

THE VEGETEXCO PORT JOINT STOCK COMPANY

No. 1 Nguyen Van Quy, Phu Thuan Ward, HCMC

Tax Code : 0302336158



SOCIALIST REPUBLIC OF VIETNAM
INDEPENDENCE - FREEDOM - HAPPINESS



FINANCIAL STATEMENTS

QUARTER III/2025

Reporting unit : The Vegetexco Port Joint Stock Company
Address: No. 1 Nguyen Van Quy, Phu Thuan Ward, District 7, HCMC

Form: B 01 - DN
(Issued under Circular No. 200/2014/TT-BTC
dated December 22nd 2014 of the Ministry of Finance)

BALANCE SHEET

Quarter III in 2025
AT DAY 30 MONTH 09 YEAR 2025

Currency: VND

ARTICLE	CODE	Note	Balance at the end of the quarter	Balance at the beginning of the year
1	2	3	4	5
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		5,116,602,812,369	4,756,778,063,119
I. Cash and cash exchangeable	110		30,243,468,613	106,786,723,702
1. Cash	111	V.1	21,993,468,613	97,786,723,702
2. Cash exchangeable	112		8,250,000,000	9,000,000,000
II. Short-term financial investments	120		10,500,000,000	13,700,000,000
1. Held-to-Maturity investments	123	V.2	10,500,000,000	13,700,000,000
III. Short-term receivables	130		5,022,059,020,187	4,629,868,131,734
1. Short-term Receivables from Customers	131	V.4	4,809,849,314,595	4,282,905,067,017
2. Prepayment to suppliers	132	V.5	563,282,809	611,245,609
3. Receivables short-term loans	135			
4. Other receivable	136	V.6	254,273,867,442	388,979,263,767
5. Provision for bad short-term receivables	137		(42,627,444,659)	(42,627,444,659)
6. Insufficient Assets	139			
IV. Inventory	140		53,463,463,050	2,390,653
1. Inventory	141	V.8	53,463,463,050	2,390,653
2. Provision for decline in inventory	149			
V. Provision for decline in inventory	150		336,860,519	6,420,817,030
1. Short-term prepaid expenses	151	V.13a	21,206,778	3,776,249,248
2. Input VAT	152			
3. Taxes and Receivables from State Budget	153	V.9	315,653,741	2,644,567,782
B. LONG-TERM ASSETS (200 = 210+220+240+250+260)	200		29,361,905,359	30,528,038,687



ARTICLE	CODE	Note	Balance at the end of the quarter	Balance at the beginning of the year
1	2	3	4	5
I. Long-term receivables	210			-
1. Long-term others receivable	216	V.7		
II. Fixed assets	220		7,712,438,899	8,950,512,640
1. Tangible fixed assets	221	V.10	7,712,438,899	8,950,512,640
- The original price	222		46,877,224,299	46,877,224,299
- Accumulated depreciation	223		(39,164,785,400)	(37,926,711,659)
2. Intangible fixed assets	227	V.11		-
- The original price	228			
- Accumulated depreciation	229			
IV. Long-term financial investments	240		21,647,349,716	21,574,666,288
1. Production in progress: long-term	241			
2. Capital Construction in Progress	242	V.12	21,647,349,716	21,574,666,288
VI. Other long term assets	260		2,116,744	2,859,759
1. Long-term prepaid expenses	261	V.13b	2,116,744	2,859,759
2. Deferred income tax assets	262			
TOTAL ASSETS (270=100+200)	270		5,145,964,717,728	4,787,306,101,806
C LIABILITIES (300=310+330)	300		4,903,438,548,115	4,552,696,342,846
I. Current liabilities	310		4,903,438,548,115	4,552,696,342,846
1. Payables to seller: short-term	311		3,514,937,219,913	2,525,539,441,457
2. Short term Advances Received from the Customers	312		8,300,000	
3. Taxes and Obligations to State Budget	313	V.15	5,063,265,561	2,542,220,272
4. Payables to employees	314			580,000,000
5. Short-term expenses	315	V.14	7,205,503,091	8,052,675,103
6. Short-term Unrealized Revenue	318			
7. Other short-term payables	319	V.16a	744,316,254,731	412,521,001,195
8. Short-term borrowings and financial leases	320		631,800,000,000	1,603,300,000,000
9. Reward and Welfare Fund	322		108,004,819	161,004,819

ARTICLE	CODE	Note	Balance at the end of the quarter	Balance at the beginning of the year
1	2	3	4	5
II. Long-term liabilities	330		-	-
1. Others Long-term payable	337	V.16b		
B. OWNERS' EQUITY	400		242.526.169.613	234.609.758.960
I. Owners' Equity	410		242.526.169.613	234.609.758.960
1. Business capital	411	V.17a	82.146.920.000	82.146.920.000
1. Common stock with voting rights	411a		82.146.920.000	82.146.920.000
2. Paid-in capital	412		32.390.192.180	32.390.192.180
3. Conversion option to bonds	413			
4. Other capital	414			
5. Treasury stock	415		(8.157.331.384)	(8.157.331.384)
6. Revaluation differences on Assets	416			
8. Investment & Development Fund	418		36.917.711.068	36.917.711.068
9. Corporate restructuring fund	419			
10. Other Funds belonging to Equity	420			
11. Retained earnings	421	V.20b	90.235.835.665	82.319.425.012
- Accumulated undistributed profit after tax at end of last period	421a		82.129.425.012	65.366.262.595
- Undistributed profit after tax this period	421b		8.106.410.653	16.953.162.417
12. Basic Construction Capital	422		8.992.842.084	8.992.842.084
II. Other resources and funds	430			
TOTAL RESOURCES	440		5.145.964.717.728	4.787.306.101.806



Prepared by

[Signature]

Truong Thi Hai Yen

Chief Accountant

[Signature]

Truong Thi Hai Yen



Pham Ngoc Quynh

Income Statement

Quarter III in 2025

AT DAY 30 MONTH 09 YEAR 2025

ARTICLE	CODE	Note	Quarter III/2025		Cumulation from the beginning of the year to the end of the quarter	
			This Year	Last Year	This year	Last year
1. Gross sales of merchandise and services	01		3.118.501.609.083	2.284.065.893.675	8.691.331.506.857	6.701.027.429.592
2. Deduction	02					
3. Net sales of merchandise and services	10	V.19a	3.118.501.609.083	2.284.065.893.675	8.691.331.506.857	6.701.027.429.592
4. Cost of goods sold	11	V.19b	3.108.962.090.511	2.272.287.494.482	8.664.212.970.480	6.669.280.942.450
5. Gross profit from sale of merchandise and services	20		9.539.518.572	11.778.399.193	27.118.536.377	31.746.487.142
6. Financial income	21	V.19c	61.444.375.884	71.574.713.022	240.399.946.237	259.693.664.265
7. Financial expenses	22	V.19d	68.787.285.155	80.561.695.446	252.297.263.369	278.007.130.521
Interest expenses	23		22.997.302.350	46.869.214.435	123.847.940.870	139.400.188.099
8. Selling expenses	25	V.19g	635.375.970	1.190.366.341	1.817.858.631	3.328.975.862
9. General and administration expenses	26	V.19h	1.140.861.729	1.286.300.815	3.720.391.005	3.757.582.552
10. Operating profit (loss)	30		420.371.602	314.749.613	9.682.969.609	6.346.462.472
11. Other income	31	V.19e	56.656.801	193.432.527	450.926.336	3.737.361.759
12. Other expenses	32	V.19f	831.203		882.629	61.336.233
13. Profit (loss) from other activities	40		55.825.598	193.432.527	450.043.707	3.676.025.526
14. Accounting profit (loss) before tax	50	V.20a	476.197.200	508.182.140	10.133.013.316	10.022.487.998
16. Income tax payable	51	V.19i	95.239.440	101.636.428	2.026.602.663	2.004.497.600
16. Deferred income tax	52					
17. Net profit (loss) after tax	60	V.20b	380.957.760	406.545.712	8.106.410.653	8.017.990.398
18. Earnings per share	70		49	52	1.036	1.025
19. Decrease in earning per share	71		49	52	1.036	1.025

Prepared by

Chief Accountant

17th October 2025

Director



Truong Thi Hai Yen

Truong Thi Hai Yen

Pham Ngoc Quynh

Reporting unit : The Vegetexco Port Joint Stock Company
Address: No. 1 Nguyen Van Quy, Phu Thuan Ward,
District 7, HCMC

Form: B 03 - DN
(Issued under Circular No. 200/2014/TT-BTC
dated december 22nd 2014 of the Ministry of Finance)

CASH FLOW STATEMENT

(Indirect method)

FROM DATE: 01/01/2025 TO DATE: 30/09/2025

Currency: VND

ARTICLE	CODE	Accumulated from the beginning of the year to the end of the quarter	
		Quarter III/2025	Quarter III/2024
(1)	(2)	(3)	(4)
I. Cash flows from operating activities			
1. Profit before tax			
01		10.133.013.316	10.022.487.998
2. Adjustment of following items			
Fixed asset depreciation			
02		1.238.073.741	1.280.864.250
- Allowances	03	-	
- Foreign exchange rate differences	04	3.796.578.125	6.404.676.962
- Gains (loss) from investing activities	05	(550.268.171)	(823.516.541)
- Interest expenses	06	123.847.940.870	139.400.188.099
Other adjustments	07	-	
3. Profit from operating activities before working capital changes			
08		138.465.337.881	156.284.700.768
- Increase/Decrease in accounts receivable	09	(395.298.050.757)	2.013.883.592.464
- Increase/Decrease in inventory	10	(53.461.072.397)	(16.305.498.877)
- Increase/Decrease in accounts payables (excluding interest payables, income tax payable)	11	1.325.187.324.705	(2.758.630.132.964)
- Increase/Decrease in prepaid expenses	12	3.755.785.485	1.855.400.286
- Interest expense paid	14	(124.695.112.882)	(134.222.026.408)
- Income tax paid	15	(2.432.051.867)	(3.106.568.554)
- Other cash received from operating activities	16	-	
- Other cash paid for operating activities	17	(243.000.000)	(240.600.000)
Net cash from operating activities	20	891.279.160.168	(740.481.133.285)
II. Cash flows from investing activities			
1. Acquisition of fixed assets and other non-current assets	21	(72.683.428)	(72.783.510)
2. Proceeds from sale of fixed assets and other non-current assets	22	-	
3. Loan to other company, acquisition of debt instruments of other company	23	(10.500.000.000)	8.100.000.000

ARTICLE	CODE	Accumulated from the beginning of the year to the end of the quarter	
		Quarter III/2025	Quarter III/2024
(1)	(2)	(3)	(4)
4. Recovery of loan, proceeds from sale of debt instruments	24	13.700.000.000	11.620.000.000
5. Investments in associates	25	-	-
6. Recovery of investments in associates	26	-	-
7. Interest and dividend received	27	550.268.171	823.516.541
Net cash from investing activities	30	3.677.584.743	20.470.733.031
III. Cash flows from financing activities			
1. Proceeds from issuance of stock and receipt of capital contributed	31	-	-
2. Payments to owner for capital contributed, payments to acquire or redeem the enterprise's shares	32	-	-
3. Proceeds from borrowing	33	2.120.900.000.000	3.392.760.000.000
4. Payments of principal	34	(3.092.400.000.000)	(2.681.760.000.000)
5. Payments of financial lease	35	-	-
6. Dividends paid for owners	36	-	(4.694.962.800)
Net cash from financing activities	40	(971.500.000.000)	706.305.037.200
Net cash increase/ decrease during the year (50 = 20+30+40)	50	(76.543.255.089)	(13.705.363.054)
Cash and cash equivalent at beginning of period	60	106.786.723.702	17.693.772.999
Effects of changes in foreign exchange rate	61	-	-
Cash and cash equivalent at end of period (70 = 50+60+61)	70	30.243.468.613	3.988.409.945

Prepared by



Truong Thi Hai Yen

Chief Accountant



Truong Thi Hai Yen

17th October 2025

Director



Pham Ngoc Quynh

Form CBTT-03

(Issued together with Circular No. 38/2007/TT-BTC dated April 18, 2007 of the Minister of Finance, Guiding Information Disclosure on the Stock Market and Official Dispatch No. 352/UBCK-PTTT, dated July 14, 2006 of the State Securities Commission)

THE VEGETEXCO PORT JOINT STOCK COMPANY

No. 1 Nguyen Van Quy, Phu Thuan Ward, District 7, HCMC

SUMMARY FINANCIAL STATEMENTS**Quarter III/2025****I. BALANCE SHEET**

No.	Content	Balance at the end of the quarter	Balance at the beginning of the year
I	Current Assets	5.116.602.812.369	4.756.778.063.119
1	Cash and Cash Equivalents	30.243.468.613	106.786.723.702
2	Short-Term Investments	10.500.000.000	13.700.000.000
3	Short-Term Receivables	5.022.059.020.187	4.629.868.131.734
4	Inventories	53.463.463.050	2.390.653
5	Other Current Assets	336.860.519	6.420.817.030
II	Long-Term Assets	29.361.905.359	30.528.038.687
1	Long-Term Receivables		
2	Fixed Assets	7.712.438.899	8.950.512.640
	- Tangible Fixed Assets	46.877.224.299	46.877.224.299
3	Construction in Progress	21.647.349.716	21.574.666.288
6	Other Long-Term Assets	2.116.744	2.859.759
A	Total assets	5.145.964.717.728	4.787.306.101.806
III	Liabilities	4.903.438.548.115	4.552.696.342.846
1	Short-term debt	4.903.438.548.115	4.552.696.342.846
2	Long-term debt		
IV	Owner's equity	242.526.169.613	234.609.758.960
1	Owner's equity	242.526.169.613	234.609.758.960
	- Owner's investment capital	82.146.920.000	82.146.920.000
	- Share premium	32.390.192.180	32.390.192.180
	- Other owners' capital		
	- Treasury shares	(8.157.331.384)	(8.157.331.384)
	- Asset revaluation difference		
	- Exchange rate difference		
	- Funds	36.917.711.068	36.917.711.068
	- Undistributed profit after tax	90.235.835.665	82.319.425.012
	- Investment capital for construction and installation	8.992.842.084	8.992.842.084
2	Other funds and funds		
	- Funds		
	- Funds for forming fixed assets		
B	Total liabilities + owners' equity	5.145.964.717.728	4.787.306.101.806

II. INCOME STATEMENT

(applicable to manufacturing, processing, service enterprises...)

No.	Item	Report period Quarter III/2025	Cumulation from the beginning of the year to the end of the quarter
1	Sales and Service Revenue	3.118.501.609.083	8.691.331.506.857
2	Revenue Deductions		
3	Net Sales and Service Revenue	3.118.501.609.083	8.691.331.506.857
4	Cost of Goods Sold	3.108.962.090.511	8.664.212.970.480
5	Gross Profit from Sales and Service Revenue	9.539.518.572	27.118.536.377
6	Financial Revenue	61.444.375.884	240.399.946.237
7	Financial Expenses	68.787.285.155	252.297.263.369
8	Selling Expenses	635.375.970	1.817.858.631
9	Administrative Expenses	1.140.861.729	3.720.391.005
10	Net Operating Profit	420.371.602	9.682.969.609
11	Other Income	56.656.801	450.926.336
12	Other Expenses	831.203	882.629
13	Other Profit	55.825.598	450.043.707
14	Total Accounting Profit Before Tax	476.197.200	10.133.013.316
15	Corporate Income Tax	1.835.104.360	1.931.363.223
16	Deferred Corporate Income Tax		
17	Profit After Corporate Income Tax	(1.358.907.160)	8.201.650.093
18	Basic Earnings Per Share	49	1.036
19	Dividends Per Share	49	1.036



Pham Ngoc Quynh

Reporting unit: THE VEGETEXCO PORT JOINT STOCK COMPANY
Address: No. 1 Nguyen Van Quy, Phu Thuan Ward, District 7, HCMC

Form B 09a-DN
(Issued under Circular No. 200/2014/TT-BTC
dated December 22, 2014 of the Ministry of Finance)

NOTES TO THE FINANCIAL STATEMENTS

Quarter III/2025

I. CHARACTERISTICS OF BUSINESS'S OPERATIONS

1. Form of capital ownership:

VEGETEXCO PORT JOINT STOCK COMPANY was converted from Vegetable and Fruit Logistics Company (a SOE under Vietnam National Vegetable and Fruit Corporation., JSC) according to Decision No. 20/02/2001 of the Prime Minister. Business Registration Certificate No. 4103000427 dated May 25, 2001.

Business Registration Certificate No.: 0317965381 issued by Ho Chi Minh City Department of Planning and Investment on August 03, 2023. Registered for the 13th change on October 11, 2022 with business code 0302336158

The charter capital of the Company according to the Business Registration Certificate is **82,146,920,000 VND**.

The contributed capital of the Company as of October 30, 2025 is **82,146,920,000 VND**.

The head office of the Company is at No. 1 Nguyen Van Quy, Phu Thuan Ward, District 7, HCMC.

2. Business field:

The Company's business field is trade and services.

3. Business lines:

Port and buoy exploitation. Trade in warehousing and office leasing. Trade, dealers of vegetable and fruit varieties, processed products from vegetables, agricultural and seafood products; machinery and equipment for consumer goods. Services: loading, unloading, packing of import and export goods; shipping agents and maritime brokers. Direct import and export: vegetables, fruits, ornamental plants; vegetable and fruit products; vegetable and fruit products; spices, agriculture, forestry, seafood, handicrafts, consumer goods, machinery and equipment, spare parts, chemical materials, means of transportation. Investment in construction of infrastructure for residential areas and industrial parks. Housing business. Real estate brokerage. Real estate services. Construction of civil and industrial building; Domestic and international travel business. Processing of agricultural, forestry and seafood products. Sales of forest products.

II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1. Annual accounting period (starting from January 01 and ending on December 31).
2. The currency used in accounting is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND REGIMES APPLIED

1.1. Accounting regimes applied:

The Company applies the Vietnamese Accounting Regime issued in accordance with Circular No. 200/2014/TT-BTC dated December 22, 2014, the amended and supplemented circulars and the Enterprise Accounting Regime, Vietnamese Accounting Standards issued by the Ministry of Finance.

1.2. Declaration on compliance with Accounting Standards and Accounting Regime:

The Company applies the Vietnamese Accounting Standards and guideline documents issued by the State. The Financial Statements are prepared and presented in accordance with all regulations of each standard and circular which guides the implementation of current Accounting Standards and Regimes.

IV. ACCOUNTING POLICIES APPLIED

1. Change in accounting policies

On December 22, 2014, the Ministry of Finance issued Circular No. 200/2014/TT-BTC guiding the Enterprise Accounting Regime to replace Decision No. 15/2006/QĐ-BTC dated March 20, 2006 and take effect for the fiscal year starting from or after January 01, 2015.

2. Principles for determining cash equivalents

Cash and cash equivalents are short-term investments with maturity not exceeding 3 months which are readily convertible into cash and are subject to an insignificant risk of change in value since the acquisition date at the reporting date.

3. Principles for recognizing inventories

Inventories are calculated according to the original costs. If the net realizable value is lower than the original cost, inventories are calculated by net realizable value. The original cost of inventories include the cost of purchasing and the related costs incurred directly to get the inventory at the current location and status.

Inventory value at the end of period is determined on the weighted average basis

Inventories are accounted for on a regular basis.

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

4. Principles for recognizing trading receivables and other receivables

Accounts receivable from customers, prepaid payments to suppliers, internal receivables and other receivables at the time of reporting in case of:

- Having a recovery or payment term of less than 1 year shall be classified as a short-term asset.
- Having a recovery or payment term of more than 1 year shall be classified as a long-term asset.

Provision for doubtful receivables: Provision for doubtful receivables shows the expected value of the receivables that may not be paid by the customers for the receivables at the time of preparing the Financial Statements.

5. Principles for recognizing and depreciating fixed assets

Tangible fixed assets, intangible fixed assets are recognized at the original cost. In the course of use, tangible fixed assets and intangible fixed assets are recognized at the original cost, accumulated depreciation and retaining value.

Depreciation is based on straight-line method. The depreciation period is estimated as follows:

Houses, buildings	06 - 30 years
Machinery, equipment	06 - 15 years
Means of transportation	06 - 10 years
Office facilities	03 - 10 years
Intangible assets and other assets	04 - 11 years

6. Principles for recognizing financial investments

Short-term investment securities are bought and sold on the stock market and can recover capital in no more than one year.

Short-term investment securities are recognized at the actual purchase price of securities (original cost including the purchase price and transaction brokerage fees).

At the end of the year, if the market price of short-term investment securities is reduced below the original cost the provision for impairment of short-term investment securities shall be made. Financial investments at the time of reporting in case of:

- Having a recovery or maturity term of no more than 3 months from the date of purchase of such investment shall be considered "cash equivalents"
- Having a recovery term of less than 1 year shall be classified as a short-term asset
- Having a recovery term of more than 1 year shall be classified as a long-term asset

7. Principles for recognizing and capitalizing borrowing costs

Borrowing costs are recognized in the production and business expenses in the period when incurred, deducting the borrowing costs directly related to construction investment or production of unfinished assets which are included in the value of such assets (capitalized) when all the conditions specified in No. 16 "Borrowing costs", Vietnam Accounting

8. Principles for recognizing and allocating prepaid expenses

Prepaid expenses related only to production and business expenses of the current fiscal year are recognized as short-term prepaid expenses.

Tools and equipment used of great value; the cost of overhauling fixed assets incurred at one time of too large shall be accounted into long-term prepaid expenses for gradual allocation to business results over many years.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period are based on the nature and extent of each type of expense to select reasonable allocation methods and forms. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

9. Principles for recognizing payable expenses

The actual expenses have not been incurred but are deducted in advance from production and business expenses in the period to ensure that the actual expenses incurred do not cause a surge to production and business expenses on the basis of ensuring the principle of appropriateness between revenue and expenses. When expenses incur, if there is a difference with the amount appropriated, the accountant shall make additional entries or write down expenses corresponding to the difference.

10. Principles for recognizing trading payables and other payables

Payables to suppliers, internal payables, other payables, loans at the time of reporting in case of:

- Having payment term of less than 1 year shall be classified as short-term debt.
- Having payment term of more than 1 year shall be classified as long-term debt.

Deferred income tax is classified as long-term debt.

11. Principles for recognizing equity

Owner's equity is recognized according to the actual contributed capital and the contributed capital from the issuance of shares is recognized at par value.

Capital surplus is recognized as an increase difference due to the issuance of shares higher than par.

Dividends payable to shareholders are recognized as payables in the Company's Balance Sheet after the dividend announcement of the Board of Directors of the Company.

Fund shares are issued by the Company and subsequently redeemed. Fund shares are recognized at the actual value and presented on the Balance Sheet as a decrease in equity.

The exchange rate difference reflected on the Balance Sheet arises from the end-of-period revaluation of foreign currency items of basic construction investment activities.

Undistributed after-tax profit on the Balance Sheet is profit from the operation of the business after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of the previous years.

12. Principles and methods for recognizing turnover

Sales Revenue

Sales revenue is recognized when at the same time, the following conditions are met:

The majority of the risks and benefits associated with ownership of product or goods have been transferred to the customers;

The Company no longer holds the right to manage the goods as the owner of the goods or the control of the goods;

Revenue is determined with relative certainty.

The Company has obtained or will obtain an economic benefit from the sales transaction;

Identify the expenses related to sales transactions.

Revenue from service provision

The revenue from service provision is recognized when the outcome of that transaction is determined reliably. If the service provision is related to several periods, the revenue is recognized in the period in accordance with the results of the work completed on the date of the Balance Sheet of that period.

The outcome of a service provision transaction is determined when the following conditions are met:

- Revenue is determined with relative certainty.

- Possibly obtain economic benefits from the service provision transaction;

- Determine the work completed on the date of the Balance Sheet;

- Determine the costs incurred for the transaction and the costs to complete that service provision transaction.

The portion of service work completed is determined by the method of assessing completed work.

Revenue from financial activities

The revenue arising from interest, royalties, dividends, distributed profits and other financial activities revenues is recognized when at the same time, the following two (2) conditions are met:

- Possibly obtain economic benefits from the service provision transaction;

- Revenue is determined with relative certainty.

Dividends and distributed profits are recognized when the Company has the right to receive dividends or profits from the capital contribution.

13. Principles and methods for recognizing financial expenses

Expenses recognized in financial expenses include:

- Expenses or losses related to financial investment activities;

- Loans and borrowing costs.

- Losses due to changes in exchange rates of transactions arising related to foreign currencies.

- Provision for impairment of securities

The above amounts are recognized according to the total arising in the year, not offset with financial activity revenue.

14. Principles and methods for recognizing current income tax, deferred income tax

Current corporate income tax is determined on the basis of taxable income and the corporate income tax rate in the current year.

Quarterly, record the current corporate income tax amount temporarily paid into the current income tax. At the end of the fiscal year, the difference will be recorded to increase or decrease the amount of corporate income tax payable based on the declaration of corporate income tax finalization.

Deferred income tax is determined on the basis of deductible temporary differences, taxable temporary differences and CIT rates.

V. Additional information for items presented in the Balance Sheet and Income Statement.

1. CURRENCY	30/09/2025	01/01/2025
Cash	22.843.545	9.651.880
Bank deposit	21.970.625.068	97.777.071.822
Cash equivalents	8.250.000.000	9.000.000.000
Total:	30.243.468.613	106.786.723.702

2. SHORT-TERM FINANCIAL INVESTMENTS	30/09/2025	01/01/2025
* Term deposit	10.500.000.000	13.700.000.000
Total:	10.500.000.000	13.700.000.000

3. SHORT-TERM LOAN RECEIVABLES	30/09/2025	01/01/2025
Total:	-	-

4. ACCOUNTS RECEIVABLE FROM CUSTOMERS	30/09/2025	01/01/2025
* Otrans Southern Joint Stock Company	28.627.444.659	28.627.444.659
* Hanoi Package Processing and Export-Import JSC	153.429.774.704	427.767.596.136
* Tin Phat Trading and Construction Investment JSC	1.840.077.116.833	1.885.553.296.744

* CHIPS GOOD - VEGETEXCO Joint Stock Company	1.213.270.182.132	506.036.100.110
* Other	1.574.444.796.267	1.434.920.629.368
Total:	4.809.849.314.595	4.282.905.067.017

5. ADVANCED PAYMENTS TO SUPPLIERS	30/09/2025	01/01/2025
* NPT Steel. LLC	345.570.337	345.570.337
* Triple-S Steel Supply	202.675.272	202.675.272
* Other	15.037.200	63.000.000
Total:	563.282.809	611.245.609

6. OTHER SHORT-TERM RECEIVABLES	30/09/2025	01/01/2025
- Interest on late payment of goods	228.627.773.995	363.347.864.291
- Other receivables	15.601.447	16.507.476
- Advance payments	11.630.492.000	11.614.892.000
- Income from business cooperation, other	14.000.000.000	14.000.000.000
Total:	254.273.867.442	388.979.263.767

7. OTHER LONG-TERM RECEIVABLES	30/09/2025	01/01/2025
- Income from business cooperation	-	-
Total:	-	-

8. INVENTORIES	30/09/2025	01/01/2025
- Fuel, inventory	53.463.463.050	2.390.653
Total:	53.463.463.050	2.390.653

9. TAXES AND STATE RECEIVABLES	30/09/2025	01/01/2025
- Import tax		2.328.914.041
- Taxes and State receivables	315.653.741	315.653.741
Total:	315.653.741	2.644.567.782

10. INCREASE AND DECREASE IN TANGIBLE FIXED ASSETS:

Criteria	Houses Buildings	Machinery, equipment	Means of transportation	Management equipment	Other tangible fixed assets	Total tangible fixed assets
Original cost						
Opening balance	37.566.213.628	936.242.088	2.412.927.605	510.843.222	5.450.997.756	46.877.224.299
Closing balance	37.566.213.628	936.242.088	2.412.927.605	510.843.222	5.450.997.756	46.877.224.299

Accumulated depreciation						
Opening balance	32.124.921.176	931.552.746	2.412.927.605	510.843.222	1.946.466.910	37.926.711.659
Increase in the period	730.306.368	4.689.342	-	-	503.078.031	1.238.073.741
Depreciation in the period	730.306.368	4.689.342			503.078.031	1.238.073.741
Decrease in the period						-
Closing balance	32.855.227.544	936.242.088	2.412.927.605	510.843.222	2.449.544.941	39.164.785.400
Residual value						
At the beginning of the year	5.441.292.452	4.689.342	-	-	3.504.530.846	8.950.512.640
At the end of the period	4.710.986.084	-	-	-	3.001.452.815	7.712.438.899

11. INCREASE AND DECREASE IN INTANGIBLE FIXED ASSETS:

Criteria	Land use right	Software	Total
Original cost			
Accumulated depreciation			
Residual value			
At the beginning of the year			
At the end of the period			

12. CONSTRUCTION IN PROGRESS

+ Kim Thanh Lao Cai Commercial Area	30/09/2025	01/01/2025
	21.647.349.716	21.574.666.288
Total:	21.647.349.716	21.574.666.288

13. PREPAID EXPENSES:

a. Short-term :	30/09/2025	01/01/2025
+ Allocation of other expenses	21.206.778	3.776.249.248
	21.206.778	3.776.249.248
b. Long-term :	2.116.744	2.859.759
+ Stationery	2.116.744	2.859.759
Total:	23.323.522	3.779.109.007

14. OTHER SHORT-TERM EXPENSES:

+ Interest payable to SHB bank	30/09/2025	01/01/2025
	7.205.503.091	8.052.675.103
Total:	7.205.503.091	8.052.675.103

15. TAXES AND PAYABLES TO THE STATE:

+ Corporate Income Tax	30/09/2025	01/01/2025
	1.930.343.800	2.335.793.004
+ Personal Income Tax	19.380.559	16.651.211
+ Land taxes	2.353.375.958	

+ VAT	760.165.244	189.776.057
Total:	5.063.265.561	2.542.220.272

16. OTHER PAYABLES:	30/09/2025	01/01/2025
a. Short-term :	744.316.254.731	412.521.001.195
+ Dividends payable.	129.977.320	129.977.320
+ Get escrow, short-term deposits	3.252.834.615	3.231.234.615
+ Others payables	740.933.442.796	409.159.789.260
b. Long-term :	-	-
+ Get escrow, short-term deposits		
Total:	744.316.254.731	412.521.001.195

17. Equity:

a/ Equity fluctuation comparison table:

	Contributed capital	Capital surplus	Treasury shares	Development Investment Fund	Undistributed after-tax profit
Opening balance of the previous year	82.146.920.000	32.390.192.180	(8.157.331.384)	36.917.711.068	70.061.815.795
- Profit in the year					16.953.162.417
- Establishing the Economic and Welfare Fund					4.695.553.200
Closing balance of the previous year	82.146.920.000	32.390.192.180	(8.157.331.384)	36.917.711.068	82.319.425.012
Opening Balance of this year	82.146.920.000	32.390.192.180	(8.157.331.384)	36.917.711.068	82.319.425.012
Increase in this year					7.916.410.653
Interest in this period					8.106.410.653
- Deduction of bonus and welfare funds from profits					190.000.000
Decrease in this year					-
- Dividend distribution					
Closing balance	82.146.920.000	32.390.192.180	(8.157.331.384)	36.917.711.068	90.235.835.665
End of period interest					90.235.835.665
b/ Details of owner's investment capital		30/09/2025		01/01/2025	
Capital contribution of other subjects		82.146.920.000	100%	82.146.920.000	100%
Total:		82.146.920.000	100%	82.146.920.000	100%
- Number of treasury shares:		388.770 Share	Share	388.770	Share

c/ Capital transactions with owners and distribution of dividends.		
Owner's capital	30/09/2025	01/01/2025
+ Contributed capital at the beginning of the year	82.146.920.000	82.146.920.000
d/ Shares	82.146.920.000	82.146.920.000
Number of shares authorized for issuance	8.214.692	8.214.692
Number of shares issued and fully contributed	8.214.692	8.214.692
Common shares	8.214.692	8.214.692
Number of shares acquired	388.770	388.770
Common shares	388.770	388.770
Number of outstanding shares	7.825.922	7.825.922
Common shares	7.825.922	7.825.922
Par value of outstanding shares: 10,000 VND / share.		

18. Off-balance sheet items	30/09/2025	01/01/2025
- USD	6,40	6,40
Bad debts treated	3.261.862.048	3.261.862.048

19. Revenue situation and segment business results according to business sectors:

	First 9 months of 2025	First 9 months of 2024
a. Net revenue from sales and services		
Net revenue from products and goods	8.673.592.819.081	6.683.244.608.630
Net revenue from services	17.738.687.776	17.782.820.962
Total:	8.691.331.506.857	6.701.027.429.592
b. Cost of goods sold		
Cost of goods sold	8.656.767.705.844	6.662.071.641.200
Cost of services provided	7.445.264.636	7.209.301.250
Total:	8.664.212.970.480	6.669.280.942.450
c. Revenue from financial activities		
Interest on deposits and loans	550.268.171	823.516.541
Interest on deferred payment	238.210.179.846	258.669.811.857
Gain of interest rates difference	1.639.498.220	200.335.867
Total:	240.399.946.237	259.693.664.265

d. Financial costs		
Interest expense	123,458,306.493	139,400,188.099
Delayed interest on purchases of goods	123,402,880.531	132,001,929.593
Exchange rate difference due to revaluation of foreign currency origin	5,436,076.345	6,605,012.829
Total:	252,297,263.369	278,007,130.521
e. Other income		
Other income amounts	450,926,336	579,815,741
Land rent reduction		3,157,546.018
Total:	450,926,336	3,737,361.759
f. Other expenses		
Other expenses	882,629	61,336,233
Total:	882,629	61,336,233
g. Sale expenses		
Staff expenses	231,672,847	232,059,460
Other expenses	1,586,185,784	3,096,916,402
Total:	1,817,858,631	3,328,975,862
h. General and administrative expenses		
Staff expenses	2,881,475,089	2,920,228,724
Depreciation expense	158,506,587	174,919,167
Other expenses	680,409,329	662,434,661
Total:	3,720,391,005	3,757,582,552

i. The estimated current corporate income tax rate of the enterprise is presented below		
Gross profit before tax	10,133,013,316	10,022,487,998
Increase or decrease in profit to determine corporate income taxable profit		
Total taxable profit	10,133,013,316	10,022,487,998
CIT rate	20%	20%
Current corporate income tax:	2,026,602,663	2,004,497,600

k. Production and business expenses by factors		
Labor expenses	3.113.147.936	3.152.288.184
Fixed asset depreciation expenses	1.238.073.741	1.280.864.250
Outsourced service expenses	7.675.444.755	8.641.515.903
Other cash expenses	956.847.840	1.221.191.327
Total:	12.983.514.272	14.295.859.664
20. Earning Per Share		
a. Profit before corporate income tax	10.133.013.316	10.022.487.998
b. Profit after corporate income tax	8.106.410.653	8.017.990.398
c. Profit attributable to common shareholders	8.106.410.653	8.017.990.398
Common shares outstanding during the period	7.825.922	7.825.922
Earning Per Share	1.036	1.025

Prepared by



Trương Thị Hải Yến

Chief Accountant



Trương Thị Hải Yến



Phạm Ngọc Quỳnh