

TIN NGHIA CORPORATION

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province

Tax Code:3600283394

**SEPARATE FINANCIAL
STATEMENTS
QUARTER 3 - 2025**

October 2025

BALANCE SHEET

As of September 30, 2025

Unit: VND

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
A. CURRENT ASSETS	100		2.568.218.063.699	4.441.976.550.506
I. Cash and cash equivalents	110	V.1	263.623.753.667	134.146.425.483
1. Cash	111		263.623.753.667	134.146.425.483
2. Cash equivalents	112	V.1	-	-
II. Short-term financial investments	120		486.313.803.212	433.583.366.242
1. Trading securities	121	V.2.1	6.616.661.800	6.616.661.800
2. Provision for devaluation in short-term investments (*)	122		-	-
3. Held-to-maturity investments	123		479.697.141.412	426.966.704.442
III. Short-term receivables	130		1.800.934.575.346	3.745.659.829.553
1. Short-term trade receivables	131	V.3	1.540.606.027.919	2.233.551.146.132
2. Short-term prepayments to suppliers	132	V.3	25.709.108.895	740.080.908.239
3. Short-term inter-company receivables	133		-	-
4. Receivables from construction contract	134		-	-
5. Receivables for short-term loans	135	V.4	234.983.264.335	606.939.894.599
6. Other short-term receivables	136	V.4	281.104.677.784	431.134.010.539
7. Allowance for doubtful short-term receivables (*)	137		(281.468.503.587)	(266.046.129.956)
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140		15.253.501.284	118.649.924.559
1. Inventories	141	V.6	15.253.501.284	118.649.924.559
2. Provision for devaluation in inventories (*)	149	V.6	-	-
V. Other current assets	150		2.092.430.190	9.937.004.669
1. Short-term prepaid expenses	151	V.12	1.966.846.677	1.782.585.478
2. Deductible VAT	152		125.583.513	446.651.903
3. Taxes and other receivables from the State	153	PL2	-	7.707.767.288
4. Trading Government bonds	154			
5. Other current assets	155		-	-
B. NON-CURRENT ASSETS	200		6.848.476.973.298	5.829.994.858.047
I. Long-term receivables	210		27.955.691.791	27.010.467.576
1. Long-term trade receivables	211	V.3	-	-
2. Long-term prepayments to suppliers	212			
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215	V.4	-	-
6. Other long-term receivables	216	V.4	76.524.585.182	75.579.360.967
7. Allowance for doubtful long-term receivables (*)	219		(48.568.893.391)	(48.568.893.391)
II. Fixed assets	220		299.096.352.972	312.210.810.927
1. Tangible fixed assets	221	PL3	250.599.208.424	263.690.517.204
- Historical cost	222		468.517.137.001	469.683.343.297
- Accumulated depreciation (*)	223		(217.917.928.577)	(205.992.826.093)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	PL4	48.497.144.548	48.520.293.723
- Historical cost	228		52.473.077.066	52.473.077.066
- Accumulated depreciation (*)	229		(3.975.932.518)	(3.952.783.343)
III. Investment property	230	PL5	983.765.806.809	1.040.026.267.445
- Historical cost	231		1.808.968.170.117	1.808.177.035.633

BALANCE SHEET

As of September 30, 2025

Unit: VND

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
- Accumulated depreciation (*)	232		(825.202.363.308)	(768.150.768.188)
IV. Long-term assets in process	240		1.280.005.163.363	1.235.272.266.808
1. Long-term work in process	241			
2. Construction-in-progress	242		1.280.005.163.363	1.235.272.266.808
V. Long-term financial investments	250	V.2.2	3.857.898.559.865	2.814.665.423.094
1. Investments in subsidiaries	251		4.113.780.165.702	3.066.293.895.702
2. Investments in joint ventures, associates	252		35.529.209.727	35.529.209.727
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial invest	254		(291.410.815.564)	(287.157.682.335)
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260	V.12	399.755.398.498	400.809.622.197
1. Long-term prepaid expenses	261		399.755.398.498	400.809.622.197
2. Deferred tax assets	262		-	-
3. Other non-current assets	268		-	-
TOTAL ASSETS (270=100+200)	270		9.416.695.036.997	10.271.971.408.553
C. LIABILITIES	300		6.308.020.130.190	7.340.093.072.546
I. Short-term liabilities	310		2.094.601.051.037	3.404.861.787.374
1. Short-term trade payables	311	V.14	219.892.881.639	33.698.142.401
2. Short-term advances from customers	312	V.14	82.239.801.275	44.479.461.509
3. Taxes and other payables to the State	313	PL2	82.949.148.283	29.075.208.405
4. Payables to employees	314		-	3.324.589.100
5. Short-term accrued expenses	315	V.17.1	77.242.297.527	74.530.894.287
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction cont	317		-	-
8. Short-term unearned revenue	318	V.19.1	134.823.189.877	118.818.899.445
9. Other short-term payables	319	V.18.1	83.576.271.689	108.148.121.893
10. Short-term borrowings and financial leases	320	V.13	1.407.404.887.067	2.985.706.872.852
11. Provision for short-term payables	321		-	-
12. Bonus and welfare fund	322		6.472.573.680	7.079.597.482
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		4.213.419.079.153	3.935.231.285.172
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		80.000.000.000	80.000.000.000
3. Long-term accrued expenses	333		-	-
4. Long-term payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.19.2	3.966.664.045.518	3.635.730.912.191
7. Other long-term payables	337	V.18.2	44.695.582.814	41.433.826.374
8. Long-term borrowings and financial leases	338	V.13	111.733.018.183	134.099.436.365
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341	V.22b	5.982.482.658	38.759.460.262
12. Provision for long-term payables	342		4.343.949.980	5.207.649.980
13. Science and technology development fund	343		-	-
D. OWNER'S EQUITY	400	PL1	3.108.674.906.807	2.931.878.336.007
I. Owner's equity	410		3.108.674.906.807	2.931.878.336.007

BALANCE SHEET
As of September 30, 2025

Unit: VND

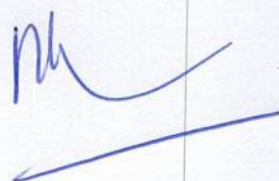
ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
1. Capital	411	V.23b	2.000.000.000.000	2.000.000.000.000
- Common shares carrying voting rights	411a		2.000.000.000.000	2.000.000.000.000
- Preferred shares	411b			
2. Share premiums	412	PL1	5.634.952.321	5.634.952.321
3. Bond conversion options	413			
4. Other sources of capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	PL1	140.363.678.048	128.018.554.241
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	PL1	962.676.276.438	798.224.829.445
- Retained earnings accumulated to the end of the previous period	421a		559.879.705.638	551.322.353.309
- Retained earnings of the current period	421b		402.796.570.800	246.902.476.136
12. Construction investment fund	422		-	-
13. Non-controlling interest	429			
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL CAPITAL (430=300+400)	440		9.416.695.036.997	10.271.971.408.553

Preparer

Chief Accountant

Prepared, October 15, 2025

General Director



Nguyen Nhu Huynh



Nguyen Thi Thuy Van



Tran Trung Tuan

INCOME STATEMENT

QUARTER 3/2025

Unit: VND

Items	Code	Note	Quarter 3/2025	Quarter 3/2025	Accumulated from the beginning of the year to 30/09/2025	Accumulated from the beginning of the year to 30/09/2024
1. Revenue from sales of goods and provision of services	1	VI.1	1.643.446.781.472	1.295.909.426.022	6.911.330.395.125	4.902.101.079.395
2. Revenue deductions	2		-	-	-	-
3. Net revenue from sales of goods and provision of services (10=1-2)	10		1.643.446.781.472	1.295.909.426.022	6.911.330.395.125	4.902.101.079.395
4. Cost of goods sold	11	VI.3	1.585.220.007.941	1.227.781.232.697	6.717.425.911.575	4.669.859.574.329
5. Gross profit (20=10-11)	20		58.226.773.531	68.128.193.325	193.904.483.550	232.241.505.066
6. Financial income	21	VI.4	87.148.205.059	36.423.495.089	665.406.682.107	130.793.739.528
7. Financial expenses	22	VI.5	24.223.764.977	19.575.099.998	115.588.811.343	95.372.086.033
- In which: Loan interest expenses	23		24.124.646.816	16.297.297.682	108.638.915.110	56.196.899.226
8. Selling expenses	25	VI.6	6.907.221.642	3.858.203.255	22.540.768.860	26.874.885.011
9. General administration expenses	26	VI.7	8.259.879.541	21.389.518.033	59.525.900.412	62.889.466.631
10. Net operating profit	30		105.984.112.430	59.728.867.128	661.655.685.042	177.898.806.919
11. Other income	31	VI.8	1.005.525.608	732.838.564	1.506.052.869	1.365.424.059
12. Other expenses	32	VI.9	584.223.957	7.523.645.782	145.149.870.607	45.977.746.438
13. Other profit/(loss) (40 = 31 - 32)	40		421.301.651	(6.790.807.218)	(143.643.817.738)	(44.612.322.379)
14. Total accounting profit before tax (50= 30 + 40)	50		106.405.414.081	52.938.059.910	518.011.867.304	133.286.484.540
15. Current income tax	51	VI.10	42.136.594.425	11.884.432.191	147.992.274.108	36.565.258.775
16. Deferred income tax	52		(29.479.508.096)	-	(32.776.977.604)	(4.210.127.658)
17. Profit after tax (60=50-51-52)	60		93.748.327.752	41.053.627.719	402.796.570.800	100.931.353.423
18. Basic earnings per share (*)	70		-	-	-	-
19. Diluted earnings per share (*)	71		-	-	-	-

Preparer



Nguyen Nhu Huynh

Chief Accountant

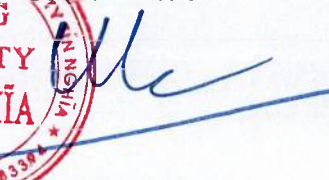


Nguyen Thi Thuy Van



Prepared, October 15, 2025

General Director



Tran Trung Tuan

CASH FLOW STATEMENT

(Indirect method)

QUARTER 3/2025

Unit: VND

ITEMS	Code	Accumulated from the beginning of the year to 30/06/2025	Accumulated from the beginning of the year to 30/06/2024
I. Cash flows from operating activities			
1. Profit before tax	1	518.011.867.304	133.286.484.540
2. Adjustments		-	-
- Depreciation of fixed assets and investment properties	2	70.649.846.779	64.847.701.146
- Provisions and allowances	3	18.811.806.860	16.920.167.446
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	4	(1.741.453.209)	(1.433.015.879)
- Gain/(loss) from investing activities	5	(532.918.837.991)	(74.351.119.697)
- Interest expenses	6	108.638.915.110	55.383.082.595
- Other adjustments	7	-	-
3. Operating profit before changes of working capital	8	181.452.144.853	194.653.300.151
- Increase/(decrease) of receivables	9	1.424.945.082.250	858.023.443
- Increase/(decrease) of inventories	10	103.396.423.275	114.210.181.817
- Increase/(decrease) of payables (excluding loan interest and corporate income tax payable)	11	609.970.550.815	84.955.180.787
- Increase/(decrease) of prepaid expenses	12	869.962.500	6.137.972.796
- Increase/(decrease) of trading securities	13	-	-
- Interest paid	14	(111.297.931.080)	(56.566.475.896)
- Corporate income tax paid	15	(132.497.093.361)	(31.436.498.890)
- Other cash inflows	16	73.944.000	106.200.000
- Other cash outflows	17	(6.680.967.802)	(12.006.781.100)
Net cash flows from operating activities	20	2.070.232.115.450	300.911.103.108
II. Cash flows from investing activities			
1. Purchases and construction of fixed assets and other non-current assets	21	(28.758.306.453)	(239.341.200.616)
1. Proceeds from disposals of fixed assets and other non-current assets	22	323.181.818	46.759.650
3. Cash outflow for lending, buying debt instruments of other entities	23	(52.730.436.970)	(277.053.423.464)
4. Cash recovered from lending, selling debt instruments of other entities	24	371.956.630.264	156.000.000.000
5. Investments into other entities	25	(1.322.886.270.000)	-
6. Withdrawals of investments in other entities	26	688.549.467.563	-
7. Interest earned, dividends and profits distributed	27	212.196.660.786	25.651.504.927
Net cash flows from investing activities	30	(131.349.072.992)	(334.696.359.503)
III. Cash flows from financing activities			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-
2. Repayment for capital contribution and re-purchases of stocks already issued	32	-	-
3. Proceeds from borrowings	33	4.794.502.177.333	4.104.097.214.096
4. Repayment for loan principal	34	(6.383.987.372.209)	(4.080.284.840.350)
5. Payments for financial leased assets	35	-	-
6. Dividends and profit paid to the owners	36	(219.909.880.400)	(99.954.702.000)
Net cash flows from financing activities	40	(1.809.395.075.276)	(76.142.328.254)
Net cash flows during the year (50=20+30+40)	50	129.487.967.182	(109.927.584.649)
Beginning cash and cash equivalents	60	134.146.425.483	391.864.647.067
Effect of fluctuations in foreign exchange rates	61	(10.638.998)	(671.358.484)
Ending cash and cash equivalents (70=50+60+61)	70	263.623.753.667	281.265.703.934

Preparer

Chief Accountant

Prepared, October 15, 2025
General Director

Nguyễn Nhu Huynh

Nguyễn Thị Thụy Vân



TIN NGHIA CORPORATION

Address: No. 96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province

STATEMENT OF CHANGES IN EQUITY AS AT 30 SEPTEMBER 2025 – APPENDIX 1

Unit: VND

Items	Contributed Capital	Share Premium	Investment and Development Fund	Retained Earnings	Total
Balance at beginning of year	2.000.000.000.000	5.634.952.321	128.018.554.241	798.224.829.445	2.931.878.336.007
Increase in capital during the period	-	-	12.345.123.807	402.796.570.800	415.141.694.607
- Profit/Loss arising during the year				402.796.570.800	402.796.570.800
- Appropriation to funds during the year			12.345.123.807		12.345.123.807
Decrease in capital during the period	-		-	238.345.123.807	238.345.123.807
- Appropriation to investment and development fund during the year				12.345.123.807	12.345.123.807
- Appropriation to bonus and welfare fund during the year				6.000.000.000	6.000.000.000
- Dividend paid for 2024				220.000.000.000	220.000.000.000
Balance at end of period	2.000.000.000.000	5.634.952.321	140.363.678.048	962.676.276.438	3.108.674.906.807

Preparer

Nguyen Nhu Huynh

Chief Accountant

Nguyen Thi Thuy Van

Prepared, October 15, 2025

General Director



Tran Trung Tuan

REPORT ON OBLIGATIONS TO THE STATE - APPENDIX 2

QUARTER 3/2025

Unit: VND

Items	Code	Opening Balance		Increase during the period		Accumulated from the beginning of the year		Ending Balance	
		Amount Paid	Amount Payable	Amount Paid	Amount Payable	Amount Paid	Amount Payable	Amount Paid	Amount Payable
I. TAXES	10	7.707.767.288	28.999.895.366	73.509.936.087	134.598.228.568	244.808.618.531	183.234.459.705	-	82.866.286.904
1. Domestic Sales Value Added Tax (VAT)	11	-	6.521.228.153	28.724.037.950	21.798.561.866	74.305.324.065	46.327.441.388	-	34.499.110.830
2. Import VAT	12	-	-	-	-	-	-	-	-
3. Special Consumption Tax	13	-	-	-	-	-	-	-	-
4. Export and Import Duties	14	-	-	-	-	-	-	-	-
5. Corporate Income Tax (CIT)	15	-	21.847.008.267	42.136.594.425	110.129.508.094	147.992.274.108	132.497.093.361	-	37.342.189.014
6. Personal Income Tax (PIT)		-	631.658.946	2.649.303.712	2.670.158.608	3.882.239.435	4.376.947.966	-	136.950.415
7. Housing and Land Tax, Land Rent		7.707.767.288	-			18.611.780.923	15.976.990	-	10.888.036.645
8. Business Licence Tax / Other Taxes	21	-	-	-	-	17.000.000	17.000.000	-	-
9. Foreign Contractor Tax	22	-	-	-	-	-	-	-	-
10. Land Use Rights Transfer Tax	23	-	-	-	-	-	-	-	-
II. OTHER TAXES	30	-	75.313.039	82.861.379	107.569.399	280.388.992	272.840.652	-	82.861.379
Total (40=10+30)		7.707.767.288	29.075.208.405	73.592.797.466	134.705.797.967	245.089.007.523	183.507.300.357	-	82.949.148.283

Preparer



Trinh Thi Kim Ngoc

Chief Accountant



Nguyen Thi Thuy Van


 Dong Nai, October 15, 2025
 General Director



Tran Trung Tuan

REPORT ON CHANGES IN TANGIBLE FIXED ASSETS – APPENDIX 03
FROM 01 JANUARY 2025 TO 30 SEPTEMBER 2025

Fixed Assets Items	Buildings and structures (2111)	Machinery and equipment (2112)	Transport equipment and facilities (2113)	Management tools (2114)	Livestock, perennial plants (2115)	Other fixed assets (2118)	TOTAL
1. Cost of Fixed Assets						4.083.228.575	
Opening balance	381.550.838.269	41.662.267.462	37.223.754.872	5.163.254.119	3.162.541.660	920.686.915	469.683.343.297
Increase during the period	-	514.693.704	-	-	-	-	514.693.704
- Newly purchased	-	514.693.704	-	-	-	-	514.693.704
Decrease during the period	30.900.000	-	1.650.000.000	-	-	-	1.680.900.000
- Disposal, sale, transfer, other decreases	30.900.000	-	1.650.000.000	-	-	-	1.680.900.000
Closing balance	381.519.938.269	42.176.961.166	35.573.754.872	5.163.254.119	3.162.541.660	920.686.915	468.517.137.001
2. Accumulated Depreciation							-
Opening balance	149.752.526.539	24.727.098.964	23.500.428.241	4.684.114.487	2.407.970.947	920.686.915	205.992.826.093
Depreciation during the period	8.941.750.084	2.289.112.828	2.006.607.068	227.703.903	109.928.601	-	13.575.102.484
+ Depreciation charged during the period	8.941.750.084	2.289.112.828	2.006.607.068	227.703.903	109.928.601	-	13.575.102.484
Decrease during the period	-	-	1.650.000.000	-	-	-	1.650.000.000
Disposal, sale + other adjustments	-	-	1.650.000.000	-	-	-	1.650.000.000
Closing balance	158.694.276.623	27.016.211.792	23.857.035.309	4.911.818.390	2.517.899.548	920.686.915	217.917.928.577
3. Carrying Amount							-
Opening balance	231.798.311.730	16.935.168.498	13.723.326.631	479.139.632	754.570.713	-	263.690.517.204
Closing balance	222.825.661.646	15.160.749.374	11.716.719.563	251.435.729	644.642.112	-	250.599.208.424

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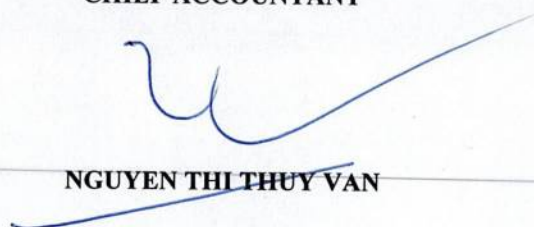
- Closing carrying amount of Tangible Fixed Assets pledged or mortgaged to secure loans: 81.684.171.432
- Closing cost of fully depreciated Tangible Fixed Assets still in use: 41.322.517.207

PREPARER



VU TAT BAN

CHIEF ACCOUNTANT



NGUYEN THI THUY VAN

September 30, 2025
GENERAL DIRECTOR

 TRAN TRUNG TUAN

REPORT ON CHANGES IN INTANGIBLE FIXED ASSETS – APPENDIX 04
FROM 01 JANUARY 2025 TO 30 SEPTEMBER 2025

Fixed Assets Chỉ tiêu	LAND USE RIGHTS	SURFACE WATER USE RIGHTS	ACCOUNTING SOFTWARE	OTHER INTANGIBLE FIXED ASSETS	TOTAL
1. Cost of Fixed Assets					
Opening balance	48.359.481.864	-	3.832.583.802	281.011.400	52.473.077.066
Increase during the period	-	-	-	-	-
Newly purchased, transferred, capital contribution	-	-	-	-	-
Decrease during the period	-	-	-	-	-
Disposal, sale	-	-	-	-	-
Adjustment after Audit	-	-	-	-	-
Closing balance	48.359.481.864	-	3.832.583.802	281.011.400	52.473.077.066
2. Accumulated Amortisation					-
Opening balance	-	-	3.671.771.943	281.011.400	3.952.783.343
Amortisation during the period	-	-	23.149.175	-	23.149.175
Increase in amortisation during the period	-	-	23.149.175	-	23.149.175
Decrease in amortisation during the period	-	-	-	-	-
Closing balance	-	-	3.694.921.118	281.011.400	3.975.932.518
3. Carrying Amount					
Opening balance	48.359.481.864	-	160.811.859	-	48.520.293.723
Closing balance	48.359.481.864	-	137.662.684	-	48.497.144.548

Wherein:

- Closing carrying amount of Intangible Fixed Assets pledged or mortgaged to secure loans:

40.121.481.864

- Closing cost of fully amortised Fixed Assets still in use:

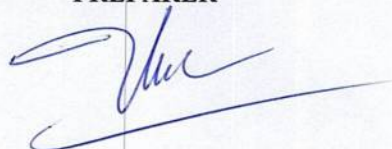
3.731.129.202

September 30, 2025

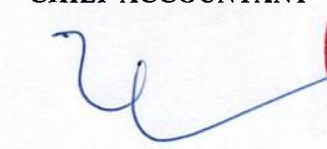
PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



VU TAT BAN



NGUYEN THI THUY VAN



 TRAN TRUNG TUAN

REPORT ON CHANGES IN INVESTMENT PROPERTY – APPENDIX 05
FROM 01 JANUARY 2025 TO 30 SEPTEMBER 2025

Fixed Assets Items	BUILDINGS AND STRUCTURES	INFRASTRUCTURE	TRANSMISSION EQUIPMENT	TOTAL
1. Cost of Fixed Assets				
Opening balance	462.145.780.031	1.346.031.255.602	-	1.808.177.035.633
Increase during the period	976.760.863	765.751.937	-	1.742.512.800
- Completed capital construction investment	976.760.863	765.751.937	-	1.742.512.800
Decrease during the period	740.078.316	211.300.000	-	951.378.316
- Adjustment for decrease in cost, other decreases	740.078.316	211.300.000	-	951.378.316
Closing balance	462.382.462.578	1.346.585.707.539	-	1.808.968.170.117
2. Accumulated Depreciation				
Opening balance	121.646.082.087	646.504.686.101	-	768.150.768.188
Depreciation during the period	11.069.839.621	45.981.755.499	-	57.051.595.120
- Depreciation charged during the period	11.069.839.621	45.981.755.499	-	57.051.595.120
- Depreciation from incoming transfer, capital contribution	-	-	-	-
Decrease during the period	-	-	-	-
- Adjustment for decrease in depreciation	-	-	-	-
Closing balance	132.715.921.708	692.486.441.600	-	825.202.363.308
3. Carrying Amount				
Opening balance	340.499.697.944	699.526.569.501	-	1.040.026.267.445
Closing balance	329.666.540.870	654.099.265.939	-	983.765.806.809

Wherein:

- Closing carrying amount of Investment Property pledged or mortgaged to secure loans:
- Closing cost of fully depreciated Fixed Assets still in use:

420.073.164.130

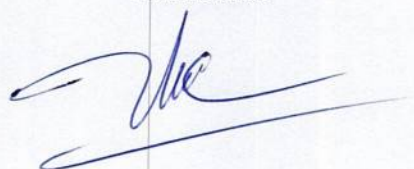
59.179.336.025

September 30, 2025

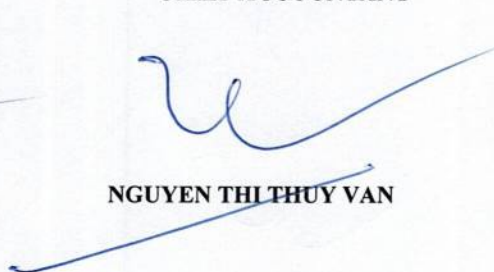
GENERAL DIRECTOR

PREPARER

CHIEF ACCOUNTANT



VU TAT BAN



NGUYEN THI THUY VAN



TRAN TRUNG TUAN

NOTES TO THE FINANCIAL STATEMENTS

QUARTER 3 - 2025

Overview of the Company:

- Tin Nghia Corporation operates under the Enterprise Registration Certificate dated May 18, 2016 (26th amendment) issued by the Department of Planning and Investment of Dong Nai Province.
- **Charter Capital** : 2.000.000.000.000 VND
- **Head Office**
 - Address : 96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province
 - Phone : (84-61) 822486 – 822498 – 824369 – 824370
 - Fax : (84-61) 823747 – 829467
 - E-mail : Info@tinnghiacorp.com.vn
 - Tax code : 3600283394
- **Dependent Accounting Units**
 - Corporation – Bao Loc Branch
 - Tan Phu Rest Stop – Tin Nghia Corporation Branch
 - Xuan Loc Rest Stop – Tin Nghia Corporation Branch
 - Tan Bien Market Management Board – Tin Nghia Corporation Branch
 - Tin Nghia Industrial Parks Management Board
- **Subsidiaries**
 - Nhon Trach Investment Joint Stock Company
 - Tin Nghia – Laos Joint Stock Company
 - Tin Nghia Petrol Joint Stock Company
 - ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company
 - Tin Nghia Industrial Park Development Joint Stock Company
 - Tin Nghia – Phuong Dong Industrial Park Joint Stock Company
 - Japanese SMEs Development JS Company
 - Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company
 - Phu Huu Depot Joint Stock Company
 - Hiep Phu Corporation
 - Phuoc Tan Trading and Construction Joint Stock Company
 - Tin Nghia Professional Security Services Corporation
- **Joint Ventures and Associates**
 - Thong Nhat Joint Stock Company
 - Tin Nghia Project Management Joint Stock Company
- **Board of Directors:**

Full Name	Position
Ms. Dang Thi Thanh Ha	Chairman
Mr. Tran Trung Tuan	Member

Mr. Nguyen Cao Nhon	Member (Appointed effective from June 11, 2025)
Mr Tran Hoai Nam	Member (Dismissed effective from June 11, 2025)
Mr. Nguyen Thanh Dat	Member (Dismissed effective from June 11, 2025)
Mr. Tran Ngoc Tho	Independent Member (Dismissed effective from June 11, 2025)

• **Board of Supervisors:**

Full Name	Position
Mr. Tang Tran Tan Khai	Head of the BoS (Appointed effective from June 11, 2025)
Ms. Le Kim Thao	Member (Appointed effective from June 11, 2025)
Ms. Mai Thi Tham Hong	Member (Appointed effective from June 11, 2025)
Mr. Tran Tan Nhat	Head of the BoS (Dismissed effective from June 11, 2025)
Mr. Nguyen Quoc Ky	Member (Dismissed effective from June 11, 2025)

• **Board of General Directors:**

Full Name	Position
Mr. Tran Trung Tuan	General Director
Mr. Nguyen Cao Nhon	Deputy General Directors

I- CHARACTERISTICS OF THE COMPANY'S OPERATIONS

- 1- Form of Capital Ownership** : Joint Stock Company
- 2- Business Sectors** : Production, processing, trading, services, infrastructure business.
- 3- Business Activities** :

- Manufacture of wooden beds, wardrobes, tables, and chairs;
- Manufacture of other products made from wood, bamboo, straw, rattan, and woven materials: processing and manufacturing interior decoration products;
- General wholesale trade;
- Other retail trade in general merchandise stores;
- Travel agency services;
- Support services related to promoting and organizing tourism tours;
- Road freight transportation;
- Inland waterway freight transportation;
- Support services directly related to rail and road transport;
- Support services directly related to inland waterway transport;
- Cargo handling services;
- Construction of all types of buildings;
- Construction of railways and road projects;
- Site preparation services;
- Installation of electrical systems;
- Installation of water supply, drainage, heating, and air-conditioning systems;
- Installation of other construction systems;
- Completion of construction works;
- Other specialized construction activities;
- Mixed farming and livestock;
- Crop services;
- Livestock services;
- Post-harvest services;
- Wholesale of solid, liquid, gas fuels, and related products: wholesale of gasoline, oil, grease, and liquefied petroleum gas (LPG);
- Retail of motor fuels in specialized stores: retail of gasoline, oil, grease, and liquefied petroleum

- gas (LPG);
- Wholesale of automobiles and other motor vehicles;
- Retail of passenger cars (with up to 12 seats);
- Automobile and other motor vehicle dealerships;
- Sale of motorcycles and scooters;
- Sale of parts and accessories for automobiles and other motor vehicles;
- Sale of parts and accessories for motorcycles and scooters;
- Wholesale of agricultural machinery, equipment, and spare parts;
- Wholesale of other machinery, equipment, and spare parts: machinery and spare parts for production, transportation vehicles, and specialized production equipment;
- Agency, brokerage, and auction activities;
- Wholesale of raw agricultural and forestry materials (excluding wood, bamboo) and live animals;
- Wholesale of rice;
- Wholesale of materials and equipment for construction installation;
- Wholesale of other household goods;
- Wholesale of fabrics, ready-made clothing, and footwear;
- Wholesale of beverages;
- Retail of beverages in specialized stores;
- Processing and preserving meat and meat products;
- Processing and preserving aquatic products and seafood;
- Processing and preserving fruits and vegetables;
- Milling and producing coarse flour;
- Manufacture of building materials from clay;
- Manufacture of other ceramic and porcelain products;
- Real estate business, ownership, usage rights, or leasing: services for leasing workshops and residential houses. Investment in building and operating residential areas, industrial zones, and housing infrastructure. Investment and operation of ports. Market operation, management, and exploitation;
-

II- ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1- Fiscal Year Accounting Period:

- The initial fiscal year of the Corporation starts on May 18 and ends on December 31.
- Subsequent fiscal years begin on January 01 and end on December 31 of each year.

2- Currency Used in Accounting:

The currency used for preparing financial statements is the Vietnamese Dong (VND)

III- ACCOUNTING REGIMES AND POLICIES

1- Applied Accounting Regime:

The Company applies the accounting regime for enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements several articles of Circular No. 200/2014/TT-BTC.

2- Statement of Compliance with Accounting Standards and Regimes.

The Company adheres to the Vietnamese Accounting Standards and the guidance documents issued by the State. The financial statements are prepared and presented in full compliance with all regulations of each standard, implementation guidance circulars, and the current applicable enterprise accounting regime.

IV- ACCOUNTING POLICIES APPLIED

1- Principles for recognizing cash and cash equivalents.

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, and short-term investments with a recovery or maturity period not exceeding 3 months from the purchase date, which can be readily converted into a determinable amount of cash and carry minimal risk of conversion.

Transactions in foreign currencies are converted at the exchange rates on the transaction dates. Monetary items denominated in foreign currencies at the end of the period are revalued using the exchange rates on the reporting date.

Exchange differences arising during the period and from revaluing monetary items at the end of the period are recognized as income or expense in the reporting period.

2- Principles for recognizing inventory

Inventories are recognized at cost. Inventory costs include purchase costs, processing costs, and other directly attributable costs incurred to bring inventories to their present location and condition.

Inventory cost is calculated using the weighted average method and is recorded using the perpetual inventory system.

Provisions for inventory devaluation are recognized when the cost exceeds the net realizable value. Net realizable value is the estimated selling price of inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

3-Principles for recognizing and depreciating fixed assets and investment properties

Fixed assets are recorded at historical cost less accumulated depreciation. Historical cost includes all expenses incurred by the Company to bring the fixed asset to a ready-to-use state. Subsequent expenses are only capitalized if they are certain to increase the future economic benefits of the asset. Expenses that do not meet these criteria are recognized as costs in the period incurred.

When fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized, and any resulting gain or loss is included in the period's income or expense..

Fixed assets are depreciated on a straight-line basis over their estimated useful lives in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance. Depreciation periods for asset groups are as follows:

<u>Fixed Assets</u>	<u>Years</u>
Buildings and structures	10-50
Machinery and equipment	10-20
Vehicles and transmission equipment	10-30
Management tools and equipment	8-10
Perennial plantations	8-15
Other fixed assets	8-15

4- Principles for accounting for prepaid expenses:

Prepaid expenses are actual expenses incurred but related to the results of multiple accounting periods. These costs are allocated systematically across the related accounting periods.

5- Principles for recognizing financial investments:

Investments in securities, subsidiaries, and associates are recognized at historical cost.

When an investment is liquidated, the difference between the net liquidation value and the book value is recorded as income or expense in the period.

6- Principles for recognizing and capitalizing borrowing costs

Borrowing costs are capitalized if they are directly related to the investment, construction, or production of unfinished assets that require a substantial period of time (over 12 months) to be ready

for their intended use or sale. Other borrowing costs are recognized as expenses in the period incurred. For general-purpose loans used partially for investment, construction, or production of unfinished assets, the capitalized borrowing costs are determined based on a capitalization rate applied to the weighted average cumulative expenditure incurred for the construction or production of those assets. The capitalization rate is calculated as the weighted average interest rate of outstanding loans during the period, excluding specific loans intended for the acquisition of particular assets.

7- Principles for recognizing and capitalizing other costs

- Prepaid expenses
- Other expenses
- Method of allocating prepaid expenses: based on the time period and nature of the transactions.

8- Principles for recognizing accrued expenses

Accrued expenses are recognized based on reasonable estimates of amounts payable for goods and services consumed during the period.

Trade payables and other payables are recognized based on invoices and supporting documents.

9- Principles and methods for recognizing provisions

Provisions are only recognized when the following conditions are met:

- The Corporation has a present obligation (legal or constructive) as a result of a past event;
- An outflow of economic benefits is probable to settle the obligation;
- A reliable estimate can be made of the obligation's value.

The amount recognized as a provision is the best reasonable estimate of the expenditure required to settle the present obligation at the reporting date.

Only costs directly related to the originally established provision are offset against the provision.

Provisions are recognized as production and business expenses in the accounting period. If the unused portion of a previously established provision exceeds the new provision for the reporting period, the excess is reversed and recorded as a reduction in production and business expenses, except for excess provisions for construction warranty obligations, which are reversed into other income in the accounting period.

10- Principles for revenue recognition

Revenue from the sale of goods and finished products is recognized when most risks and rewards of ownership are transferred to the buyer, and there are no significant uncertainties regarding payment, associated costs, or the likelihood of goods being returned.

Revenue from services is recognized when there are no significant uncertainties regarding payment or associated costs. For services performed over multiple accounting periods, revenue for each period is determined based on the completion rate of the service as of the financial year-end.

Interest, dividends, and profit-sharing revenue are recognized when the Company is likely to receive economic benefits from the transaction and the revenue amount can be measured reliably. Interest income is recognized on a time basis using the applicable interest rate for each period. Dividends and profit-sharing income are recognized when shareholders or capital contributors are entitled to receive dividends or profit shares.

11- Principles and methods for recognizing financial expenses

Borrowing interest expenses are recognized based on bank statements, loan agreements, and other financial expenses are recognized based on accounting documents.

12-Principles and methods for recognizing current corporate income tax and deferred corporate income tax expenses

- Current Corporate Income Tax expenses are recognized using the provisional payment method.
- Deferred Corporate Income Tax expenses are determined and accounted for at the end of the year

13- Foreign exchange risk provisions**14- Other accounting principles and methods**

The exchange rate used for conversion as of September 30, 2025 according to the actual exchange rate of each bank

V- Additional information on items presented in the balance sheet

1- Cash and Cash equivalents	Ending Balance	Beginning Balance
Cash	81.822.747	30.593.071
Demand bank deposits	263.541.930.920	134.115.832.412
Cash in transit	-	-
Cash equivalents (*)	-	-
Total	263.623.753.667	134.146.425.483

2.1 Short-term Financial Investments	Ending Balance	Beginning Balance
Trading securities investments	6.616.661.800	6.616.661.800
Nhon Trach Water Supply Joint Stock Company (NTW)	6.616.661.800	6.616.661.800
Provision for devaluation of short-term investments	-	-
Total	6.616.661.800	6.616.661.800

2.2 Long-term Financial Investments	Ending Balance	Beginning Balance
Investments in subsidiaries	4.113.780.165.702	3.066.293.895.702
Investments in associates and joint ventures	35.529.209.727	35.529.209.727
Net value of long-term financial investments	(291.410.815.564)	(287.157.682.335)
Total	3.857.898.559.865	2.814.665.423.094

Company name	Ending Balance	Beginning Balance
Investments in subsidiaries	4.113.780.165.702	3.066.293.895.702
Nhon Trach Investment Joint Stock Company	656.534.585.265	656.534.585.265
Tin Nghia - A Chau Investment Joint Stock Company	-	275.400.000.000
Tin Nghia - Laos Joint Stock Company	60.579.053.093	60.579.053.093
Tin Nghia Petrol Joint Stock Company	137.038.699.914	137.038.699.914
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	780.802.985.830	177.916.715.830
Tin Nghia Industrial Park Development Joint Stock Company	754.381.328.037	754.381.328.037
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	879.041.110.549	159.041.110.549
Japanese SMEs Development JS Company	85.925.958.161	85.925.958.161
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	122.715.000.000	122.715.000.000

Phu Huu Depot Corporation	279.940.000.000	279.940.000.000
Phuoc Tan Trading and Construction Joint Stock Company	279.968.703.674	279.968.703.674
Tin Nghia Professional Security Services Corporation	1.852.741.179	1.852.741.179
Hiep Phu Corporation	75.000.000.000	75.000.000.000
Investments in associates and joint ventures	35.529.209.727	35.529.209.727
Thong Nhat Joint Stock Company	34.355.419.727	34.355.419.727
Tin Nghia Project Management Joint Stock Company	1.173.790.000	1.173.790.000
Provision for devaluation of long-term financial investments	(291.410.815.564)	(287.157.682.335)
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	(60.898.319.796)	(64.061.979.738)
Tin Nghia - Laos Joint Stock Company	(60.579.053.093)	(60.579.053.093)
Hiep Phu Corporation	(38.055.900.449)	(38.125.794.162)
Tin Nghia - A Chau Investment Joint Stock Company	-	(3.902.255.216)
Phu Huu Depot Corporation	(27.417.212.592)	(24.871.194.842)
Nhon Trach Investment Joint Stock Company	(104.460.329.634)	(95.617.405.284)
Total	3.857.898.559.865	2.814.665.423.094

Information on subsidiaries of the corporation as of September 30, 2025:

<u>No.</u>	<u>Company name</u>	<u>Place of</u>	<u>Ownership</u>	<u>Voting</u>	<u>Main Business</u>
1	Tin Nghia Petrol Joint Stock Company	Dong Nai Province	58.98%	58.98%	Logistics Services
2	ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Dong Nai Province	96.28%	96.28%	Industrial Park Infrastructure
3	Tin Nghia Industrial Park Development Joint Stock Company	Dong Nai Province	56.74%	56.74%	Trading, Planting, and Harvesting Coffee
4	Tin Nghia – Laos Joint Stock Company	Lao People's Democratic Republic	100.00%	100.00%	Real Estate Investment
5	Nhon Trach Investment Joint Stock Company	Dong Nai Province	51.76%	51.76%	Industrial Park Infrastructure
6	Tin Nghia - Phuoc Dong Industrial Park Joint Stock Company	Ba Ria - Vung Tau Province	94.12%	94.12%	Industrial Park Infrastructure
7	Japanese SMEs Development JS Company	Dong Nai Province	59.07%	59.07%	Production and Trading
8	Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company	Dong Nai Province	54%	54%	Production and Trading
9	Hiep Phu Corporation	Can Tho	99.21%	99.21%	Trading and Services
10	Phu Huu Depot Corporation	Dong Nai Province	93.31%	93.31%	Real Estate Investment
11	Phuoc Tan Trading and Construction Joint Stock Company	Dong Nai Province	40%	80%	Security Services
12	Tin Nghia Professional Security Services Corporation	Dong Nai Province	36%	100%	Logistics Services

Information on joint ventures and associates of the corporation as of September 30, 2025:

No.	Company name	Place of	Ownership	Voting	Main Business
1	Thong Nhat Joint Stock Company	Dong Nai Province	29.52%	29.52%	Industrial Park Infrastructure
2	Tin Nghia Project Management Joint Stock Company	Dong Nai Province	29%	29%	Consulting, Design, Project Management

Information on Other Investments as of September 30, 2025:

No.	Company name	Place of Incorporation	Ownership Interest	Voting Rights	Main Business Activities
1	Nhon Trach Water Supply JSC	Dong Nai Province	3.8%	3.8%	Trading and Services

3- Short-term trade receivables

Details of trade receivables	Ending Balance	Beginning Balance
Third Parties	1.397.542.940.257	2.088.508.116.177
Thanh Trung Food Trade Company Limited	345.590.326.440	340.988.020.900
An Binh Thinh Phat Company Limited	304.981.100.911	575.161.694.500
Unicorn Commodities Joint Stock Company	277.716.434.848	398.505.905.828
Dai Loc Phat 68 Trading and Service Co., Ltd	239.975.653.960	241.833.520.700
Nam Dong Sai Gon Investment Development JSC	159.038.796.675	359.353.626.000
Hiep Quang Agro Joint Stock Company	44.355.787.996	44.355.787.996
IP Viet Nam Trading Service Corporation	8.464.264.000	11.390.502.150
Tin Nghia - A Chau Investment Joint Stock Company (*)	3.777.187.517	-
HTM Production Trading and Investment Company Limited	1.617.470.400	1.617.470.400
Trung Tri - Lam Dong Co., Ltd	1.032.102.033	1.032.102.033
Bernhard Rothfos GMBH	276.428.448	734.505.780
Cong Nghiep Company Limited	267.418.673	1.261.037.014
Volcafe LTD	222.829.164	353.592.694
Rothfos Corporation	82.276.518	116.686.010
Phillip Commodities PTE LTD	4.863.208	23.234.038.885
Sucden Coffee Netherlands B.V	-	26.503.545.047
Louis Dreyfus Company Suisse SA (Coffee Division)	-	14.628.432.606
Vidya Global Limited	-	11.794.889.700
Fico White Cement Joint Stock Company	-	1.607.567.490
Other Customers	10.159.999.466	34.035.190.444
Related Parties	143.063.087.662	145.043.029.955
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	74.177.725	-
Tin Nghia Professional Security Services Corporation	-	177.800.000
Japanese SMEs Development JS Company	147.705.741	72.880.560
Tin Nghia - A Chau Investment Joint Stock Company (*)	-	3.777.187.517
Olympic Coffee Joint Stock Company	136.763.280.935	133.986.302.422
Tuan Loc Commodities Company Limited	6.077.923.261	7.028.859.456
Total	1.540.606.027.919	2.233.551.146.132

(*) Subsidiary company, divested capital from February 28, 2025

Short-term prepayments to suppliers	Ending Balance	Beginning Balance
Third Parties	15.861.910.992	577.010.706.337
Hai An Infrastructure Construction Corporation	11.940.000.000	-

Trung Tri - Lam Dong Co., Ltd	282.653.160	282.653.160
Ha Vuong Phat Construction, Trading, and Service Co., Ltd	-	185.807.704.800
Tam Thanh Tai Trading, Service, and Manufacturing Co., Ltd	-	165.786.453.600
Eastern Agricultural Commodities Trading Service Co., Ltd	-	130.088.522.400
Bao Ngon Lam Dong Co., Ltd		42.648.604.540
Binh Gia Han Co., Ltd	-	20.986.023.800
Toan Hang Private Enterprise	-	7.497.280.000
Lap Tien Phat Co., Ltd	-	5.369.419.790
Bao Phuc Khang One Member Co., Ltd	-	4.569.043.447
Thanh Oanh Diep Co., Ltd		3.239.655.160
Lam Kim Hang Co., Ltd	-	1.524.151.720
A Chau Tai Nguyen Joint Stock Company	-	1.303.664.000
AASC Auditing Firm Company Limited	-	305.000.000
Other Customers	3.639.257.832	7.602.529.920
Related Parties	9.847.197.903	163.070.201.902
Tin Nghia - Laos Joint Stock Company	9.847.197.903	9.847.197.903
Tin Nghia Project Management Joint Stock Company	-	23.253.999
Hiep Hoa Investment Development Company Limited	-	153.199.750.000
Total	25.709.108.895	740.080.908.239

4- Other Short-term Receivables	Ending Balance	Beginning Balance
A. Other Short-term Receivables	281.104.677.784	431.134.010.539
Third Parties	103.012.933.532	62.164.678.306
Long Khang Trading, Service, and Import-Export Co., Ltd	27.920.292.255	27.985.408.184
Land lease receivable for the Long Khanh Wedding Restaurant Project	21.354.806.257	21.354.806.257
Tin Nghia - A Chau Investment Joint Stock Company (*)	20.184.737.616	-
Thanh Trung Food Trade Company Limited	3.317.242.130	942.353.380
An Binh Thinh Phat Company Limited	1.152.706.263	1.437.209.938
Unicorn Commodities Joint Stock Company	-	1.054.661.770
Nam Dong Sai Gon Investment Development JSC	856.483.454	1.176.803.778
Dai Loc Phat 68 Trading and Service Co., Ltd	1.046.605.307	1.004.037.226
Trung Tri Lam Dong Co., Ltd	1.481.984.642	1.481.984.642
Hiep Quang Agro Joint Stock Company	1.021.505.050	1.021.505.050
Short-term Deposits (Account 244)	26.585.715	31.585.715
Advances Receivable (Account 141)	3.130.980.228	2.295.552.647
Other Customers	21.519.004.615	2.378.769.719
Related Parties	178.091.744.252	368.969.332.233
Nhon Trach Investment Joint Stock Company	34.000.000.000	48.584.545.385
Japanese SMEs Development JS Company	33.184.329.861	32.799.960.822
Phuoc Tan Trading and Construction Joint Stock Company	22.400.000.000	22.400.000.000
Tin Nghia - Phuoc Dong Industrial Park Joint Stock Company	-	132.013.556.798
Tin Nghia Industrial Park Development Joint Stock Company	-	47.950.500.000
Tin Nghia - A Chau Investment Joint Stock Company (*)	-	5.450.646.885
Tin Nghia Petrol Joint Stock Company	-	2.432.422
Thong Nhat Joint Stock Company	-	4.840.800.000

Olympic Coffee Joint Stock Company	88.507.414.391	74.926.889.921
B. Long-term Receivables	76.524.585.182	75.579.360.967
Long-term Deposits	1.281.604.115	336.379.900
Related Parties	75.242.981.067	75.242.981.067
Tin Nghia Industrial Park Development Joint Stock Company	26.674.087.676	26.674.087.676
Tin Nghia - Laos Joint Stock Company	48.568.893.391	48.568.893.391

Short-term Loan Receivables	Ending Balance	Beginning Balance
Third Parties	122.983.264.335	-
Tin Nghia - A Chau Investment Joint Stock Company (*)	122.983.264.335	-
Bên liên quan	112.000.000.000	606.939.894.599
Nhon Trach Investment Joint Stock Company	-	147.980.867.657
Tin Nghia - A Chau Investment Joint Stock Company (*)	-	227.983.264.335
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	-	118.975.762.607
Olympic Coffee Joint Stock Company	112.000.000.000	112.000.000.000
Total	234.983.264.335	606.939.894.599

(*) *Subsidiary company, divested capital from February 28, 2025*

5- Assets Pending Resolution	Ending Balance	Beginning Balance
Cash	-	-
Goods	-	-
Fixed Assets	-	-
Other Assets	-	-
Total	-	-

6- Inventories	Ending Balance	Beginning Balance
Raw Materials and Supplies	219.940.140	712.726.634
Tools and Instruments	791.044.229	818.399.629
Finished Goods	14.242.516.915	67.927.427.782
Merchandise	-	46.534.617.969
Goods Sent for Sale	-	2.656.752.545
Total Cost of Inventories	15.253.501.284	118.649.924.559
Provision for inventory devaluation	-	-
Net realizable value of inventories	15.253.501.284	118.649.924.559

* Value of reversed provision for inventory devaluation during the year:

* Value of inventories used as collateral for debts:

* Reasons for additional provision or reversal of inventory devaluation provision:

7- Long-term work-in-progress assets:

7.1 Long-term production and business costs in progress:

7.2 Construction in Progress	Ending Balance	Beginning Balance
Construction in Progress	1.280.005.163.363	1.235.272.266.808

8- Increase and decrease in tangible fixed assets: (Details in attached appendix)

* Remaining value of tangible fixed assets used as collateral or pledge for loans at year-end:

* Historical cost of fully depreciated tangible fixed assets still in use at year-end:

* Historical cost of tangible fixed assets pending liquidation at year-end:

* Commitments related to the purchase or sale of tangible fixed assets with significant value yet to be executed:

9- Increase and Decrease in Finance-leased Fixed Assets:

- Lease payments recognized as expenses during the year;
- Basis for determining additional lease payments ;
- Lease renewal terms or options to purchase the asset.

10- Increase and Decrease in Intangible Fixed Assets: (Details in attached appendix)

- Explanation and disclosure as required by Accounting Standard No. 04 “Intangible Fixed Assets”

11- Increase and Decrease in Investment Properties: (Details in attached appendix)

- Explanation and disclosure as required by Accounting Standard No. 05 “Investment Properties”.

12- Prepaid Expenses	Ending Balance	Beginning Balance
Long-term Prepaid Expenses	399.755.398.498	400.809.622.197
Nhon Trach Industrial Park	71.582.312.565	66.447.910.260
Tan Phu Industrial Park	11.405.476.225	12.705.272.745
Ong Keo Industrial Park	7.719.848.903	7.853.233.899
An Phuoc Industrial Park	189.045.190.735	191.576.658.001
Nhon Trach 6D Industrial Park	12.102.818.896	12.102.818.896
Bao Loc Branch	4.856.320.027	5.144.230.750
Other Long-term Prepaid Expenses	103.043.431.147	104.979.497.646
Short-term Prepaid Expenses	1.966.846.677	1.782.585.478
Tools and Equipment Expenses	160.016.389	572.987.459
Other Short-term Prepaid Expenses	1.806.830.288	1.209.598.019

13- Borrowings and Finance Lease Liabilities	Ending Balance	Beginning Balance
Long-term Borrowings	111.733.018.183	134.099.436.365
Long-term Bank Borrowings	111.733.018.183	134.099.436.365
Vietnam Joint Stock Commercial Bank for Foreign Trade - Dong Dong Nai Branch (Vietcombank)	89.453.018.183	96.907.436.365
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	22.280.000.000	37.192.000.000
Short-term Borrowings	1.407.404.887.067	2.985.706.872.852
Short-term Bank Borrowings	1.373.855.259.794	2.940.184.036.488
Vietnam Bank for Agriculture and Rural Development - Dong Nai Branch (Agribank)	459.717.425.000	454.615.586.079
Vietnam Joint Stock Commercial Bank for Investment and Development – East Dong Nai Branch (BIDV)	269.037.451.000	668.950.572.717
Esun Commercial Bank - Dong Nai Branch	231.211.152.468	250.914.261.992
Vietnam International Commercial Joint Stock Bank (VIB) - Dong Nai Branch	174.838.235.000	-
Military Commercial Joint Stock Bank (MB Bank)	133.389.019.326	262.261.951.900
Vietnam Joint Stock Commercial Bank for Industry and Trade - East Saigon Branch (Vietinbank)	54.857.007.000	389.488.302.900
Sinopac Bank - Ho Chi Minh City Branch	50.804.970.000	250.660.732.800
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	-	281.733.108.100
China Construction Bank – Ho Chi Minh Branch	-	381.559.520.000
Current Portion of Long-term Bank Borrowings	33.549.627.273	44.732.836.364

Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	22.368.000.000	29.824.000.000
Vietnam Joint Stock Commercial Bank for Foreign Trade – East Dong Nai Branch (Vietcombank)	11.181.627.273	14.908.836.364
Current Portion of Long-term Other Institutions Borrowings	-	790.000.000
Environmental Protection Fund	-	790.000.000
Total	1.519.137.905.250	3.119.806.309.217

14- Short-term Trade Payables	Ending Balance	Beginning Balance
Third Parties	219.140.190.393	32.545.703.299
Eastern Agricultural Commodities Trading and Services Company Limited	78.967.941.450	-
Tam Thanh Tai Trading Service And Manufacturing Company Limited	71.566.055.400	-
Ha Vuong Phat Service And Trading Building Investment Company Limited	60.221.090.500	-
Nhon Trach Water Supply Joint Stock Company	2.405.119.010	2.166.638.655
Ly Gia Bao Private Enterprise	1.249.658.449	1.249.658.449
Bao Phuc Khang Company Limited	908.907.273	-
Dong Nai Water Joint Stock Company	771.996.330	-
Red Sun Technology Co., Ltd	444.096.360	2.635.427.106
Vietnam Industrial Construction Corporation	-	19.085.721.859
Ngan Lam Co., Ltd	-	2.076.828.193
Other Customers - Bao Loc	18.847.404	143.130.496
Other Customers - The Corporation	2.586.478.217	5.188.298.541
Related Parties	752.691.246	1.152.439.102
Tin Nghia Professional Security Services Corporation	676.320.000	965.477.554
Tin Nghia Petrol Joint Stock Company	73.476.360	99.117.950
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	2.268.000	70.833.382
Tin Nghia Industrial Park Development Joint Stock Company	626.886	1.350.216
Nhon Trach Green Trees Corporation	-	10.800.000
Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	-	4.860.000
Total	219.892.881.639	33.698.142.401

Short-term Advances from Customers	Ending Balance	Beginning Balance
Third Parties	82.239.801.275	44.408.461.104
Petrovietnam Power Corporation	74.000.000.000	42.000.000.000
KTG Industrial Nhon Trach Joint Stock Company	6.440.044.540	-
Other Customers	1.799.756.735	2.408.461.104
Related Parties	-	71.000.405
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	-	71.000.405
Total	82.239.801.275	44.479.461.509
Long-term Advances from Customers	Ending Balance	Beginning Balance
Third Parties	80.000.000.000	80.000.000.000
Petrovietnam Power Corporation	80.000.000.000	80.000.000.000
Related Parties	-	-
Total	80.000.000.000	80.000.000.000

15- Bonds Issued

Content	Số cuối kỳ	Số đầu kỳ
-	-	-

16- Taxes and Amounts Payable to the State** Value-Added Tax*

The company applies the Value-Added Tax deduction method. The VAT rates are determined according to current regulations.

** Import-Export Tax:* The company declares and pays taxes as notified by the Customs Department.

** Corporate Income Tax Expense***Corporate Income Tax Expense:**

Attached Appendix

Taxes and Amounts Receivable from the State:

Attached Appendix

17- Accrued Expenses

17.1 Short-term Accrued Expenses	Ending Balance	Beginning Balance
Loan Interest Expenses	-	2.659.015.970
Industrial Park 6D Infrastructure Costs	1.513.831.295	1.513.831.295
Estimated Infrastructure Costs for Ong Keo IP	72.877.330.015	64.965.355.701
Other Expenses	2.851.136.217	5.392.691.321
Total	77.242.297.527	74.530.894.287

17.2 Long-term Accrued Expenses	Ending Balance	Beginning Balance
Other Expenses	-	-
Total	-	-

18- Other Payables

18.1 Short-term Payables	Ending Balance	Beginning Balance
Third Parties	83.576.191.689	108.148.121.893
Dividend Payables	508.103.600	417.984.000
Payable land lease deposit for industrial zones - Customers of Nhon Trach industrial zone	75.602.171.002	99.032.852.467
Payable mandatory insurance premiums	44.269.001	46.075.001
Deposits and Collateral Received	4.304.536.250	6.479.465.425
Other Customers	3.117.111.836	2.171.745.000
Related Parties	80.000	-
Total	83.576.271.689	108.148.121.893

18.2 Other Long-term Payables	Ending Balance	Beginning Balance
Long-term Payables	39.119.605.850	39.119.605.850
Payable land lease for Nhon Trach 3 Industrial Zone and Tan Bien Market	12.445.518.174	12.445.518.174
Payable to the Compensation Committee of Long Thanh District for compensation costs related to the Tam Phuoc Industrial Zone project	26.674.087.676	26.674.087.676

Long-term Payables (Account 344)	5.575.976.964	2.314.220.524
Factories, Warehouses, Markets, Plazas	2.962.576.964	1.648.980.524
Nhon Trach Industrial Park	2.365.000.000	365.000.000
Warehouse Rentals - Bao Loc Branch Customers	248.400.000	300.240.000
Total	44.695.582.814	41.433.826.374

19- Unearned Revenue

19.1 Short-term Unearned Revenue	Ending Balance	Beginning Balance
Nhon Trach 3 Industrial Park	76.418.670.531	56.984.831.371
Nhon Trach 6D Industrial Park	1.037.347.403	-
Tan Phu Industrial Park	5.994.348.281	6.126.500.285
An Phuoc Industrial Park	36.479.142.905	36.269.336.076
Ong Keo Industrial Park	14.581.182.689	19.402.446.561
Premises, Warehouses, Offices, Houses	143.526.268	35.785.152
Tin Nghia Plaza Shopping center	168.971.800	-
Total	134.823.189.877	118.818.899.445

19.2 Long-term Unearned Revenue	Ending Balance	Beginning Balance
Tan Phu Industrial Park	188.333.410.860	190.654.491.600
An Phuoc Industrial Park	1.217.252.430.734	1.192.492.185.577
Ong Keo Industrial Park	443.773.601.426	422.212.825.903
Nhon Trach Industrial Park	2.117.304.602.498	1.830.371.409.111
Total	3.966.664.045.518	3.635.730.912.191

20- Long-term Provisions

Content	Ending Balance	Beginning Balance
Long-term Provisions	4.343.949.980	5.207.649.980

21- Preferred Shares

22- Deferred Income Tax Assets and Deferred Income Tax Liabilities:

a- Deferred Income Tax Assets Related to Unused Taxable Losses:

Content	Current Year	Previous Year
Beginning Balance	-	-
Incurred during the year	(1.559.932.167)	(681.146.857)
Reversed during the year	(1.559.932.167)	(681.146.857)
Ending Balance	-	-

b- Deferred Income Tax Liabilities

Deferred Income Tax Liabilities	Ending Balance	Beginning Balance
Beginning Balance	38.759.460.262	41.178.144.460
Deferred income tax liabilities from temporary taxable differences	(1.559.932.167)	(681.146.857)
Deferred income tax liabilities reversed from previous years – Formosa	(816.302.713)	(816.302.713)
Deferred income tax liabilities reversed from previous years - Tan Van	(30.400.742.724)	(921.234.628)
Ending Balance	5.982.482.658	38.759.460.262

23- Equity

a- Reconciliation of Changes in Owners' Equity: (Details attached in a supporting schedule)

b- Details of Owners' Equity Contributions

Shareholder Name	Ending Balance		Beginning Balance	
	Amount	Percentage (%)	Amount	Percentage (%)
Dong Nai Provincial Party Committee	961.250.000.000	48,06%	961.250.000.000	48,06%
Saigon Investment Construction and Building Materials Corporation	499.139.390.000	24,96%	499.139.390.000	24,96%
Other Shareholders	539.610.610.000	26,98%	539.610.610.000	26,98%
Total	2.000.000.000.000	100%	2.000.000.000.000	100%

c- Transactions with Owners' Equity

Content	Ending Balance	Beginning Balance
Owners' equity contributions		
- Initial contributions	2.000.000.000.000	2.000.000.000.000
- Additional contributions during the year	-	-
- Reductions in contributions during the year	-	-
- Ending contributions	2.000.000.000.000	2.000.000.000.000

d-Shares

Content	Ending Balance	Beginning Balance
Number of shares registered for issuance	200.000.000	200.000.000
Shares sold to the public		
- Common shares	200.000.000	200.000.000
Shares repurchased		
- Common shares	-	-
Outstanding shares		
- Common shares	200.000.000	200.000.000
Par value of outstanding shares:	10.000 đồng/CP	10.000 đồng/CP

24- Asset Revaluation Differences

	Ending Balance	Beginning Balance
Reason for the Changes Between Beginning and Ending Balances

25- Foreign Exchange Differences

	Ending Balance	Beginning Balance
- Reason for the Changes

26- Funding Sources

	Ending Balance	Beginning Balance
- Funding allocated during the year
- Operating expenses
- Remaining funding at year-end

27- Off-Balance Sheet Items

Content	Ending Balance	Beginning Balance
1. Leased assets	-	-
2. Materials and goods held for safekeeping or processing	-	-
3. Goods held for consignment or sale	-	-
4. Written-off bad debts	-	-
5. Foreign currencies (USD)	257.948,80	460.723,82
(SGD)	-	-
6. Budget for operational activities and projects	-	-

VI- Additional Information for Items Presented in the Statement of Comprehensive Income

Content	Quarter 3/2025	Quarter 3/2024
1- Revenue from Sales and Services	1.643.446.781.472	1.295.909.426.022
Including:		
Revenue from goods and finished product sales	1.536.907.094.070	1.201.859.521.358
Revenue from real estate business	9.732.718.590	3.410.614.428
Revenue from service provision	9.962.302.897	10.368.251.519
Revenue from industrial park infrastructure business	86.844.665.915	80.271.038.717
2- Deductions from Revenue	-	-
Trade discounts	-	-
Sales allowances	-	-
Sales returns	-	-
VAT payable (direct method)	-	-
Special consumption tax	-	-
Export tax	-	-
3- Net Revenue	1.643.446.781.472	1.295.909.426.022
Revenue from goods and finished product sales	1.536.907.094.070	1.201.859.521.358
Revenue from real estate business	9.732.718.590	3.410.614.428
Revenue from service provision	9.962.302.897	10.368.251.519
Revenue from industrial park infrastructure business	86.844.665.915	80.271.038.717
4- Cost of Goods Sold	1.585.220.007.941	1.227.781.232.697
Cost of goods and finished products sold	1.542.557.045.911	1.187.781.011.932
Cost of real estate business	149.527.158	3.162.819.689
Cost of service provision	7.641.503.221	3.784.529.196
Cost of industrial park infrastructure business	34.871.931.651	33.052.871.880
5- Finance Income	87.148.205.059	36.423.495.089
Interest income from loans and deposits	6.375.450.324	18.767.685.232
Interest from deferred sales	32.425.945.499	14.686.886.504
Dividends and profits received	44.835.697.500	382.465.000
Foreign exchange gains from year-end revaluation	872.945.610	-
Foreign exchange gains incurred during the year	2.635.211.526	2.451.366.703
Other income	2.954.600	135.091.650
6- Finance Expenses	24.223.764.977	19.575.099.998
Interest expenses	24.124.646.816	16.297.297.682
Foreign exchange losses incurred during the year	68.046.559	2.464.047.867
Foreign exchange losses from year-end revaluation	31.071.602	1.089.247.482

Provision for impairment of investments	-	(344,235.800)
Other expenses	-	68.742.767
7- Selling Expenses	6.907.221.642	3.858.203.255
Cost of raw materials, supplies, and tools	513.863.384	198.461.780
Staff expenses	1.500.238.529	1.602.735.639
Depreciation of fixed assets	303.820.403	316.824.471
Warranty expenses	20.440.749	-
External service expenses	4.550.804.008	1.675.853.137
Other monetary expenses	18.054.569	64.328.228
8- General and Administrative Expenses	8.259.879.541	21.389.518.033
Administrative staff expenses	7.762.700.307	12.646.218.759
Administrative materials and tools expenses	455.784.739	654.155.102
Depreciation of fixed assets	1.007.508.443	1.133.256.427
Taxes, fees, and charges	13.022.593	5.962.250
Provision expenses	(4.805.972.000)	(80.000.000)
External service expenses	2.243.787.866	3.398.062.268
Other monetary expenses	1.583.047.593	3.631.863.227
9- Other Income	1.005.525.608	732.838.564
Disposal of assets	85.000.000	19.855.556
Disposal of packaging and tools	48.291.666	-
Other income	872.233.942	712.983.008
10- Other Expenses	584.223.957	7.523.645.782
Depreciation of unused assets	583.451.466	548.274.429
Asset disposal expenses	-	7.629.630
Disposal expenses of tools and instruments	-	21.332.511
Expenses for supporting contract termination	-	4.889.950.342
Other expenses	772.491	2.056.458.870

10.- Current Corporate Income Tax Expenses

Current Corporate Income Tax Expenses	Quarter 3/2025	Quarter 3/2024
Current Corporate Income Tax Expenses based on taxable income for the year	42.136.594.425	11.884.432.191

Corporate Income Tax Payable	Current Year	Previous Year
Beginning balance of Corporate Income Tax Payable	21.847.008.267	22.573.848.690
Corporate Income Tax Payable during the year	147.992.274.108	36.565.258.775
Corporate Income Tax Paid during the year	132.497.093.361	31.436.498.890
Corporate Income Tax Payable at the End of the Quarter/Year (*)	37.342.189.014	27.702.608.575

11- Deferred Corporate Income Tax Expenses

	Current Year	Previous Year
Deferred Corporate Income Tax expenses from deductible temporary differences	(1.559.932.167)	(2.472.590.317)
Deferred Corporate Income Tax income from reversing deferred Corporate Income Tax liabilities	(31.217.045.437)	(1.737.537.341)
Total	(32.776.977.604)	(4.210.127.658)

VII – Supplementary Information for Items in the Cash Flow Statement

1- Non-Cash Transactions Current Year Previous Year

- Acquisition of assets through assumption of related liabilities or financial leasing transactions:
- Acquisition of enterprises through share issuance:
- Debt-to-equity conversion:

2- Cash and Cash Equivalents Held but Not Utilized: Disclose the value and reasons for significant cash and cash equivalents held by the enterprise that cannot be utilized due to legal restrictions or other binding obligations that the enterprise is required to comply with.

VIII- Other Information

- 1- Contingent liabilities, commitments, and other financial information.
- 2- Events occurring after the end of the fiscal year
- 3- Related party information

During the period, the Corporation had transactions with related parties up to September 30, 2025, as follows:

- 4- Transactions during the period:

CONTENT	Relationship	Quarter 3/2025	Quarter 3/2024
Sales Revenue and Service Provision		196,188,137,340	89,033,991,607
Japanese SMEs Development JS Company	Subsidiary	1,694,722,372	1,420,234,757
Tin Nghia Petrol Joint Stock Company	Subsidiary	829,320,490	1,141,634,653
Tin Nghia Professional Security Services Corporation	Subsidiary	472,222,221	494,858,583
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Subsidiary	367,591,396	733,911,118
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Subsidiary	13,464,000	13,464,000
Thong Nhat Joint Stock Company	Associate	8,631,360	8,631,360
Tuan Loc Commodities Company Limited	Other related party	188,862,676,992	770,687,231
Olympic Coffee Joint Stock Company	Other related party	3,723,599,248	84,337,477,288
Thong Nhat Real Estate Joint Stock Company	Other related party	5,346,000	10,497,600
Tin Nghia Transport Joint Stock Company	Other related party	14,726,460	102,595,017
Other Revenue (Collection and Payment on Behalf)		8,800,384	6,870,780
Tin Nghia Petrol Joint Stock Company	Subsidiary	8,800,384	6,870,780
Buy supplies, goods and services		3,393,625,886	3,722,206,002
Tin Nghia Professional Security Services Corporation	Subsidiary	1,885,266,666	2,343,388,620
Tin Nghia Petrol Joint Stock Company	Subsidiary	256,886,340	316,512,828
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Subsidiary	137,237,299	29,368,000
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	Subsidiary	93,000,000	107,027,779
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Subsidiary	4,401,273	4,629,630
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiary	1,250,200	1,696,700
Tin Nghia Project Management Joint Stock Company	Associate	181,481,481	853,055,556
Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related party	618,765,826	-
Nhon Trach Green Trees Corporation	Other related party	19,500,000	20,000,000
Thong Nhat Real Estate Joint Stock Company	Other related party	-	4,377,273
Dividends and distributed profits received		44,262,000,000	-
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiary	44,262,000,000	-
Loan interest, late payment interest		13,198,541,712	19,995,758,615
Nhon Trach Investment Joint Stock Company	Subsidiary	-	4,032,394,472
Japanese SMEs Development JS Company	Subsidiary	129,530,958	151,119,452
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Subsidiary	-	5,829,041,096
Tin Nghia - A Chau Investment Joint Stock Company	Subsidiary	-	5,485,797,709
Olympic Coffee Joint Stock Company	Other related party	12,362,198,986	151,119,452
Tuan Loc Commodities Company Limited	Other related party	706,811,768	-

Contribute investment capital		602.886.270.000	-
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Subsidiary	602.886.270.000	-
Dividend payment		160.642.832.900	73.019.469.500
Dong Nai Provincial Party Committee	Shareholder	105.737.500.000	48.062.500.000
Saigon Investment Construction and Building Materials Corporation	Shareholder	54.905.332.900	24.956.969.500
Short-term loan recovery		-	146.000.000.000
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Subsidiary	-	146.000.000.000

Dong Nai, October 15, 2025

Preparer
(Signature, full name)



Nguyen Nhu Huynh

Chief Accountant
(Signature, full name)



Nguyen Thi Thuy Van

General Director
(Signature, full name, seal)




Tran Trung Tuan