcement Agency.*
2. Total amount settled by the Corporation	**1,060,224,751,454**	
+ Amount paid in cash	806,173,565,425	
+ Amounts temporarily paid and offset	125,694,889,425	
+ Amounts paid by related individuals as remediation, offset against the Corporation's obligations	128,356,296,604	

(3) Prepayments from households purchasing land in the resettlement area of An Tay Industrial - Service Park. According to the land use plan when equitizing Binh Duong Producing and Trading Corporation, the entire land in An Tay Industrial - Service Park and the resettlement area will be handed over to Binh Duong Project Management Company Limited, a unit under the Binh Duong Province's Party Committee. The handover value includes the land received in advance from these households. However, at the time of handover, Binh Duong Producing and Trading Corporation submitted the land allocation procedures to the Department of Natural Resources and Environment of Binh Duong province to separate the land use right certificates for each household, so Binh Duong Producing and Trading Corporation has not yet handed over to Binh Duong Project Management Company Limited. After the separation procedures are completed, Binh Duong Producing and Trading Corporation will hand over all relevant documents, including the unfinished construction costs presented in Note 12 with the amount of VND 66,727 billion, the Prepayment recognized in other non-current payables with the amount of VND 56,666 billion and all of these contents will be processed when settling the equitization with the Binh Duong Province's Party Committee.

22 LOANS

	01/01/2026		During the period		30/09/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Current loan	**214,000,000,000**	**214,000,000,000**	**-**	**160,000,000,000**	**54,000,000,000**	**54,000,000,000**
- Protrade International One Member Co., Ltd	90,000,000,000	90,000,000,000	-	90,000,000,000	-	-
- Palm - Song Be Golf Co., Ltd	70,000,000,000	70,000,000,000	-	70,000,000,000	-	-
- Vinh Phu Paper Co., Ltd (1)	54,000,000,000	54,000,000,000	-	-	54,000,000,000	54,000,000,000
	214,000,000,000	**214,000,000,000**	**-**	**160,000,000,000**	**54,000,000,000**	**54,000,000,000**

b) Loans to related parties

	Relation	30/09/2025		01/01/2026	
		Principal	Interest	Principal	Interest
		VND	VND	VND	VND
- Protrade International One Member Co., Ltd	Subsidiary	-	-	90,000,000,000	31,928,904,117
- Palm - Song Be Golf Co., Ltd	Subsidiary	-	16,576,807,477	70,000,000,000	14,507,437,614
- Vinh Phu Paper Co., Ltd	Subsidiary	54,000,000,000	4,137,534,246	54,000,000,000	4,137,534,246
		54,000,000,000	**20,714,341,723**	**214,000,000,000**	**50,573,875,977**

Details related to short term loan:

(1) Vinh Phu Paper Co., Ltd

(1.1) Loan Agreement No. 03/2023/HDVV dated August 28, 2023

Loan purpose: To meet business needs and working capital needs

- Loan term: 24 months
- Loan interest rate: 8.7%/year;
- Loan security form: unsecured

The outstanding principal balance as of Sep 30, 2026 is: VND 40,000,000,000.

(1.2) Loan Agreement No. 04/2023/HDVV dated December 25, 2023

Loan purpose: To meet business needs and working capital needs

- Loan term: 24 months
- Loan interest rate: 7.4%/year;
- Loan security form: unsecured

The principal balance of the loan as of Sep 30, 2026 is: VND 10,000,000,000.

(1.3) Loan contract No. 01/2024/HDVV dated May 11, 2024

Loan purpose: To meet business needs and working capital needs

- Loan term: 24 months
- Loan interest rate: 7.1%/year;
- Loan security form: unsecured

The outstanding principal balance as of Sep 30, 2026 is: VND 4,000,000,000.

23 . EQUITY

a) Reconciliation of Changes in Equity

	Owner's Equity	Development investment fund	Retained earnings	Total
	VND	VND	VND	VND
Opening balance	**3,000,000,000,000**	**31,732,501,531**	**227,755,303,555**	**3,259,487,805,086**
Interest from prior period	-	-	56,433,878,280	56,433,878,280
Appropriation to the Development Investment Fund	-	2,585,681,172	(2,585,681,172)	-
Dividend distribution 3%	-	-	(90,000,000,000)	(90,000,000,000)
Appropriation to the bonus and welfare fund in accordance with Resolution No. 10/NQ-ĐHĐCĐ dated 28 April 2025	-	-	(2,585,681,172)	(2,585,681,172)
Appropriation of remuneration for the Board of Directors, Supervisory Board, and the Secretary of the Corporation for the year 2024 in accordance with Resolution No. 10/NQ-ĐHĐCĐ dated April 28, 2025	-	-	(1,900,800,000)	(1,900,800,000)
Prior period closing balance	**3,000,000,000,000**	**34,318,182,703**	**187,117,019,491**	**3,221,435,202,194**
Opening balance of the current period	**3,000,000,000,000**	**34,318,182,703**	**187,117,019,491**	**3,221,435,202,194**
Interest during the period	-	-	98,989,955,755	98,989,955,755
Appropriation to the Development Investment Fund in accordance with Resolution No. 16/NQ-ĐHĐCĐ dated 29 June 2026.	-	2,821,693,914	(2,821,693,914)	-
Appropriation to the Bonus and Welfare Fund in accordance with Resolution No. 16/NQ-ĐHĐCĐ dated 29 June 2026.	-		(2,821,693,914)	(2,821,693,914)
Appropriation for the remuneration of the Board of Directors, the Supervisory Board and the Corporation Secretary for 2025 in accordance with Resolution No. 16/NQ-ĐHĐCĐ dated 29 June 2026.	-		(2,352,960,000)	(2,352,960,000)
Closing balance	**3,000,000,000,000**	**37,139,876,617**	**278,110,627,418**	**3,315,250,504,035**

b) Owner's contributed capital details

	Rate	30/09/2026	Rate	01/01/2025
	%	VND	%	VND
- Binh Duong Project Investment amd Management Co.,Ltd	60.98	1,829,274,000,000	60.98	1,829,274,000,000
- Sam Holdings Corporation	8.00	240,000,000,000	8.00	240,000,000,000
- U&I Investment Corporation	6.00	180,000,000,000	6.00	180,000,000,000
- Other Shareholders	25.02	750,726,000,000	25.02	750,726,000,000
	100.00	**3,000,000,000,000**	**100.00**	**3,000,000,000,000**

c) Capital transactions with owners and distribution of dividends and profits

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Owner's contributed capital		
- At the beginning of the period	3,000,000,000,000	3,000,000,000,000
- At the end of the period	3,000,000,000,000	3,000,000,000,000
- Dividends, profits payable at the end of the period	477,653,999,767	477,609,089,447

d) Shares

	30/09/2026	01/01/2026
Quantity of Authorized issuing shares	300,000,000	300,000,000
Quantity of issued shares		
- Common shares	300,000,000	300,000,000
Quantity of outstanding shares in circulation		
- Common shares	300,000,000	300,000,000

The par value of outstanding shares is 10,000 VND/share.

24 OFF BALANCE SHEET ITEMS

Foreign currencies

	30/09/2026	01/01/2026
- US Dollar (USD)	21,564.65	24,490.41

a) Outsourced assets

Binh Duong Producing and Trading Corporation signed a land lease contract at A128, Ba Thang Hai Street, Dong Tu Quarter, Lai Thieu Ward, Thuan An Town, Binh Duong Province for the purpose of using as Binh Duong Producing and Trading Corporation's office and factory. The leased land area is 24,813.44 m2. According to these contracts, Binh Duong Producing and Trading Corporation must pay annual land rent until the contract maturity date according to the current provisions of the lease contract.

The Corporation has entered into a lease agreement for the premises and land located at No. 77 Binh Duong Boulevard, Lai Thieu Ward, Ho Chi Minh City, to be used as its office. The leased land area is 13,362 square meters, with a lease term of five years from July 1, 2026 to June 30, 2031.

b) Custodial Assets

The assets in the list must be handed over to Binh Duong Project Investment and Management Company Limited according to Decision No. 3468/QD-UBND dated December 8, 2017 of Binh Duong Province's People's Committee on approving the enterprise value for equitization of Binh Duong Producing and Trading Corporation One Member Limited. Details are as follows:

	30/09/2026	01/01/2026
Land use rights in An Tay commune, Ben Cat district (*)	1,743,153,742	1,743,153,742
An Tay resettlement area	26,726,901,367	26,726,901,367
	28,470,055,109	**28,470,055,109**

(*) On 15 May 2026, at the People's Committee of Tay Nam Ward, representatives of the Corporation and the People's Committee of Tay Nam Ward completed the handover of the Land Use Rights Certificate relating to the above-mentioned land area and land parcel in accordance with the policy of the Binh Duong Provincial Party Committee set out in Official Letter No. 5872/CV-TU dated 6 June 2025 regarding the recovery of the land for State management. With respect to the carrying amount of the land use rights, the

As at October 31, 2018, upon the finalization of the accounts for the conversion into a joint stock company, the Corporation proposed to hand over certain assets that were not included in the list of assets to be retained and used by the joint stock company. The Corporation recorded a corresponding reduction in its equity as at October 31, 2018. The Corporation is currently awaiting approval from the Ho Chi Minh City Party Committee (formerly the Binh Duong Provincial Party Committee) for the proposed handover of these assets to Binh Duong Investment and Project Management One Member Company Limited, as detailed below:

Investment costs of Binh Duong Riverside Complex	3,034,989,090	3,034,989,090
Other investment costs	406,818,182	406,818,182
	3,441,807,272	**3,441,807,272**

SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS

25 REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Revenue from sale of goods	1,392,857,143	
Revenue from rendering services	633,650,000	587,600,000
	2,026,507,143	**587,600,000**

26 COST OF GOODS SOLD

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Cost of goods sold	1,333,431,665	-
	1,333,431,665	**-**

27 FINANCIAL INCOME

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
- Interest income	2,110,966,140	1,533,521,935
- Dividends and profits shared	210,210,527,550	112,962,516,569
- Gain on foreign exchange differences from the revaluation of ending balances.	1,480,865,162	
	213,802,358,852	**114,496,038,504**

28 FINANCIAL EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
- Interest expenses	3,832,054,793	9,305,178,082
- Loss on foreign exchange differences from the revaluation of balances during the year.	145,483	
- Loss on foreign exchange differences from the revaluation of ending balances	136,158,344	2,945,869,377
- Reversal/Provision for Long-Term Financial Investments	12,798,551,591	7,384,249,853
	16,766,910,211	**19,635,297,312**

29 GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
- Tools and equipment costs	45,485,367	102,875,556
- Salaries and Employee Benefits	16,103,750,093	12,564,512,809
- Depreciation expense on fixed assets	592,315,923	641,161,079
- Tax costs	7,022,167	3,000,000
- Provision and Reversal of Allowance for Doubtful Debts	42,011,635,514	60,720,684,237
- Expenses from outsourcing services	23,373,271,876	19,909,007,505
- Other expenses by cash	2,086,972,774	612,025,000
- Allocated goodwill	14,476,485,915	14,476,485,915
	98,696,939,629	**109,029,752,101**

30 OTHER INCOME

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
- Other income	13,588,731	12,000,000
	13,588,731	**12,000,000**

31 OTHER EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
- Other expenses	55,217,466	152,321,978
	55,217,466	**152,321,978**

32 CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Corporate income tax from main business activities		
Total accounting profit before corporate income tax	104,838,291,580	(6,506,751,250)
Adjustments to increase	1,998,079,739	8,475,605,243
Adjustments for reduction	(210,210,527,550)	(112,970,462,661)
Income subject to corporate income tax	(103,374,156,231)	(111,001,608,668)
Total corporate income tax payable at the begining of the period	(17,729,895,143)	(17,729,895,143)
Corporate income tax payable at the end of the period from main business activities	**(17,729,895,143)**	**(17,729,895,143)**
Total corporate income tax payable at the end of the period	**(17,729,895,143)**	**(17,729,895,143)**

OPERATING EXPENSES BY NATURE

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Raw materials, supplies and consumables expenses	45,485,367	102,875,556
Employee expenses	16,103,750,093	12,564,512,809
Depreciation and amortization expenses	592,315,923	641,161,079
Outsourced service expenses	23,373,271,876	19,909,007,505
Other cash expenses	16,563,458,689	15,088,510,915
Provision expenses	42,011,635,514	60,720,684,237
	98,689,917,462	**109,026,752,101**

33 FINANCIAL INSTRUMENTS

The Corporation's financial instruments comprise:

	Book value			
	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Financial assets				
Cash and cash equivalents	16,766,067,254	-	33,193,426,016	
Trade receivables, other receivables	1,355,283,238,460	(338,465,780,795)	1,384,872,192,975	(224,351,443,941)
Loans	131,500,000,000	-	117,347,102,061	
Non-current investment	505,000,000	-	505,000,000	
	1,504,054,305,714	**(338,465,780,795)**	**1,535,917,721,052**	**(224,351,443,941)**

	Book value	
	30/09/2026	01/01/2026
	VND	VND
Financial liabilities		
Loans and Debts	54,000,000,000	214,000,000,000
Trade payables and other payables	774,424,879,770	802,958,931,464
Accrued expenses	126,272,958,852	126,293,747,422
	954,697,838,622	**1,143,252,678,886**

Financial assets and financial liabilities have not been measured at fair value at the end of the fiscal year due to the Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance for the measurement and recognition of fair value of financial assets and financial liabilities, except for provisions for doubtful debts and provisions for diminution in value of securities investments which have been detailed in the relevant Notes.

Financial Risk Management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has established a system of controls to ensure an appropriate balance between the cost of risks incurred and the cost of managing risks. The Company's Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

The Company's business operations will be primarily exposed to risks from changes in prices, exchange rates and interest rates.

Price risk:

The Company is exposed to equity price risks arising from current and non-current equity investments due to uncertainty about the future price of the investment shares. Non-current equity investments are held for non-current strategic purposes, and at the end of the fiscal year, the Company has no plans to sell these investments.

Exchange rate 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.

Interest rate risk:

The Company bears interest rate risk due to the fluctuation in fair value of future cash flows of a financial instrument due to changes in market interest rates when the Company has term and demand deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable to the Company's purposes.

Credit risks

Credit risk is the risk that a party to a financial instrument or contract will not meet its obligations under a financial instrument or contract, leading to a financial loss for the Company. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and financing activities (including bank deposits, loans and other financial instruments).

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of Sep 30, 2026				
Cash and cash equivalents	16,766,067,254	-	-	16,766,067,254
Trade receivables, other receivables	323,028,909,603	1,032,254,328,857	-	1,355,283,238,460
Loans	131,500,000,000	-	-	131,500,000,000
	471,294,976,857	**1,032,254,328,857**	-	**1,503,549,305,714**
As of January 01, 2026				
Cash and cash equivalents	33,193,426,016	-	-	33,193,426,016
Trade receivables, other receivables	340,316,370,468	1,032,249,328,857	-	1,372,565,699,325
Loans	174,376,674,293	5,000,000	-	174,381,674,293
	547,886,470,777	**1,032,254,328,857**	-	**1,580,140,799,634**

Liquidity risk

Liquidity risk is the risk that the Company will be hard to fulfill its financial obligations due to lack of funds. The Company's liquidity risk arises mainly from the fact that financial assets and financial liabilities have different maturities.

The maturity of financial liabilities based on contractually expected payments (based on cash flows of principal) is as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of Sep 30, 2026				
Borrowings and debt	54,000,000,000	-	-	54,000,000,000
Trade Payables, Other Payables	717,758,213,103	56,666,666,667	-	774,424,879,770
Accured expenses	126,272,958,852	-	-	126,272,958,852
	898,031,171,955	**56,666,666,667**	-	**954,697,838,622**
As of January 01, 2026				
Borrowings and debt	214,000,000,000	-	-	214,000,000,000
Trade Payables, Other Payables	746,292,264,797	56,666,666,667	-	802,958,931,464
Accured expenses	126,293,747,422	-	-	126,293,747,422
	1,086,586,012,219	**56,666,666,667**	-	**1,143,252,678,886**

The Company believes that the concentration of risk with respect to debt servicing is manageable. The Company is able to service its debts as they fall due from cash flows from operations and proceeds from maturing financial assets.

34 ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

a) **Actual loan amount collect during the year**	The first nine months of 2026	The first nine months of 2025
Proceeds from borrowing under conventional contracts;	-	-
b) Amount actually paid for the principal loan during the year	**160,000,000,000**	
Repayment of principal loan under normal contract	160,000,000,000	-

35 OTHER INFORMATION

INFORMATION RELATED TO LAND USE FEES IN THE BINH DUONG INDUSTRIAL – SERVICE COMPLEX

According to the auditor's report on the management and use of urban land in Binh Duong province during the period of 2013 - 2016 dated August 15, 2017 of the State Audit of Region IV, for the Service Area project of Binh Duong Production and Import-Export Corporation - One Member Limited Liability Company, which is allocated land during the period of 2012 - 2013, the State Audit determined that the financial obligation of Binh Duong Producing and Trading Corporation to pay in addition is 409,467,405,383 VND, of which 200,977,025,683 VND is the additional land use fee payable due to the State Audit's re-determination of the land use fee collection unit price and 208,490,379,700 VND is the late payment penalty. On November 01, 2021, Binh Duong Tax Department issued the Notice No. 16592/TB-CTBDU on the implementation of late payment fines according to the conclusion of the State Audit with the total amount as of March 03, 2021 being VND 286,690,160,693, including VND 208,490,379,700 of late payment according to the State Audit's recommendation and the additional amount according to the tax notice being: VND 78,200,160,693. On March 3, 2021, Binh Duong Producing and Trading Corporation paid to the State Budget the amount of VND 200,977,025,683 according to Notice No. 28553/TB-CT dated December 17, 2020 of Binh Duong Tax Department and VND 145,959,123,899 in late payment penalties to the State budget on December 31, 2021 and January 6, 2022.

Pursuant to the First Instance Judgment No. 327/2022/HSST dated August 30, 2022 of the Hanoi People's Court and the Appeal Judgment No. 912/2022/HS-PT dated December 28, 2022 of the High People's Court in Hanoi, Binh Duong Producing and Trading Corporation must pay additional land use fees to the State Budget for two land plots of 43ha and 145ha belonging to the Binh Duong Industrial - Service - Urban Complex with the amount of VND 761,078,561,949. After deducting VND 200,977,025,683 that Binh Duong Producing and Trading Corporation has paid according to the State Audit's recommendation, Binh Duong Producing and Trading Corporation must continue to pay an additional amount of VND 560,101,536,266.

Based on the above judgments, the Hanoi City Civil Judgment Enforcement Department issued Decision No. 681/QD-CTHADS on proactive judgment enforcement against Binh Duong Producing and Trading Corporation, accordingly, Binh Duong Producing and Trading Corporation temporarily paid an additional VND 306,050,350,237 into the account of the Hanoi City Civil Judgment Enforcement Department on March 17, 2023, March 20, 2023, March 31, 2023 and deducted the amount of VND 127,244,889,425 according to receipt No. AA/2020/0046010 dated March 16, 2023.

As of the date of this report. The total amount of land use fees that Binh Duong Producing and Trading Corporation has paid and deducted is: VND 1,060,224,751,454. The entire amount of land use fees payable mentioned above has been approved by the 2023 Annual General Meeting of Shareholders of Binh Duong Producing and Trading Corporation, agreeing to set up this receivable reserve and allocate it for 15 years at the date of preparing the financial statements.

36 SUBSEQUENT EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

There have been no material events occurring after the reporting date that require adjustment to or disclosure in these separate financial statements.

37 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

During the period, the Company had the following transactions and balances with related parties as at the end of the reporting period:

Transactions during the period:

	Relationship	From 01/01/2025 to 30/09/2026	From 01/01/2025 to 30/09/2025
		VND	VND
Purchase of goods and services		**4,022,066,816**	**4,627,242,445**
- Tan Thanh Investment and Development JSC	Associate company	9,665,632	-
- Phu My Development JSC	Associate company	10,728,224	70,195,836
- Thuan An General Trading JSC	Subsidiary	451,305,310	435,960,374
- Binh Duong Project Investment amd Management Co.,Ltd	State Capital Representative - Parent Company	969,387,791	941,153,195
- Palm - Song Be Golf Co., Ltd	Subsidiary	2,380,609,859	3,179,933,040
- Hanh Phuc International Multi-Specialty Hospital JSC	Associate company	200,370,000	-

Dividends and profit distributions received		**108,563,900,678**	**112,962,516,569**
- Protrade International One Member Co., Ltd	Subsidiary	108,563,900,678	62,097,487,660
- Protrade Garment JSC	Subsidiary	59,157,090,000	29,578,545,000
- Dau Tieng Viet Lao Rubber JSC	Subsidiary	-	21,210,000,000
- Dautieng Rubber Mechanical -Transport JSC	Associate company	69,536,872	76,483,909
Interest expenses		**3,832,054,793**	**9,305,178,082**
- Protrade International One Member Co., Ltd	Subsidiary	1,762,684,930	5,789,095,891
- Palm - Song Be Golf Co., Ltd	Subsidiary	2,069,369,863	3,516,082,191
Repayment of borrowings		**160,000,000,000**	-
- Protrade International One Member Co., Ltd	Subsidiary	90,000,000,000	-
- Palm - Song Be Golf Co., Ltd	Subsidiary	70,000,000,000	-
Interest paid		**33,691,589,047**	-
- Protrade International One Member Co., Ltd	Subsidiary	33,691,589,047	-
Loan collections		**10,847,102,061**	**5,000,000,000**
- Tan Thanh Investment and Development JSC	Associate company	10,847,102,061	5,000,000,000
Receipts and payments on behalf of others		**8,618,400**	-
- Palm - Song Be Golf Co., Ltd	Subsidiary	2,154,600	-
- Thuan An General Trading JSC	Subsidiary	2,154,600	-
- Protrade Garment JSC	Associate company	2,154,600	-
- Phu My Development JSC	Associate company	2,154,600	-
Transferred costs		**6,128,094,864**	-
- Palm - Song Be Golf Co., Ltd	Subsidiary	6,128,094,864	-

Balance as at the End of the Accounting Period:	**Relationship**	**30/09/2026**	**01/01/2026**
		VND	VND
Loan receivables		**81,500,000,000**	**102,347,102,061**
- Tan Thanh Investment and Development JSC	Associate company	81,500,000,000	102,347,102,061
Other current receivables		**223,050,037,995**	**217,193,201,073**
- Tan Thanh Investment and Development JSC	Associate company	222,638,406,228	216,790,070,400
- Binh Duong Project Investment amd Management Co.,Ltd	State Capital Representative - Parent Company	411,631,767	403,130,673
- Dau Tieng Viet Lao Rubber JSC	Subsidiary	42,420,000,000	-
Short-term trade payables		**2,067,330,947**	**2,079,560,918**
- Thuan An General Trading JSC	Subsidiary	64,588,940	59,448,230
- Palm - Song Be Golf Co., Ltd	Subsidiary	932,305,821	977,244,173
- Binh Duong Project Investment amd Management Co.,Ltd	State Capital Representative - Parent Company	1,066,326,570	1,035,268,515
- Phu My Development JSC	Associate company	4,109,616	7,600,000

Other short-term payables		**584,476,839,565**	**615,685,860,100**
- Vinh Phu Paper Co., Ltd	Subsidiary	4,137,534,246	4,137,534,246
- Palm - Song Be Golf Co., Ltd	Subsidiary	16,576,807,477	14,507,437,614
- Protrade International One Member Co., Ltd	Subsidiary	-	31,928,904,117
- KP Apparell Manufacturing Co.,Ltd	Subsidiary	86,108,498,075	87,457,984,356
- Binh Duong Project Investment amd Management Co.,Ltd	State Capital Representative - Parent Company	-	99,910,320
- Binh Duong Provincial Party Committee	The Owner	477,653,999,767	477,554,089,447

Ho Chi Minh City, October 28, 2026

Prepared by	Chief Accountant	General Director
Nguyen Hong Quyen	Nguyen Thi Kim Phuong	Le Trong Nghia